

**MAYOR/COMMISSION WORK SESSION**

**July 21, 2008**

**Commission Chambers – 10:08 a.m.**

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

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| <b>1.</b> | <b><u>Northlake Corridor Study</u> – Commissioner Muoio stated that [a] several developers have shown an interest in developing parcels along the Northlake Corridor; and [b] the Planning Department is working with The City of Palm Beach Gardens and Palm Beach County on a comprehensive plan. Senior Planner Hansen [a] gave an update on the Western Northlake Corridor Study; [b] stated that the County and The City of Palm Beach Gardens are in the process of conducting a study and evaluation to see if there is a need to update the current Northlake Corridor Study; [c] stated that the Planning Department is currently conducting market studies and line use analysis of the corridor; [d] stated that the County’s Planning Department is recommending a denial of both line use amendments; [e] stated that the results of the study should be ready by October or November, 2008; and [f] stated that the findings will be presented to all three elected bodies. Commissioner Moss [a] expressed his opinion that there is going to be a need for some commercial developments in the Northlake Corridor; and [b] recommended having a comprehensive plan for the project.</b> |
| <b>2.</b> | <b><u>Board and Committee Member Residency Requirements</u> – Commissioner Moss [a] stated that he had noticed that there is a resident from Greenacres who is on the Special Events Committee; [b] expressed his concern that the member is not a City resident; and [c] iterated the importance of giving preference to City residents for positions on boards and committees. Mr. Frost [a] explained the criteria for board and committee member appointments; and [b] stated that the member in question owns a business in the City. The Mayor stated that [a] an ordinance is currently being prepared to give flexibility to the requirements for members to be on boards and committees; [b] preference is normally given to residents; and [c] if</b>   |

	<p>the Commission has any recommendations they would like to make for the board and committee members, they should contact Mr. Frost.</p>
3.	<p><u>717 North Tamarind Avenue Hours of Operation</u> – Commissioner Robinson [a] stated that recently there was a shooting outside 717 North Tamarind Avenue; and [b] suggested that staff should look into curtailing the hours of operation. Commissioner Mitchell [a] expressed her opinion that the property would be a good example for the Chronic Nuisance Abatement Reduction Program; [b] explained the Chronic Nuisance Abatement Reduction Program; and [c] stated that State Representative Snider has agreed to sponsor the initiative. Assistant Chief of Police Crispo [a] expressed his opinion that the store does not have to be open 24-hours; [b] stated that drug deals occur outside the store; [c] stated that there could be a possibility of revoking the certificate of use, or bringing a nuisance abatement case against the store; [d] stated that having the store close at 12 a.m. would assist in arresting people lurking outside the property; [e] expressed his opinion that Commissioner Mitchell’s program could be beneficial but would be very labor intensive; and [f] stated that the Police Department have been unable to document any illegal activities inside of the store. The Mayor [a] stated she did not like the idea of curtailing all the 24-hour stores in the City; [b] directed staff to look at the current Nuisance Abatement law to see if it can be used for outside of the premises as well as inside the premises; and [c] stated that the Law Department should look into a local form of Nuisance Abatement. City Attorney McKenna [a] suggested looking at revoking the business’ Certificate of Use; [b] stated that the City cannot arbitrarily ban 24-hour businesses; [c] stated she would look into a local form of nuisance abatement ; and [d] stated she would work with the Police Department to address the Commissioners’ concerns.</p>
4.	<p><u>Committee Liaison Assignments</u> – Commissioner Mitchell stated that she would like to be reinstated on the committees she previously serviced. The Mayor suggested compiling a list of all the committees and dividing them up between the Commissioners. It was the</p>

	<p>consensus of the Commission for Commissioner Mitchell to be reinstated to the committees she previously served.</p>
5.	<p><b><u>Bak Middle School of the Arts Traffic</u></b> – The Mayor stated that [a] she had spoken to Mr. Sanches, Chief of Facilities Management for the School District of Palm Beach County, regarding the traffic issues at the Bak Middle School of the Arts; [b] Mr. Sanches does not have a preference on the bus routes; [c] Mr. Sanches suggested splitting up the routes into ninety day increments; [d] the current bus route was agreed upon by all the neighborhoods in 2005; [e] a three way stop should be put up where parents leave the school; and [f] she would contact Dr. Robinson regarding the issue. Commissioner Moss handed out an e-mail from Mr. Borah, Safety Technician for the School District of Palm Beach County, stating that the current route poses safety concerns. Commissioner Muoio stated that a stop sign on Northshore Drive would address the safety issues. Commissioner Mitchell expressed her opinion that the 2005 agreement between the neighborhoods should be upheld.</p>
6.	<p><b><u>Alhambra Traffic Calming Plan</u></b> – Traffic Engineer Collins [a] explained the proposed traffic calming plan; and [b] stated that there is money from the Roadway Safety Program that could be used to help pay for the project. Commissioner Moss stated that the neighborhood has accepted the proposed plan. The Mayor asked for the cost of the proposed plan before the plan is initialized.</p>
7.	<p><b><u>CRA Project Manager</u></b> – Commissioner Robinson [a] stated that the Tamarind Corridor currently does not have a Project Manager; [b] stated that due to the lack of a Project Manager there are seven projects which are on hold; [b] stated that residents are concerned over the perception that they are being neglected; and [c] inquired if the recently hired consultant for the north end of the City could look at the Tamarind Corridor and make recommendations. Redevelopment Manager Briesemeister stated that [a] she is currently in the process of interviewing candidates for the position of north west area Project Manager; [b] she hopes to have somebody in the position within two months; [c] currently the CRA and</p>

	<p>Planning staff are working on projects in the Tamarind Corridor; and [d] that the recently hired consultant is not under contract yet, and has no background in the north west area of the City.</p>
8.	<p><u>Billboard Location at Golf Course</u> – Commissioner Mitchell [a] stated that she met with a signage company who is working with the City to generate some more revenue; [b] stated that the City’s golf course which currently has a small billboard could be a possible location for a larger billboard; [c] inquired if a portion of the land of the golf course could be rezoned; [d] stated that the billboard could generate over \$65,000 a year which could be a revenue source for the upkeep of the golf club house; [e] stated that the billboard could promote the City’s golf course on one side; [f] inquired if the current billboard could be grandfathered into the comprehensive plan; and [g] suggested that staff investigate how the golf course billboard location came to be allowed. Commissioner Moss stated that [a] billboards are currently only allowed on industrial sites along Interstate 95; and [b] the golf course land is zoned as open space recreational. Planning Director Wu stated that [a] the law prohibits changing land use to accommodate billboards; and [b] a change in the zoning could be construed as spot zoning.</p>
9.	<p><u>Red Light Cameras</u> - Assistant Chief of Police Crispo stated that [a] cities in Florida are looking at adding red light cameras to enhance the enforcement of intersections and to increase revenues; [b] it would be categorized as a code violation; and [c] Assistant City Attorney Conforti is working on the issue. The Mayor [a] stated that she supports the idea of red light cameras; and [b] inquired if the cameras could be put in different locations to catch other types of violations. Commissioner Mitchell expressed concern over vehicle owners being fined when they might not be the person driving. Commissioner Moss stated that the County is currently installing red light cameras. It was the consensus of the Commission to work with the County on the installation of cameras.</p>

10.	<p><b><u>Discussion of Narcissus and Datura Intersection</u></b> – Commissioner Moss expressed his opinion that the Narcissus and Datura Intersection should have a four way stop. Traffic Engineer Collins stated that a work order has been placed with the Public Works Department to address the issue.</p>
14.	<p><b><u>Other</u></b> – The Mayor inquired into signage on Flagler Drive going north into the Town of Palm Beach. Traffic Engineer Collins stated that [a] he met with the Department of Transportation (DOT) and it was suggested to modify the signal timing; and [b] the DOT has submitted the signal change to the County. Commissioner Moss [a] suggested that the traffic signage of the Burger King on Corporate Way and 45<sup>th</sup> Street be looked into; [b] inquired if there was a way to extend the trolley route to include the Phillips Point and Esperante buildings during lunch hours; and [c] suggested seeing if restaurants in the downtown area would be willing to pay for the expense of an additional trolley. Mr. Clemente from the Downtown Development Authority (DDA) [a] explained why the trolley route was not changed to encompass the buildings; and [b] stated that the DDA is looking into alternative ways to address the issue. The Mayor suggested the DDA do some market research on the issue.</p>
11.	<p><b><u>Cleanup of Empty Lots</u></b> – The Mayor [a] stated that there are some properties that are having problems maintaining their lots due to the lack of funds; [b] inquired if the City could maintain the lots and put a lien on the properties; and [c] inquired if the Commission would be interested in allocating money in the next budget for maintaining empty lots. City Attorney McKenna [a] stated that the City could apply for an abatement order against the properties but that there would be no guarantee of recuperating the money; [b] explained the lien process; and [c] iterated the importance of discouraging owners from waiting for the City to clean their empty lots. Commissioner Mitchell stated that if the City has to clean up the lots there should be a substantial penalty. Commissioner Douglas suggested writing the liens in a way so that penalty fees could not be reduced by a Special Magistrate.</p>

12.	<b><u>Police Communication System Tower</u></b> – This item was not discussed.
13.	<b><u>Mayor’s Matters</u></b> – This item was not discussed.
14.	<p><b><u>Other [Continued]</u></b> – Commissioner Robinson stated that [a] there is a candidate running for the District 29 State Senator seat, who is considering having his north area legislative office on Tamarind Avenue; [b] the office could potentially be the Palm Beach County volunteer headquarters for Senator Obama; and [c] should the office become the volunteer headquarters, there could be risk of possible highjacks.</p> <p>Commissioner Douglas [a] stated that an unwelcome vendor tried to come into her house; and [b] suggested that Channel 18 give information on the requirements for people to solicit in neighborhoods. The Mayor stated that [a] staff at Channel 18 is currently producing videos addressing home and car burglaries; and [b] the City is currently preparing a campaign on home safety. Commissioner Moss stated that in Chicago they distribute cameras so that people can take pictures of unwelcomed solicitation.</p> <p>Commissioner Mitchell [a] stated that there was a holdup in the parking lot of Winn-Dixie; [b] stated that Winn-Dixie does not have cameras in their parking lots; [c] inquired if there could be a tax abatement or some kind of incentive to encourage shops like Winn-Dixie to have cameras in their parking lots; and [d] expressed her opinion that awareness needs to be raised when situations like holdups occur. The Mayor stated that [a] the City should be working with the shopping centers to get them to buy cameras; and [b] there is a grant program which could act as an incentive for the stores to get cameras. Assistant Chief of Police Crispo stated that [a] some of the stores have cameras inside but not outside of the buildings; and [b] he would have an officer speak with Winn-Dixie’s staff.</p> <p>Commissioner Robinson inquired into the status of the South Cove Restoration Project. The Mayor [a] stated that no decision has been</p>

	<b>made yet on the project; and [b] stated that there will be a hearing on the issue on August 4, 2008.</b>
<b>15.</b>	<b><u>Adjournment</u> – 11:42 a.m.</b>