



**City of West Palm Beach
City Commission Workshop**

AGENDA

**October 25, 2007
4:00 P.M.**

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY CLERK'S OFFICE, 200 SECOND STREET, WEST PALM BEACH, FLORIDA 33401, {(561) 822-1210}

MAYOR

LOIS J. FRANKEL

CITY COMMISSION

PRESIDENT WILLIAM MOSS
 COMMISSIONER KIMBERLY MITCHELL COMMISSIONER ISAAC ROBINSON, JR.
 COMMISSIONER GERALDINE MUOIO COMMISSIONER MOLLY DOUGLAS

ADMINISTRATION

CITY ADMINISTRATOR EDWARD MITCHELL
 CITY ATTORNEY CLAUDIA M. MC KENNA
 CITY CLERK BLANE KAUTHEN

1. CALL TO ORDER:

DISCUSSION:

2. City Commission joint workshop with the Downtown Master Plan Update Advisory Board regarding the Zoning and Land Development Regulations to implement the Downtown Master Plan Update.

Agenda Cover Memorandum No.: W-424

Staff Recommended Motion:

Review and discuss the proposed Zoning and Land Development Regulations to implement the Downtown Master Plan Comprehensive Plan amendments and declare the City's intention to issue a Zoning in Progress for the Downtown Master Plan area.

Background:

Considering the challenges faced by the downtown area, in March 2005, the City Commission instructed staff to begin the process of updating the Downtown Master Plan (DMP). After more than two years, the Comprehensive Plan Amendment of the DMP was approved by the City Commission on August 27, 2007.

Having completed the Comprehensive Plan amendment, the next step in this process is the update of the Zoning and Land Development Regulations (LDRs) to implement the DMP Comprehensive Plan amendments. The City has extended the services of Zyscovich Inc. to include the preparation of the LDRs. The preparation of the LDRs is already in process, but due to the extent and complexity of the work, the regulations are not anticipated to be completed until spring 2008.

According with State requirements, once the Comprehensive Plan amendment has been found in compliance, and until that time when the LDRs are updated and approved by the City Commission, the Comprehensive Plan constitutes the regulatory framework that guides downtown development. Considering the Comprehensive Plan contains little detail information to regulate development, it is staff's recommendation that the City declares a "Zoning in Progress" that provides the public with a draft version of the Zoning and Land Development Regulations. The Zoning in Progress will ensure any renovation or new development in downtown is consistent with the approved amendments to the Downtown Master Plan.

An Ordinance, containing the declaration of the Zoning in Progress and the proposed draft of the LDRs, is scheduled to be presented at the November 19, 2007 City Commission meeting for approval on First Reading. A Second Reading is scheduled for December 3, 2007.

Fiscal Note:

No fiscal impact.

COMMENTS FROM THE PUBLIC:

COMMENTS BY THE CITY COMMISSION:

COMMENTS BY THE MAYOR:

ADJOURNMENT:

NOTICE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION OF THE CITY COMMISSION AT THIS MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY OF WEST PALM BEACH DOES NOT PREPARE OR PROVIDE SUCH A RECORD.