
Sec. 94-46. - Historic preservation.

a. *Statement of purpose.*

1. The city recognizes its collection of historic properties and historic districts, which create a setting, sense of time and place, and ambience highly attractive to tourists, business development and residents.
2. The city declares that Ordinance No. 3554-02 (the historic preservation ordinance, codified as the historic preservation provisions in sections 94-45 through 94-53, subsection 94-31(e) and section 94-611) specifically implements the goals, objectives, and policies of the historic preservation element of the comprehensive plan and, further, embodies the city's commitment to preserving, protecting, restoring and fully utilizing its historical, cultural and architectural resources ("resources").
3. The historic preservation ordinance is designed to identify, protect, restore and encourage reuse of resources, all of which are essential to the city's health, safety, morals, and its economical, educational, cultural, and general welfare. These valid public purposes shall be fulfilled by the ordinance, to achieve the following goals:
 - a. Preserve, protect, enhance and perpetuate resources which represent distinctive and significant elements of the city's historical, cultural, social, economical, political, archaeological, and architectural identity; and/or serve as visible reminders of the city's culture and heritage;
 - b. Ensure the harmonious, orderly, and efficient growth, prosperity and development of the city through retention and reuse of its historic and cultural resources;
 - c. Strengthen civic pride and cultural stability through neighborhood conservation;
 - d. Contribute to the stabilization of the economy of the city through the continued use, preservation, conservation and revitalization of its resources;
 - e. Protect and enhance the city's historic, cultural and architectural attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
 - f. Promote the use of resources for the education, pleasure, and welfare of the people of the city;
 - g. Provide a review process for the continued preservation and appropriate, compatible and sensitive development of new construction and additions within the city's historic districts and neighborhoods;
 - h. Protect and enhance the scale, character and stability of existing neighborhoods, and protect against destruction of or encroachment upon areas which contribute to the character of the city;
 - i. Facilitate the creation of a convenient, harmonious and attractive community, and protect the architectural beauty and special architectural features of the city;
 - j. Avoid demolition, or other adverse effect on historic properties (properties) and districts, which would cause an irreparable loss to the city;
 - k. Assist neighborhoods to achieve a positive neighborhood identity and sense of place.
4. In addition, the historic preservation ordinance is designed to implement, be consistent with, and assist in the achievement of the goals, objectives and policies, as specifically required by the city's comprehensive plan, with respect to historic, conservation, and neighborhood resources.

b. *Historic preservation division.* The historic preservation division of the planning department (the division) shall administer the historic preservation provisions of this chapter. The division shall employ planners with expertise in archeology, history, architectural history, historic preservation, preservation planning, or a closely related field (the preservation planners). The head of the division shall be the historic preservation planner.

c. *Powers and duties of the historic preservation planners.* The preservation planners shall have the following powers and duties:

1. To advise the board on applications that come before the board for designations, certificates of appropriateness, and certificates of economic hardship, and to assist in the preparation of complete applications for each;
2. To schedule meetings of the board, prepare agendas and ensure that proper notice is given;

3. To coordinate the city's preservation activities with local, state, federal, and national agencies and preservation organizations;
4. To recommend to the board properties or districts for historic designation;
5. To undertake and continue an ongoing comprehensive survey and inventory to identify properties and districts that have historic, community, or architectural value within the city;
6. To keep a record of all designated properties and districts in the West Palm Beach Register of Historic Places;
7. To accept and administer grants or gifts to the city, including easements, that may be appropriate for carrying out the purpose of the historic preservation provisions of this chapter;
8. To review all permit requests for demolition within the city;
9. To review rezoning applications, applications for special use permits or applications for zoning variances that affect designated properties or districts;
10. To issue notices of violation or to request the building official or other authorized employee to issue notices of violation for properties not in compliance with the historic preservation provisions of this chapter;
11. To recommend to the city commission the appropriate fees for administration of the historic preservation provisions of this chapter;
12. To periodically review the historic preservation provisions of this chapter and the other provisions of this chapter and to recommend changes to the planning director and city commission; and
13. To assist the board in carrying out any of its powers and duties.

(Ord. No. 3554-02, art. I, § 2, art. III, §§ 1, 2, 7-22-2002)