

CITY OF WEST PALM BEACH
OFFICE OF THE CITY CLERK
CITY COMMISSION WORKSHOP
NOVEMBER 17, 2008

The City Commission of the City of West Palm Beach met in workshop session on Monday, November 17, 2008 at 3:07 p.m. at City Hall with the following persons present:

President of the Commission Geraldine Muoio, Commissioner Molly Douglas, Commissioner Kimberly Mitchell [arrived at 3:13 p.m.], Commissioner William Moss, Commissioner Isaac Robinson, Jr., Assistant City Administrator Eduardo Balbis, City Attorney Claudia McKenna and City Clerk Blane Kauthen; Absent: Mayor Lois J. Frankel.

AGENDA:

Presentation by staff of Winter and Company's findings and proposed regulations for Building Size, Scale, and Mass for residential properties within the City's fourteen residential historic districts – Planning Director Charles Wu provided an introduction to the presentation and responded to Commission questions. Historic Preservation Planner Friederike Mittner [a] explained the methods used by Winter and Company for their study; [b] stated that the recommendations made by Winter and Company are in regards to the following: (1) improving the guidelines for new additions and construction, (2) creating distinct descriptions for each district, and (3) developing zoning standards specifically for each of the historic districts; [c] stated that the historic districts were categorized into five different zoning districts; [d] spoke about three tools Winter and Company recommended using to better regulate zoning and new additions and construction: floor area ratio, lot coverage and wall-plane height; [e] stated that the current application process for new

additions and construction will remain intact, but new zoning districts will be in place; [f] noted that neighborhood meetings are being held to inform the public of the new zoning districts; [g] gave the timeline for when the project will be brought before advisory boards and the Commission for approval; and [h] responded to Commission questions. Commissioner Douglas asked that notices be sent out to the legal addresses of the property owners to ensure that all owners, including those who do not live in the area, are informed of the changes. Commissioner Moss asked for information regarding whether historic neighborhoods in other cities have language that protects them from external forces. Public comments: Raphael Clemente, Nancy Pullum, John Revson and Rebecca Young of the Historic Preservation Board. It was the consensus of the Commission to allow the new regulations to be brought before the Commission for approval in small groups, rather than all at once.

ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 4:00 p.m.

Submitted by:

Deputy Clerk