

ORDINANCE NO. 2710-94

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING CHAPTER 15 (HOUSING AND BUILDING MINIMUM STANDARDS) TO CREATE ARTICLE VII. TAX EXEMPTION FOR HISTORIC PROPERTIES. OF THE CODE OF ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA, 1979, AS AMENDED, TO AUTHORIZE AD VALOREM TAX EXEMPTIONS FOR HISTORIC PROPERTIES; ESTABLISHING REQUIREMENTS AND PROCEDURES; DESIGNATING THE HISTORIC PRESERVATION PLANNER TO REVIEW APPLICATIONS AND THE HISTORIC PRESERVATION BOARD TO HEAR APPEALS AND MAKE RECOMMENDATIONS TO THE CITY COMMISSION; ESTABLISHING PENALTIES; PROVIDING A CODIFICATION, SEVERABILITY AND CONFLICTS CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the citizens of Florida amended the Florida Constitution, Article VII, Section 3(e), to authorize counties and municipalities to grant a partial ad valorem tax exemption to owners of historic properties for improvements to such properties which are the result of the restoration, renovation or rehabilitation of the historic properties; and

WHEREAS, the Florida Legislature enacted Sections 196.1997 and 196.1998, Florida Statutes (1992), to govern the allowance of such exemptions; and

WHEREAS, the City Commission desires to create a partial ad valorem tax exemption for qualifying improvements of historic properties as a means to encourage more restoration, renovation and rehabilitation of such properties and to stabilize and improve property values in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA that:

SECTION 1: Chapter 15 (HOUSING AND BUILDING MINIMUM STANDARDS) of the Code of the City of West Palm Beach, Florida, 1979, as amended, is amended to create Article. VII. Tax Exemption for Historic Properties. to read as follows:

ARTICLE VII. TAX EXEMPTION FOR HISTORIC PROPERTIES

Sec. 15-109. Definitions.

(a) Alteration. Any construction or change of the exterior of a building, site or structure designated as a site or site within a district. For buildings, sites

or structures, alteration shall include, but is not limited to, the changing of roofing or siding materials; changing, eliminating, or adding doors, moldings, fretwork, door frames, windows, window frames, shutters, fences, railings, porches, balconies, signs, or other ornamentation; regrading; fill; imploding or other use of dynamite. Alteration shall not include ordinary repair or maintenance, or changing of paint color.

(b) Contributing property. A building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because (1) it was present during the period of significance, and possesses historic integrity reflecting its character at that time, (2) is capable of yielding important information about the period, or (3) it independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated herein by reference.

(c) National Register of Historic Places. The federal listing maintained by the United States Department of the Interior of Buildings, Sites, Structures and Districts that have attained a quality of significance as defined by the National Preservation Act of 1966, as amended.

(d) Noncontributing property. A building, site, structure, or object which does not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because (1) it was not present during the period of significance, (2) due to alterations, disturbances, additions, or other changes, it no longer possess historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or (3) it does not independently meet the National Register of Historic Places criteria for

evaluation.

(e) Notice. To an Interested Party, notice shall be by U.S. Mail and deemed given as of the date of mailing. For all other persons, notice shall be by publication.

(f) Reconstruction. The act or process of reassembling, reproducing or replacing by new construction, the form, detail and appearance of a property and its setting as it appeared at a particular period of time by means of the removal of later work, or by replacement of missing earlier work or by reuse of original materials.

(g) Rehabilitation. The act or process of returning a building, site or structure to a state of utility through repair, remodeling or alteration that makes possible an efficient contemporary use while preserving those portions or features of the building, site or structure that are significant to its historical, cultural, or architectural values.

(h) Restoration. The act or process of accurately recovering the form and details of a building, site or structure and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Sec. 15-110. Tax exemption for historic properties.

(a) The City Commission hereby creates a tax exemption for the restoration, renovation or rehabilitation of qualifying historic properties designated in section 15-113 herein. Qualifying property shall be exempt from that portion of ad valorem taxation levied by the City of West Palm Beach on 100 percent of the increase in assessed value resulting from any renovation, restoration or rehabilitation of the qualifying property made on or after the effective date of this ordinance.

(b) The above exemption does not apply to:

(1) taxes levied for payment of bonds;

(2) taxes authorized by a vote of the electors pursuant to section 9(b) or section 12, Article VII, of the Florida Constitution; or

(3) personal property.

Sec. 15-111. Duration of tax exemption.

(a) The exemption period shall be for ten (10) years, beginning January 1 of the year following the year in which final approval is given by the City Commission and the Palm Beach County Property Appraiser has been instructed to provide such exemption. However, the City Commission shall have the discretion to set a lesser term if requested by the property owner in its original application and covenant.

(b) The term of the exemption shall be specified in the resolution approving the exemption and shall continue regardless of any changes in the authority of the City to grant such exemption or change in ownership of the property. To retain an exemption, the historic character of the property and the improvements which qualified the property for an exemption, must be maintained in their historic state over the period for which the exemption was granted.

Sec. 15-112. Effective date of exemption.

The effective date of the tax exemption shall be January 1 of the year following the year in which a historic preservation exemption covenant is recorded and a copy of the Final Application and resolution of the City Commission, as approved, have been transmitted to the Palm Beach County Property Appraiser.

Sec. 15-113. Qualifying properties and improvements.

(a) The following real property in the City is qualifying property for the purposes of this ordinance

if at the time the exemption is approved by the City Commission, the property:

(1) is individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended, or

(2) is a contributing property to a national register-listed district; or

(3) is designated as a historic property, or as a contributing property to a historic district, under the terms of the City's historic preservation ordinance; and

(4) has been certified by the Historic Preservation Board as satisfying (a) (1), (2) or (3) above.

(b) For an improvement to a historic property to qualify the property for an exemption, the improvement must:

(1) be consistent with the United States Secretary of Interior's Standards for Rehabilitation, as amended,

(2) be determined by the Historic Preservation Board to meet criteria established in rules adopted by the Department of State, Division of Historical Resources, FAC 1A-38, as amended, and

(3) be consistent with any ordinance of the City designating the property as historic or designating the historic district in which the property is located.
Sec. 15-114. Evaluation of property used for government or nonprofit purposes.

a) For purposes of the exemption under Section 196.1998, Florida Statutes, a property is being used for government or nonprofit purposes if the sole occupant of at least 65 percent of the useable space is an agency of the federal, state or a local government unit or a nonprofit organization certified by the Department of State under section 617.013, Florida Statutes.

(b) For purposes of the exemption under Section 196.1998, Florida Statutes, a property is considered regularly and frequently open to the public if public access to the property is provided not less than 12 days a year on an equitably spaced basis, and at other times by appointment. Nothing herein shall prohibit the owner from charging a reasonable nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area.

Sec. 15-115. Application for exemption; fees.

Any property owner, or the authorized agent of the owner, that desires an ad valorem tax exemption for the improvement of a historic property must file a written application and an application fee of \$250.00 for the property tax exemption with the Department of Planning, Zoning and Building. The application shall be made on the two-part Historic Preservation Property Tax Exemption Application, approved by the State of Florida, Division of Historical Resources and promulgated in accordance with Rule 1A-38, Florida Administrative Code, and include additional information and documentation of the cost of the qualifying improvement. Part 1 of the application, the Preconstruction Application, shall be submitted before qualifying improvements are initiated and Part 2, the Final Application/ Request for Review of Completed Work, shall be submitted upon completion of the qualifying improvements to the Department of Planning, Zoning and Building for the purpose of review. The Final Application/Request for Review of Completed Work shall contain the Historic Preservation Exemption Covenant, as provided for herein.

Sec. 15-116. Preconstruction Application.

A Preconstruction Application shall be filed with the Department of Planning, Zoning and Building before the qualifying project is initiated. The Preconstruction

Application shall also contain information concerning the proposed cost of the qualifying improvement and be accompanied by a copy of the most recent tax bill from the Palm Beach County Property Appraiser for the property. Upon the receipt of the Preconstruction Application by the Department of Planning, Zoning and Building, the Historic Preservation Planner shall conduct a review to determine whether the property for which an exemption is requested satisfies the requirements within section 15-113.

Sec. 15-117. Review of Preconstruction Application.

A review of the Preconstruction Application shall be completed by the Historic Preservation Planner within sixty (60) days of the receipt of the completed Preconstruction Application.

(1) If the Historic Preservation Planner determines that the work as proposed is a qualifying improvement and is in compliance with the review standards contained in section 15-113, the Preconstruction Application shall be approved by the Historic Preservation Planner and issued in writing to the applicant with a copy to the Historic Preservation Board.

(2) If the Historic Preservation Planner determines that the work as proposed is not a qualifying improvement or is not in compliance with the review standards contained in section 15-113, the applicant shall be so advised in writing, and the Historic Preservation Planner shall make recommendations to the applicant concerning the changes to the proposed work necessary to make it a qualifying improvement and bring it into compliance with the review standards. The applicant shall have fourteen (14) days following receipt of a written summary of the recommendations of the Historic Preservation Planner to resubmit the Preconstruction Application. This time period may be extended for an additional fourteen (14)

days by the Historic Preservation Planner if difficulties make it impossible for the applicant to revise the Preconstruction Application within the fourteen (14) days.

Sec. 15-118. Issuance of other permits or approval.

If all or part of the proposed improvements require a building permit or other necessary approval of the City or any other governmental agency, the improvements shall also be reviewed pursuant to any other applicable code provisions of the City and require such agency's approval. A Preconstruction Application shall not be approved by the Historic Preservation Planner and issued until such permit or other approval has been completed.

No certificate of occupancy or approval shall be issued by the City until the Final Application has been approved by the City Commission and all appeal proceedings have been completed.

Sec. 15-119. Final Application/Request for Review of Completed Work.

(1) The Final Application/Request for Review of Completed Work shall be accompanied by documentation of the total cost of the qualifying improvements. Appropriate documentation may include, but is not limited to, paid contractor's bills, cancelled checks, and an approved building permit application listing the cost of work to be performed. Upon the receipt of a Final Application/Request for Review of Completed Work and all required supporting documents, the Historic Preservation Planner shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the Preconstruction Application, approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

(2) If the Historic Preservation Planner determines

that the work is a qualifying improvement and is in compliance with the review standards contained in section 15-113, the Final Application/Request for Review of Completed Work shall be approved and issued in writing to the applicant with a copy to the Historic Preservation Board. The City reserves the right to inspect the completed work to verify such compliance. The review of the Historic Preservation Planner shall be completed within thirty (30) days of the receipt of the Final Application/Request for Review of Completed Work.

(3) If the Historic Preservation Planner determines that the work as completed is either not a qualifying improvement or is not in compliance with the review standards contained in section 15-113 the applicant shall be advised that the Final Application has been denied. Such denial shall be in writing and provide a written summary of the reasons for the determination, including recommendations to the applicant concerning the changes to the proposed work necessary to make it a qualifying improvement and bring it into compliance with the review standards.

Sec. 15-120. Recommendations to Historic Preservation Board and City Commission.

On completion of the review of a Final Application/Request for Review of Completed Work, the Historic Preservation Planner shall present such Final Application in a regularly scheduled meeting of the Historic Preservation Board and shall recommend that the Historic Preservation Board grant or deny the exemption. The recommendations, and the reasons therefor, shall be provided in writing to the applicant and the Historic Preservation Board for consideration at a public meeting. After the above public hearing, the Historic Preservation Board shall recommend that the City Commission grant or deny the exemption.

Sec. 15-121. Appeals to the Historic Preservation Board.

(1) Within ten (10) days of receipt of notice that the Historic Preservation Planner has denied a Part I, Preconstruction Application, or a Part 2, Final Application/Request for Review of Completed Work, the applicant may file an appeal of the denial to the Historic Preservation Board. The appeal shall be filed on a form prepared by the Department of Planning, Zoning and Building.

(2) A public hearing shall be held and notice provided to the applicant. The standards of review as provided in section 15-113 shall be the criteria applied by the Historical Preservation Board in hearing the appeal.

(3) At least fourteen (14) days before the public hearing on an appeal, written notice of the public hearing shall be provided to all owners of neighboring property and a sign shall be posted in the front yard of the property notifying the public of the meeting at which the appeal will be heard.

(4) If the Historic Preservation Board approves the Final Application/Request for Review of Completed Work, the application shall be submitted for approval by the City Commission. If the Historic Preservation Board denies the appeal, the applicant may appeal the decision to the City Commission.

Sec. 15-122. Approval by the City Commission.

Upon approval of a Final Application/Request for Review of Completed Work by the Historic Preservation Board, the Final Application shall be placed by resolution on the agenda of the City Commission for approval. The resolution of the City Commission approving the Final Application shall provide the name of the owner of the property, the property address and legal

description, require the owner to record the restrictive covenant as provided in section 15-121 in the official records of Palm Beach County as a condition of receiving the exemption, the period of time the exemption will remain in effect, and the expiration date of the exemption.

Sec. 15-123. Historic Preservation Exemption Covenant.

To qualify for an exemption, the applicant must sign and return the Historic Preservation Exemption Covenant with the Final Application/Request for Review of Completed Work. The covenant shall be in a form as established by the Department of State, Division of Historical Resources and applicable for the term for which the exemption is granted and shall require the character of the property and qualifying improvements to be maintained during the period that the exemption is granted.

On or before the effective date of the exemption, the owner of the property shall have the covenant recorded in the official records of Palm Beach County, Florida, and shall cause a certified copy of the recorded covenant to be delivered to the Historic Preservation Planner. Such covenant shall be binding on the current property owner, transferees, and their heirs, assigns and successors. A violation of the covenant shall result in the property owner being subject to the payment of the differences between the total amount of the taxes which would have been due in March of each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in Sec. 212.12(3), Florida Statutes.

Sec. 15-124. Completion of Work.

An applicant must complete all work within two (2) years following the date of approval of a Part 1, Preconstruction Application by the Historic Preservation Planner or Historic Preservation Board. A Preconstruction Application shall be automatically revoked if the property owner has not submitted a Final Application/Request for Review of Completed Work within two (2) years following the date of approval of the Preconstruction Application.

The Historic Preservation Board, upon the recommendation of the Historic Preservation Planner, may extend the time for completion of a substantial improvement in accordance with the procedures of the City's Building Code.

Sec. 15-125. Notice of approval to the property appraiser.

Upon the receipt of a certified copy of the recorded restrictive covenant by the Historic Preservation Planner, the Preservation Planner shall transmit a copy of the approved Final Application/Request for Review of Completed Work, the exemption covenant and the resolution of the City Commission approving the Final Application and authorizing the tax exemption to the Palm Beach County Property Appraiser.

Sec. 15-126. Revocation proceedings.

(1) The Historic Preservation Planner or the Historic Preservation Board may initiate proceedings to revoke the ad valorem tax exemption provided herein, in the event the applicant, or subsequent owner or successors in interest to the property, fails to maintain the property according to the terms, conditions and standards of the Historic Preservation Exemption Covenant. Such proceedings shall be held before the Historic Preservation Board.

(2) The Historic Preservation Board shall provide notice to the current owner of record of the property and hold a revocation hearing in the same manner as in section 15-119, and make a recommendation to the City Commission.

(3) The City Commission shall review the recommendation of the Historic Preservation Board and make a determination as to whether the tax exemption shall be revoked. Should the City Commission determined that the tax exemption shall be revoked, a written resolution revoking the exemption and notice of penalties as provided herein shall be provided to the owner, the Palm Beach County Property Appraiser and filed in the official records of Palm Beach County.

(4) Upon receipt of the resolution revoking the tax exemption, the Palm Beach County Property Appraiser shall discontinue the tax exemption on the property as of January 1 of the year following receipt of the notice of revocation.

Sec. 15-127. Notice of penalties.

The resolution revoking the tax exemption shall include a statement that a penalty equal to the total amount of taxes that would have been due in March of each of the previous years in which the tax exemption and covenant were in effect had the property not received the exemption, less the amount of taxes actually paid in those years, plus interest on the difference calculated as provided in Section 212.12, Florida Statutes shall be imposed by the Palm Beach County Tax Collector for violation of the terms, conditions and standards of the Historic Preservation Exemption Covenant.

Sec. 15-128. Annual Report.

The Historic Preservation Planner shall prepare an annual report to the City Commission regarding the tax exemption proposed in this article. The report shall be

filed in January of each calendar year, and shall summarize the activities of the Historic Preservation Planner and Historic Preservation Board related to this article during the previous calendar year. The information shall include, but not be limited to, a list of the properties for which a Part 1, Preconstruction Application, and Part 2, Final Application/Request for Review of Completed Work were made during the preceding year; an explanation of the disposition of each application; the expenditures on each approved qualifying improvement during the calendar year; the total number of properties currently participating in the program provided within this article; and any other information requested by the City Commission.

SECTION 2: All ordinances or parts in conflict herewith are hereby repealed.

SECTION 3: Should any section or provision of this ordinance or any portion thereof, any paragraph, sentence, or word, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared invalid.

SECTION 4: This ordinance shall take effect immediately upon its passage at second reading.

FIRST READING THIS 24th DAY OF January, 1994.

SECOND, FINAL READING IN FULL AND PASSAGE THIS 14th DAY OF

February, 1994.

(CORPORATE SEAL)

CITY OF WEST PALM BEACH
BY ITS CITY COMMISSION

ATTEST:

Tracy M. Graham
PRESIDING OFFICER

Agnes E. Sawyer
CITY CLERK

CITY ATTORNEY'S OFFICE
Approved as to form
and legal sufficiency

By: Elizabeth McBride

Date: 1-21-94

THE PALM BEACH POST

Published Daily and Sunday
West Palm Beach, Palm Beach County, Florida

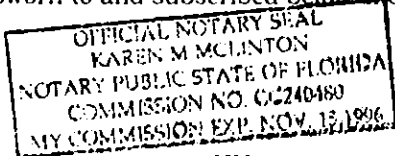
PROOF OF PUBLICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before the undersigned authority personally appeared J.J. Hollenbeck
who on oath says that she/he is Class. Adv. Mgr. of The Palm Beach Post,
a daily and Sunday newspaper published at West Palm Beach in Palm Beach County,
Florida; that the attached copy of advertising, being a Notice
in the matter of public hearing
in the --- Court, was published in said newspaper in
the issues of December 24, 1993

Affiant further says that the said The Post is a newspaper published at West Palm Beach,
in said Palm Beach County, Florida, and that the said newspaper has heretofore been
continuously published in said Palm Beach County, Florida, daily and Sunday and has been
entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach
County, Florida, for a period of one year next preceding the first publication of the attached
copy of advertisement; and affiant further says that she/he has neither paid nor promised
any person, firm or corporation any discount, rebate, commission or refund for the purpose
of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 24 day of December A.D. 19 93



Karen M. McLinton, Notary Public

Personally known XX or Produced Identification _____
Type of Identification Produced _____

NO. 898305
NOTICE OF
PUBLIC HEARING
TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN THAT
the City Commission of the
City of West Palm Beach, Florida,
will meet on Monday, January 24,
1994, at 8:00 p.m. or as soon
thereafter as possible in the
City Commission Chambers, City
Hall, 200 Second Street, West
Palm Beach, Florida, continuing
from time to time and place as
the said meeting may be adjourned
to hear the public concerning:
Planning Board Case No. 1106: A
request by Mr. Jack Schmidt of
Vander Ploeg & Associates, Inc.,
on the behalf of Mr. Peter S.
Hawitt of the Palm Coast Retail,
Inc., for the approval of a
Development of Significant Impact
(DSI) for Parcel A of The Shops
at Palm Coast. The request concerns
the approval of 284,916 square
feet of retail space. The subject
property is located at 7633 South
Dixie Highway and is approximately
21.2 acres in size.
Planning Board Case No. 1106: A
request by Mr. Kenneth Katz, on
the behalf of the Downtown
Development Group L.C., for the
approval of a rezoning from a City
Center Core (CC-1) district to a
Downtown Planned Development
(DPD) district so as to allow
the construction of a 53,974
square foot multi-use building.
The subject property is located
at northeast corner of Clematis
Street and Olive Avenue and is
approximately one-half acre in
size.
Code Revision Case No. 93-9:
A City-initiated request to amend
Article II "Organization, Adminis-
tration and Enforcement" of the
Zoning Code so as to delete the
requirement that an Historic Dis-
trict Improvement Plan (HDIP)
be prepared for each locally
listed historic district; and to
delete the time requirement for
the installation and erection of
standardized historic district
designation signage.
Code Revision Case No. 93-10: A
City-initiated request to amend
Article II "Organization, Adminis-
tration and Enforcement", Section
33-11(b)(3) "Functions and Powers"
of the Zoning Code of the City of
West Palm Beach so as to allow
the review and discussion by the
Planning Board of abandonments
which are proposed as part of a
planned development.
Ordinance No. 2710-94: A City-
initiated program to provide for a
Partial Tax-Exemption of the City's
Portion of Ad Valorem Taxes to
owners of Historic Properties for
improvements made to such Historic
Properties within the City of West
Palm Beach.
PLEASE BE ADVISED that should
any interested person seek to
appeal any decision made by the
City Commission with respect to
any matter considered at such
meeting or hearing, such person
will need to ensure that a
verbatim record of the proceedings
is made, which record includes
the testimony and evidence upon
which an appeal is to be based.
All persons are invited to attend
the above meeting and any
adjournment or adjournments
thereof and present their view
either in favor of or in opposition
to the same. Exact legal
descriptions of the property
involved may be obtained from
the Planning, Zoning and
Building Department of the
City of West Palm Beach.
BY ORDER OF THE CITY
COMMISSION
AGNES E. HAYHURST
CITY CLERK
PUB: The Palm Beach Post
December 24, 1993

THE PALM BEACH POST

Published Daily and Sunday
West Palm Beach, Palm Beach County, Florida

PROOF OF PUBLICATION

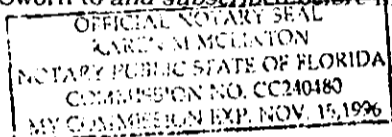
STATE OF FLORIDA
COUNTY OF PALM BEACH

Before the undersigned authority personally appeared Chris Bull
who on oath says that she/he is Class. Sales Mgr. of The Palm Beach Post,
a daily and Sunday newspaper published at West Palm Beach in Palm Beach County,
Florida; that the attached copy of advertising, being a Notice
in the matter of proposed ordinances
in the --- Court, was published in said newspaper in
the issues of January 28, 1994

Affiant further says that the said The Post is a newspaper published at West Palm Beach,
in said Palm Beach County, Florida, and that the said newspaper has heretofore been
continuously published in said Palm Beach County, Florida, daily and Sunday and has been
entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach
County, Florida, for a period of one year next preceding the first publication of the attached
copy of advertisement; and affiant further says that she/he has neither paid nor promised
any person, firm or corporation any discount, rebate, commission or refund for the purpose
of securing this advertisement for publication in the said newspaper.

Chris Bull

Sworn to and subscribed before me this 28 day of January A.D. 19 94



Karen M. McLinton
Karen M. McLinton, Notary Public

Personally known XX or Produced Identification _____
Type of Identification Produced _____

NO. 897981
NOTICE OF
PROPOSED ORDINANCES
The following Ordinances described by title only will be placed on Second Reading at the Regular Session of the City Commission of the City of West Palm Beach, Florida to be held on Monday, February 14, 1994 at 8:00 a.m. or as soon thereafter as possible and continuing from time to time and place to place as necessary at City Hall, 300 Second Street, West Palm Beach, Florida.

ORDINANCE 2709-94
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING CHAPTER 33 (ZONING CODE) OF THE CODE OF ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA, BY AMENDING ARTICLE II (ORGANIZATION, ADMINISTRATION AND ENFORCEMENT) AT SECTION 33-11 (B) (PLANNING BOARD); (3) (FUNCTIONS AND POWERS) TO ALLOW THE REVIEW AND DISCUSSION OF ALL ABANDONMENTS THAT ARE WITHIN NEWLY PROPOSED PLANNED DEVELOPMENT DISTRICTS; PROVIDING A SEVERABILITY CLAUSE AND A CONFLICTS CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE 2710-94
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING CHAPTER 15 (HOUSING AND BUILDING MINIMUM STANDARDS) TO CREATE ARTICLE VII, TAX EXEMPTION FOR HISTORIC PROPERTIES, OF THE CODE OF ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA, 1976, AS AMENDED, TO AUTHORIZE AD VALOREM TAX EXEMPTIONS FOR HISTORIC PROPERTIES; ESTABLISHING REQUIREMENTS AND PROCEDURES; DESIGNATING THE HISTORIC PRESERVATION PLANNER TO REVIEW APPLICATIONS AND THE HISTORIC PRESERVATION BOARD TO HEAR APPEALS AND MAKE RECOMMENDATIONS TO THE CITY COMMISSION; ESTABLISHING PENALTIES; PROVIDING A CODIFICATION, SEVERABILITY AND CONFLICTS CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE 2711-94
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING CHAPTER 33 (ZONING CODE) OF THE CODE OF THE CITY OF WEST PALM BEACH, FLORIDA 1976, AS AMENDED, RELATING TO HISTORIC PRESERVATION; DELTING THE REQUIREMENTS FOR THE PREPARATION OF HISTORIC DISTRICT IMPROVEMENTS PLANS FOR LOCALLY DESIGNATED HISTORIC DISTRICTS; AMENDING THE TIME REQUIREMENTS FOR THE ERECTION OF STANDARDIZED HISTORIC DISTRICT DESIGNATION SIGNAGE; REPLACING THE APPROVED STANDARDIZED SIGNS WITH HISTORIC DISTRICT STREET NAME MARKERS TO IDENTIFY LOCAL HISTORIC DISTRICTS; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE 2712-94
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING CHAPTER 33 (ZONING CODE) OF THE CODE OF ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA, 1976, AS AMENDED, REZONING A CERTAIN PARCEL OF PROPERTY CONSISTING OF ONE-HALF ACRE AND LOCATED ON THE NORTHEAST CORNER OF OLIVE AVENUE AND CLEMATIS STREET FROM A CITY CENTER CORE (CC-1) DISTRICT TO A DOWNTOWN PLANNED DEVELOPMENT (DPD) DISTRICT; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Should any interested party seek to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, such person will need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Said Ordinance may be inspected at the Office of the City Clerk at City Hall. Interested parties may appear at said meeting and be heard with respect to this ordinance. Should the ordinance(s) be vetoed, it will be reagendaed at the subsequent City Commission meeting.

BY ORDER OF THE
CITY COMMISSION
AGNES E. HAYHURST,
City Clerk
PUB: The Palm Beach Post
January 28, 1994