



## **Fact Sheet on the Proposed Historic Overlay Initiatives**

### **CHAPTER 50 CHANGES**

#### **Are the revisions to Chapter 50 separate from the ZT-8-22 text amendment proposals?**

You cannot have the LDR amendments without the overlay, as verified by the City Attorney. We do not need UN-ELECTED people controlling our lives and property.

#### **What is best for our community?**

Past experience has shown that a Local Historic District has driven the middle class out of the area as only the wealthy can afford to live there. The local community needs to stand united against those who shrewdly try to convince other citizens that they know what is best to preserve our city's charm. **We Do NOT want to be WINTER PARK!**

### **DEMOGRAPHIC CHANGES**

#### **Neighborhood stabilization**

An enforced local historic overlay violates existing property owner rights and it does not provide stabilization to homeowners. Past city letters to historical property owners concerning local historical overlays have been confusing and biased.

#### **Will the creation of Historic Districts impact the ownership of property within NSB?**

Yes, but in a negative way as it drives up home ownership insurance costs, remodeling costs, and creates a burden on property owner rights. Fewer individuals will be able to afford historic homes which will result in fewer buyers for properties located within these local designated areas. (Supply and Demand). The tax exemptions are only available for those few historic homeowners' that plan to remodel and that qualify, but not those that have already remodeled. The benefits will only be available to a "select few" but the tax burdens will be on many.

### **ESTHETICS**

#### **Maintaining consistency of building form and aesthetics**

This will not discourage wealthy developers that do not want to wait on the lengthy time frame needed for the demo permits. This high fee will encourage less mom-and-pop businesses and more chains and franchises.

#### **Encouraging a sense of neighborhood pride and identity**



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A sense of neighborhood and pride does not require a historic district overlay, but rather the commonality of the residents and their desire to maintain their properties esthetically and competently without government oversight from an un-elected but appointed board.

### **FINES**

#### **Will fines change for non-compliance with Historic Preservation Commission (BOARD) and Chapter 50 requirements?**

This will not discourage wealthy developers that do not want to wait on the lengthy timeframe needed for the demo permits. This high fee will encourage less mom-and-pop businesses and more chains and franchises.

### **HISTORIC PRESERVATION COMMISSION (BOARD) MEMBERSHIP**

#### **What are the backgrounds of the current Historic Preservation Board members?**

Three or more of the current board members do not meet the requirements of Bureau of Historic Preservation Certified Local Guidelines. It appears that only two members match those requirements. The Alliance believes in all fairness, the members of the NSB Historic Preservation Commission (Board) should have to meet these requirements as well as reside within the historic districts.

### **HISTORIC PRESERVATION COMMISSION (BOARD) POWER**

#### **How does this historic overlay affect my property?**

A local historic board differs from a traditional HOA because the members are not elected by the property owners, but appointed by the city commission. Additionally, they do not have to reside within the proposed historic overlay area and thus would not be subject to the controls they seek to enforce. A neighborhood HOA comprises of an elected board with members from the neighborhood and thus the rules and regulations are consistent for everyone.

#### **What is the confusion over the use of the word "HOA" in social media?**

A local historic board differs because the members are not elected by the property owners, but appointed by the city commission. Additionally, they do not have to reside within the proposed historic overlay area and thus would not be subject to the controls they seek to enforce. A neighborhood HOA comprises of an elected board with members from the neighborhood. Rules and regulations are consistent for everyone.

#### **How will the review process for property update be handled?**

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The Alliance agrees with City; it should never have been called a commission, but again this was pushed by the small group who is again advocating for these overlays and LDR changes.

### **Are delays in HPC processing permits anticipated?**

The Alliance agrees with the city that these delays in processing permits needs to be removed.

### **The proposal includes a name change for the HISTORIC PRESERVATION COMMISSION; Why?**

The Alliance agree with City; the HPC should never have been called a commission, but again this was pushed by the small group who is again advocating for these overlays and LDR changes.

## **INSURANCE**

### **What is the potential impact on insurance costs for homes in the overlay area?**

The city clearly states that the HPC will need to approve these and the LDR changes would prohibit these without the property owner going to the HPC for a waiver. Given the HPC membership, this is unlikely to be successful.

## **LAND DEVELOPMENT REGULATION (LDR) CHANGES**

### **What is the LDR amendment and how did it come about?**

The Alliance takes note that the City Attorney's office does not support the changes to the LDR, which was generated by a majority of Coalition appointees to the P&Z Board; thus, not representative of the majority of NSB residents and we can find no overriding factual information to support a request to add restrictions on building height and the combining of lots to the LDR.

### **The changes being suggested for ZT-8-22 are too complex**

The Residents Coalition position is misleading because having a local historic district or designation does not keep a small-town appearance. This is not what NSB wants or needs. Again, a small group wants to modify the property rights of others. Several attorneys have reviewed this proposal as well as the city attorneys and they do NOT recommend this to be passed.



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### **OVERLAY VOTE**

#### **Can my property be listed against my will?**

The Coalition survey claims are deceptive. There is no discrimination within the results as to who lives in the proposed historic districts. In reality only property owners who live in these districts can vote on the proposal, making the Coalition claim irrelevant. In past attempts and most recently in 2021, the property owners in the proposed districts voted against the local overlay proposals. The only reason this is facing the residents again is because a small number of people from the RC want to impose their will over the rest of the citizens, costing the taxpayers time and money each time this resurfaces.

#### **The Resident's Coalition email survey votes claimed 477 participated out of 3000 with 23 voting No**

The Coalition survey claims are deceptive. There is no discrimination within the results as to who lives in the proposed historic districts. In reality only property owners who own property in these districts can vote on the proposal, making the Coalition claim irrelevant. In past attempts and most recently in 2021, the property owners in the proposed districts voted against the local overlay proposals. The only reason this is facing the residents again is because a small number of people from the RC want to impose their will over the rest of the citizens, costing the taxpayers time and money each time this resurfaces.

### **OWNER RIGHTS**

In the case of ZT-8-22, you are restricting property owner's rights for both height and lot assemblage that have been in place for years and only because a small group wants to control the lives of the majority of the city residents. Several in this small RC group live on assembled lots (one lives on 7 assembled lots) and/or not in historic homes. It's do as I say, not as I do....

### **PROPERTY VALUE**

#### **Long-term preservation of a local historic district.**

This Chapter 50 revision if approved does not help past home owners that have already remodeled homes in the historical district. The only current test applicant that has applied for this tax exemption is a current HPC board member. This is too much government red tape for the very few residents that actually have homes not remodeled that qualify for historic designation. This applicant's tax savings is equivalent to \$200 per year. A lot of wasted time, energy, and tax dollars for an ongoing government overreach political push by a special interest group.

### **TAX CREDIT**

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### **Is the tax credit valuable enough to warrant the change in status?**

This chapter 50 revision if approved does not help past home owners that have already remodeled homes in the historical district. A current resident has already gone through the process as a test and the results were only a minimal tax saving of about \$200 per year. A lot of wasted time, energy, and tax dollars for an ongoing government overreach political push by a special interest group.