

**MAYOR/COMMISSION WORK SESSION**

**February 19, 2008**

**Commission Chambers – 10:07 a.m.**

**Present:** Mayor Frankel, Commissioners Douglas, Mitchell [arrived at 10:13 a.m.], Muoio [left at 11:00 a.m.], and Robinson Jr., City Administrator Mitchell [arrived at 10:51], City Attorney McKenna and City Clerk Kauthen; **Absent:** Commissioner Moss.

1.	<b><u>Corporate Way Uses and Zoning</u></b> – Planner Freeman [a] made a presentation on the non-conforming professional office use buildings on Corporate Way; [b] stated that fifty seven offices should not be permitted due to zoning regulations; and [c] expressed his opinion that having an overlay district would accommodate those businesses. It was the consensus of the Commission to create an overlay district.
8.	<b><u>Other</u></b> – The Mayor welcomed Public Utilities Director Abouaish to the City. Public Utilities Director Abouaish gave a synopsis of his background credentials.
2.	<b><u>Pending Development Projects</u></b> – Mr. Jacobson [a] stated he has had permit approval for two projects in the downtown area; [b] expressed concern that the permits are to expire in April and June, 2008; [c] stated he would like his permits to be extended for two more years; and [d] expressed interest in receiving a TDR from the City. Mr. Zucaro [a] made a presentation on incorporating a World Trade Center project into Mr. Jacobson’s buildings; [b] spoke of the economic impact that a World Trade Center could have on the local community; and [c] stated that the finances are in place to commence building the project. Commissioner Mitchell [a] expressed concern over the proposed building to be built on the former parking lot B site; [b] stated she disliked the architecture; [c] stated that she liked the idea of the City having a World Trade Center in the downtown area; and [d] expressed concern over giving all projects who’s permits are soon to expire a blanket extension.

	<p>Commissioner Douglas [a] stated she liked the idea of the City having a World Trade Center in the downtown area; and [b] suggested staff review the permit extension procedure. Planning Director Wu [a] stated that the County currently only gives extensions for residential projects; [b] stated that due to the mixed use of Mr. Zucaro's proposed project there are logistics issues that will need to be addressed; and [c] stated that currently all permits are given a six month extension. The Mayor stated she would like Mr. Zucaro to show proof of financing. It was the consensus of the Commission [a] for Mr. Jacobson and Mr. Zucaro to work with the Planning Department; and [b] to not issue extensions for all projects.</p>
3.	<p><u>Mobile Vendors</u> – Parking System Administrator Olley [a] spoke of the mobile food vendors in the downtown area; [b] stated that currently there are four large food units and three small food units on the north side of Banyan Boulevard; [c] stated that the mobile food vendors could create public safety concerns; [d] stated that there is a need to protect the investment that people and businesses have made in the downtown area; [e] gave the Commissioners a few opinions to tackle the issue, (1) ban all food vendors from the downtown areas, (2) have no restrictions, (3) control the number of vendors by having a franchise program; [f] stated that staff recommends having a franchise program for the vendors; [g] explained the franchise program to the Commissioners; and [h] stated that she had spoken to some of the vendors about looking into alternative sites for their mobile kitchens. Ms. Wohlust, Executive Director of the Downtown Development Authority; [a] expressed her concern over the economic impact the mobile food vendors could have on the businesses downtown. The Mayor [a] stated that the current mobile vendors have made an investment based on the City's current ordinance; [b] stated that the Downtown Development Authority have spoken to some of the mobile food vendors to look into the possibility of renting in the downtown area; [c] inquired into how other cities deal with this issue; [d] directed staff to issue an emergency ordinance stating that no</p>

	<p>more permits should be issued for mobile food vendors; and [f] suggested that the vendors continue to work with the Downtown Development Authority to work towards a compromise. Ms. Gandhi stated that she [a] had invested \$30,000 as a vendor; and [b] would be interested in looking into a grant to rent a location in the downtown area. Mr. Johnson, owner of Sheila's Mobile Kitchen [a] stated that he does not have the collateral to rent a physical location; and [b] stated that had he known the City planned to change its ordinance, he would not have invested in his mobile kitchen. Mr. Johnson, owner of Island Grill expressed his opinion that the City should continue to allow him to sell food due to the investment he has made. Mr. Hymson, owner of a Subway restaurant, stated that [a] he has invested \$250,000; [b] he pays property taxes, rent and has seven employees; and [c] that if mobile vendors continue to be allowed in the area he will have to relocate his business. Ms. Coulombe gave her perspective on the issue as a property owner. Commissioner Mitchell [a] stated that all businesses are effected by the mobile food vendors due to the vendors using the City's parking spaces; and [b] expressed concern over the City bringing in vendors at Clematis Street events. Commissioner Douglas stated that the City should stop issuing licenses. Commissioner Robinson stated he would like a map showing where the proposed sites would be if a franchise program was adopted.</p>
4.	<p><u>Securing City Commission Office</u> – Commissioner Douglas stated that [a] there has been three incidents over the last month where unannounced visitors have come into her office; and [b] she would like for visitors to check in at the reception desk across the hall from the Commission Office. The Mayor requested that the Support Services and Police Department look into the issue. Commissioner Mitchell stated she would be willing to swap offices with Commissioner Douglas. Commissioner Robinson suggested adding a partition in the office.</p>

6.	<b><u>Status of Empty Lots</u></b> – Commissioner Mitchell [a] stated she would like an update on [a] the Aqua Terra lot; and [b] all the empty lots in the City.
5.	<b><u>Resolution protesting Florida’s Investment Act “Iran and Sudan Divestiture</u></b> – Commissioner Mitchell [a] stated that she would like the City to have a policy stating that the City should not invest in Iran and Sudan divestiture; [b] stated that the policy would have no financial impact to the City; [c] iterated the importance of mirroring the State on this issue; and [d] asked that the resolution be brought to the Regular City Commission Meeting on March 10, 2008. Commissioner Robinson stated he would give a copy of a similar resolution that Palm Beach Gardens has adopted to the Commissioners.
7.	<b><u>Mayor’s Matters</u></b> – The item was not discussed.
9.	<b><u>Adjournment</u></b> – 12:10 p.m.