

MAYOR/COMMISSION WORK SESSION

March 17, 2008

Commission Chambers – 10:09 a.m.

Present: Mayor Frankel, Commissioners Douglas, Mitchell, Moss, Muoio and Robinson Jr., City Administrator Mitchell, City Attorney McKenna and City Clerk Kauthen.

<p>4.</p>	<p><u>King Estate Property (9th Street and Tamarind Avenue) – City Attorney McKenna [a] stated that the King Estate property encroaches on City land; [b] suggested having a resolution which would acknowledge the encroachment; and [c] stated that the Planning Department can bring forward an abandonment of property, which would give the City land to the King Estate. Wayne Richardson, representative for the King Estate, stated that he is willing to work with the City on this issue. Commissioners Douglas and Mitchell supported the City giving the King Estate the encroachment land.</u></p>
<p>1.</p>	<p><u>Special Election – City Attorney McKenna [a] provided possible dates for a special election; [b] explained the timeline process needed to hold a special election; and [c] explained the different types of Commission vacancies. Commissioner Moss [a] inquired into the different type of Commission vacancies; [b] inquired into the possible dates for having a special election; [c] stated he would agree to a special election being held sixty days after the qualifying period; and [d] suggested June 24, 2008 as the date that the special election should be held. Commissioner Mitchell [a] stated that in her opinion the vacancy occurred on January 8, 2008; [b] iterated the importance of knowing when the District Three vacancy occurred; [c] expressed her opinion that it is in the City’s best interest to fill the vacant seat as soon as possible; [d] expressed her opinion that the special election date should be held under sixty days from the qualifying period ending; [e] inquired into the length of time that candidates had last year when the District One seat became vacant; and [f] stated she would like to know the Commissioners feelings on</u></p>

	<p>when the special election should be held. Gregg Weiss stated [a] he is interested in running in the District Three race; [b] that in his opinion until the judge ruled, there was no certainty that a special election would be held; and [c] he would like the running period to be extended to one hundred and twenty days in order to have an even playing field for all persons running in the election. Sally Chester spoke of the Election Review Task Force recommendations on changing the City's declaration and qualifying candidacy periods. Rebecca Henderson Young iterated the importance of giving all possible candidates the full opportunity to run. The Mayor suggested dates for the Commission to consider. Commissioner Muoio iterated the importance of having the residents of District Three represented as soon as possible, while still allowing for candidates to run. Commissioner Robinson expressed his opinion that [a] the residents in District Three should not go unrepresented; and [b] sixty days from the qualifying period should be the maximum time allowed for people to run. Commissioner Douglas [a] stated that this situation has awakened some people's interest in city government; and [b] expressed her opinion that June 24, 2008 would be a good compromise for the date for the special election.</p>
2.	<p><u>Dunbar and Southridge Tax Credit Applications</u> – Executive Director of the West Palm Beach Housing Authority Laurel Robinson [a] stated she is trying to receive a tax credit the Dunbar and Southridge area; [b] stated that in order for her to receive the tax credit, a donation from the City is needed in the amount of \$200,000; and [c] suggested the issue be added to the next Mayor/Commission Meeting. Commissioner Muoio stated she was uncomfortable with setting aside \$400,000. The Mayor [a] stated that if the tax credit is not received the City would not have to donate any money; [b] spoke of the importance of the project in order to provide affordable housing; and [c] stated that the issue should be brought forward to the next Mayor/Commission Meeting. Deputy Planning Director Jones-Vann stated that the site plan has yet to be approved.</p>

<p>3.</p>	<p><u>Extension of Site Plan Approvals</u> – Commissioner Moss [a] stated that the County is currently automatically extending site plan approvals for an additional two years; and [b] expressed his opinion that developers should be given a reasonable period of time in order to move their sites forward. Planning Director Wu [a] expressed his opinion that the site plans should be allowed to run their normal course; [b] stated that there are various site plan extensions currently available; [c] stated the City approved a spot ZIP Ordinance which lasts one year with the option of a six months extension; [d] stated there is a Class B Special Use permit which is valid for six years; [e] stated the City has a Downtown Planned Unit Development permits which are valid for six years; [f] stated that the County is issuing site plan extensions due to staff shortages; and [e] inquired if reasonable restrictions could be placed on the extension. The Mayor [a] spoke of the downtown projects whose permits are soon to expire; and [b] suggested issuing permits on an annual basis. Commissioner Muoio inquired if extensions could be granted for the downtown area only. It was the consensus of the commission for extensions to be issued on an annual basis.</p>
<p>5.</p>	<p><u>BMUD on Broadway</u> – Commissioner Douglas [a] stated that in her opinion the BMUD on Broadway is not working; and [b] suggested that the Planning and Zoning Department review the plans; and [c] stated that the BMUD is prohibiting investors from investing in the North Broadway area. Planning Director Wu stated he is looking into an opportunity to put in regulations which would allow the community to grow.</p>
<p>6.</p>	<p><u>Saratoga Bay Water Pressure</u> – Commissioner Muoio [a] stated she had received complaints from residents in the Saratoga Bay and Iron Horse communities over the water pressure; [b] suggested residents should check their pressure valves in their homes; and [c] suggested that the master meter for Iron Horse be tested. City Administrator Mitchell stated that [a] the master meter for Saratoga Bay was tested and seemed to be functioning properly; and [b] more tests are to be run on the meter.</p>

	<p>Commissioner Mitchell suggested that the master meter for Hamilton Bay also be checked.</p>
7.	<p><u>Mobile Street Vendors (CBN)</u> – This item was not discussed.</p>
8.	<p><u>List of Vacant Lots and Construction Site Maintenance</u> – Commissioner Mitchell [a] inquired into the status of the property owned by WCI; and [b] suggested that the City clean up the site in time for Sunfest. Enforcement Supervisor Creston stated that [a] the City currently has site plans for one hundred and six properties; [b] sixty-two properties have been cited; and [c] thirty-seven properties have complied or are working with the city on their violations. Principal Planner Schneider stated that [a] the WCI site has been cited; and [b] WCI is working with staff on their issues.</p>
9.	<p><u>Green Terrace Condominium (2800 Georgia Avenue)</u> – Commissioner Mitchell [a] stated that in her opinion the Green Terrace Condominium project is a good project for the City to help with; and [b] suggested changing the City ordinance in order to allow multifamily ownership to have the same financial help as single family homes. Housing and Community Development Director Johnson stated that [a] the City could have a program which would allow multifamily ownership to get financial help; [b] each owner in the Green Terrace Condominium could come to the City and request help; [c] a meeting has been schedule to talk with the residents of Green Terrace Condominium; and [d] she is looking into the possibility of finding pro-bono technical assistances for the Condominium. Commissioner Moss suggested holding the fees from the code violations so that the Condominium can bring the properties up to compliance. Staff Attorney Koehler stated that a conditional release agreement has been drafted, which will give the Condominium until July 25, 2008 to comply and will reduce the fee. Commissioner Robinson suggested extending the relief on the code violations for six months. Code Enforcement Supervisor Creston explained the code violations. Kim</p>

	<p>D'Aprile, resident of Green Terrace Condominium spoke about the code violations. The Mayor [a] suggested that Ms. D'Aprile meet with Housing and Community Development Director Johnson; and [b] stated that the code violation fines would be waived if the money is used for repairs on the property.</p>
10.	<p><u>Signal Lighting for Fire Trucks Exiting Fire Station Three on Broadway</u> – Commissioner Robinson inquired into the status of the traffic signal on Broadway. City Administrator Mitchell [a] stated that the County received the money to install the lights six months ago; [b] stated that the County has just finished designing the lights and will need ten more months to install it; and [c] stated that he would write to the County to try to speed up the process. The Mayor suggested Commissioner Douglas speak to County Commissioner Green on this issue.</p>
11.	<p><u>2000 Block of Florida Avenue</u> – This item was not discussed.</p>
12.	<p><u>Drug Trafficking on Adams and Grant Street</u> – Commissioner Robinson stated that since the surveillance cameras have been installed drug activities have moved to Grant and State Street; [b] suggested that the bike patrol, patrol the area. Assistant Chief of Police Crispo stated that [a] additional officers have been assigned to the area; [b] they are currently conducting a vehicle safety inspection in the area; and [c] there will be additional officers in April which could allow for more bicycle units. Commissioner Mitchell suggested that the City should be citing the owners of the houses who are harboring and allowing criminal activities. The Mayor stated there has been a 30% decrease in crime within the City this year.</p>
13.	<p><u>Street Repair on Vallette Way East of Olive Avenue</u> – This item was not discussed.</p>
14.	<p><u>Sodding of Lots</u> – Commissioner Douglas [a] expressed her opinion that people should not be fined if the City has lots which are not maintained; and [b] suggested that the City give owners</p>

	<p>a warning before citing them; and [c] suggested looking into owners turning their empty lots into community gardens. Commissioner Mitchell inquired into who would be responsible for maintaining the community gardens. City Administrator Mitchell stated that any interested parties should contact him.</p>
15.	<p><u>Campaign Signs</u> – This item was not discussed.</p>
16.	<p><u>Jaguar Dealership</u> – This item was not discussed.</p>
17.	<p><u>FDOT/MPO Grant</u> – This item was not discussed.</p>
18.	<p><u>Mayor’s Matters</u> – This item was not discussed.</p>
19.	<p><u>Other</u> – Commissioner Robinson stated that residents had expressed concern over the Clear Lake Project. The Mayor stated that the grant money could be used for the Quadrille Boulevard improvements instead of on the Clear Lake Project. Planner Stelly stated that [a] the Planning Department had met with the residents on the east side of Clearlake; and [b] additional meetings will be held to give residents more information.</p>
20.	<p><u>Adjournment</u> – 12:04 p.m.</p>