

**SPECIAL/WORKSHOP MEETING  
FEBRUARY 12, 2008**

A Special/Workshop Meeting of the City Commission of the City of Delray Beach, Florida, was called to order by Mayor Rita Ellis in the Training Room at Environmental Services Department Building at 6:00 p.m., on Tuesday, February 12, 2008.

Roll call showed:

Present -                   Commissioner Gary P. Eliopoulos  
                                  Commissioner Fred B. Fetzter  
                                  Commissioner Woodie McDuffie (6:18 p.m.)  
                                  Commissioner Brenda B. Montague  
                                  Mayor Rita Ellis

Also present were -     David T. Harden, City Manager  
                                  Robert A. Barcinski, Assistant City Manager  
                                  Douglas Smith, Assistant City Manager  
                                  Susan A. Ruby, City Attorney  
                                  Chevelle D. Nubin, City Clerk

Mayor Ellis called the special meeting to order and announced that it had been called for the purpose of considering the following Item:

**SPECIAL MEETING AGENDA**

1. **OLD SCHOOL SQUARE GARAGE RETAIL SPACE:** Provide direction regarding the type of retail use(s) and how to proceed in obtaining the use(s) desired for the Old School Square Garage retail space.

City Attorney, Susan Ruby presented this item. She explained to Commission that she needed direction as to the type of retail use(s) desired and how to proceed in obtaining the use(s) desired. Mrs. Ruby discussed several alternatives including going out for a Request for Proposal (RFP) or Request for Qualifications (RFQ).

Mr. Eliopoulos questioned what restrictions are guided by zoning.

Mrs. Montague asked if there was an Economic Developer.

William "Bill" Woods, President and CEO the Delray Chamber of Commerce advised there is a Business Development Board. He suggested Commission keep this particular area at the garage as a retail spot.

The City Manager suggested that the Commission goes out for an RFQ to obtain a broker.

Mrs. Ruby advised she will pursue options that the City has and let the Commission know in two (2) weeks.

Mayor Ellis advised that she hoped Commission would give staff direction on these options tonight.

Mr. Fetzer concurred with staff's recommendation to go out for an RFQ and obtain a Broker.

Mr. Fetzer moved to go out for a RFQ (Request for Qualifications) to obtain brokers, seconded by Mrs. Montague. Upon roll call, the Commission voted as follows: Mr. Eliopoulos – Yes; Mr. Fetzer – Yes; Mrs. Montague – Yes; Mayor Ellis – Yes; Said motion passed 4-0.

Ms. Montague motioned to reject the offer from King's, seconded by Mr. Eliopoulos. Upon roll call, the Commission voted as follows: Mr. Fetzer –Yes; Mrs. Montague –Yes; Mayor Ellis —Yes; Mr. Eliopoulos –Yes; Said motion passed 4-0.

Mayor Ellis adjourned the Special Meeting at 6:25 p.m.

## **WORKSHOP AGENDA**

### **1. Presentation regarding Economic Trends – Kelly Smallridge, from Palm Beach County Business Development Board**

Kelly Smallridge, President and CEO of the Business Development Board of Palm Beach County, presented this item. She explained some of the projects that the Business Development Board helped to facilitate. Ms. Smallridge also discussed that they are the Governor's Resource for Palm Beach County, a one stop comprehensive resource. She talked about various facets of the prospect package such as magazines, DVDs and Guidance Information packets.

Andrew Duffell, Senior-Vice President of Recruitment of the Business Development Board of Palm Beach County, discussed the recruitment process. He explained the leads are generated from a myriad of resources regarding wealth generation and innovation. Mr. Duffel explained he has a small staff of fifteen (15) that uses Economic Florida to get the message out to other countries. He has worked on projects like SCRIPPS Florida.

Becky McGaw, Vice President of Business Retention and Expansion of the Business Development Board of Palm Beach County talked about how she travels throughout Palm Beach County visiting companies. She explained that they use volunteers from the membership and other business leaders to assist. Ms. McGaw displayed a list of Delray Beach properties used to show to prospective businesses.

Mr. Gary Hines, Senior Vice-President of Administration discussed how consultant firms maintain international sites. Mr. Hines invited Mayor Ellis to speak with site selectors to showcase Delray Beach.

Ms. Smallridge stated it is beneficial for municipalities to have some flexibility in the process of bringing in new businesses such as the waiving of certain fees and a one stop type of permitting process. She explained Mr. Francisco Perez-Azua is a director on the Board.

Mr. Fetzner advised he met with Mrs. Smallridge a few weeks prior and thought this was a tremendous opportunity especially for the Congress Avenue Corridor.

Mayor Ellis inquired about regional cooperation and asked for examples of how these types of partnerships have worked in other cities.

Mrs. Montague asked if cities created incentives for those companies that are interested in coming to that city.

Mr. Eliopoulos mentioned the ABC Carpets "bidding war."

Ms. Smallridge acknowledged that ABC Carpets' coming to Delray Beach was largely due to former Mayor Tom Lynch's efforts.

Mr. McDuffie asked if the negatives within a particular city are curable issues. He asked Ms. Smallridge if they study negative curable issue information.

Ms. Smallridge explained that the study is only anecdotal.

## 2. Congress Avenue Corridor Development Update

David T. Harden, City Manager, presented this item. He discussed action items for the city council Mr. Harden explained that the City needs to think about their level of involvement in Palm Beach County's Request for Proposal (RFP). He advised that Ms. Wolf will be at the City Commission Meeting on March 18, 2008. He suggested Commission let him know if they have questions or issues.

Mr. Fetzner asked about the financial impact on the City.

Mr. Eliopoulos stated that he feels this is a catalyst for the area. He would like to have more information. He explained he does not want to jump into the project without numbers. Mr. Eliopoulos would like more information on the costs. He encouraged Commission to think "green," but he definitely supports the idea.

Mr. McDuffie concurred with Mr. Eliopoulos that he would like to know the City's obligations regarding this project.

## 3. Single Stream Recycling Presentation from Waste Management

Butch Carter, Governmental Affairs Manager for Waste Management, and Larry Dalla Betta from Recycle America, gave an overview of single stream facilities. Mr. Dalla Betta showed a DVD of the Elkrige Facility to the Commission.

Mr. Dalla Betta stated there are certain detractors and informed Commission of a new website thinkgreen.com. In addition, he provided a handout on recycling information to the Commission.

Mr. Carter stated single stream recycling would be no cost to residents or the City; however it would require staff time. He stated Collier and Martin County are doing the single stream program at this time.

Mrs. Montague asked when the program would be implemented.

Mr. Dalla Betta explained Recycle America had been implemented in Orlando for two (2) years; and in Pembroke Pines since April 1, 2007.

Mr. Carter mentioned the timeframe for changing out collection equipment.

Dalla Betta discussed the single stream operation in Stuart, Florida.

Mayor Ellis asked how the City is doing with recycling at this time.

Mr. Carter stated the City is doing well with recycling.

Mr. Eliopoulos asked how is this reviewed, and is the City's recyclables going down to Pembroke Pines.

Mr. Dalla Betta advised currently the City's recyclables are going down to Pembroke Pines.

The City Manager stated the Waste Management contract will expire this fiscal year.

Mrs. Montague asked if staff had been to one of the sites.

Mr. Harden advised staff had not been to any of the sites. Mr. Harden asked what type of collection method Stuart is using.

Ms. Dalla Betta explained that Stuart is fully automated.

Mayor Ellis suggested to Mr. Harden to have the new Green Task Force review this information.

4. Direction regarding the South Federal Corridor and Linton Boulevard Redevelopment Plans

Paul Dorling, Director of Planning and Zoning presented this item. He handed out aerial views of South Federal Highway and Linton Boulevard. He gave an overview of uses in these areas and asked for direction from Commission for next steps for both areas.

Mrs. Montague expressed concern that the City had not come up with a plan, she stated she would like to see this planned out and she also discussed the Commission goal setting session held in April of last year.

Mr. Dorling stated he needed direction from Commission for the South Federal and Linton Boulevard Redevelopment Plans.

Mr. Harden discussed current plans for the South Federal Corridor. He advised he needed direction from Commission.

Mr. Fetzer discussed the townhouses and South Federal Plan. He expressed his disappointment the Ralph Buick did not go through.

Mr. Dorling recommended a mixed-use residential area. On the west side, he proposed commercial-use.

Mr. Fetzer requested the area be reviewed again because of different zonings.

Mayor Ellis asked what is the proposal for the Costco site.

Mrs. Montague asked if there could possibly be a hotel on Linton Boulevard. She recommended an outside source be brought in to look at the potential for these sites.

Mayor Ellis recommended Treasure Coast Regional Planning Council review the site.

Mr. Eliopoulos discussed Ocean Properties. He recommended that someone review the area as a potential hotel site.

Mayor Ellis discussed automobile dealerships.

5. Old School Square Park Expansion Preliminary Master Site Plan

Richard Hasko, Director of Environmental Services introduced the consultants for this project, Glatting Jackson Kercher Anglin, Inc.

Mike Sobczak, Consultant for Glatting Jackson Kercher Anglin, Inc., thought this would be an incredible opportunity to work on Downtown Delray Beach. He suggested Commission input and direction for completing the master plan.

Mr. Eliopoulos discussed the Charette and advised he would have to review the plans a little more. He advised the parts are interchangeable at this Old School Square site and events people will be offering input. He also mentioned he does not want a restroom along Pineapple Grove.

Mr. Fetzer asked if the project is in compliance with the requirements of grants. He does not want to review only the park but the entire Old School Square complex. He concurs with Mr. Eliopoulos to build additional phases later.

Commission agreed to do this in phases due to budget constraints.

David T. Harden, City Manager, mentioned Florida Recreation Development Assistance Program (FRDAP) Grants.

Mayor Ellis discussed the nice features, but was concerned about the Christmas tree. She asked Marjorie Ferrer, Executive Director for the Downtown Marketing Cooperative to comment on the placement of the Christmas tree and on the economic business and the construction aspect.

Mr. Sobczak stated that a twenty-five (25) foot parameter was provided around the Christmas tree.

Mrs. Montague questioned the location of the restrooms. She stated there is dead space when walking Atlantic Avenue to Swinton Avenue. She suggested more lighting installed before the second phase of the project because it is very dark.

Mr. McDuffie questioned the water feature. He is curious if the design is similar to Clematis Street, and would the feature be used as a public bath?

Mr. Eliopoulos encouraged the scale to remain the way it is. He suggested a refrigerated dumpster to control the garbage smell.

Mr. McDuffie questioned how the park will be broken up for shows and special events.

Mr. Sobczak suggested a retractable system or a chain link fence.

Mayor Ellis advised the Christmas tree is not the only event in the area that would result in re-sodding. It would cost the City to move the Christmas tree back.

Mr. Harden suggested the Christmas tree remain where it is situated for Phase I.

#### 6. Discussion regarding possible expansion of the shuttle service

Scott Aaronson, Parking Management Specialist, presented this item. He discussed adding another bus to the existing route from the Marriott Hotel to Tri-Rail. He expressed his desire to break-up the bus routes in the interest of businesses. Mr. Aaronson stated the estimated cost is \$30,000, and that the Community Redevelopment Agency (CRA) would contribute to this project. He explained what grants would have been available October 1, 2007. He explained the date was extended three (3) months due to the tax reform issue. Mr. Aaronson discussed the success of the shuttle and acknowledged the shuttle service had less than thirty (30) complaints over the course of a year.

The City Manager explained how ridership increased over the year and suggested the \$30,000 to continue the program would be warranted.

Mr. Eliopoulos explained he has never been a big supporter of the shuttle program, however, ridership is encouraging and he supports the idea.

It was the consensus of the Commission to expand the shuttle service.

Mr. Harden suggested he would place the expansion of the shuttle service on the February 19, 2008 Commission Meeting.

7. Proposed ordinance regarding criteria for removal of Historic Designations

David T. Harden, City Manager, presented this item. He advised Commission this item has to go before Historic Preservation Board (HPB) and the Planning & Zoning Board (P & Z). He suggested he does not want these Boards to feel constrained.

Mr. Eliopoulos declared a conflict of interest and left the dais.

Terrill Pyburn, Assistant City Attorney, stated that Warren Adams from the Historic Preservation Board (HPB) is available for questions. She highlighted the difference between Ordinance No. 09-08 initially presented for this workshop, and the alternative Ordinance No. 09-08 submitted for the Workshop Meeting on February 12, 2008.

Mr. McDuffie asked if the City or HPB would bear the cost. He would like the responsible party regarding the surveys clarified in the Ordinance.

Mr. Fetzer warned he would proceed cautiously with this decision because it could set a precedent. He stated this would have to go before HPB for their review, but he would like to have the issue resolved as expeditiously as possible. He recommended those that brought the issue forward be heard and the City comes up with valid reasons for what it does. He is concerned with super majority and stated he would like to give a fair hearing.

Mrs. Montague asked if the City is having the surveys continued before deciding.

Susan Ruby, City Attorney, advised this Ordinance is not predicated on all surveys being done.

Warren Adams briefly discussed the surveys.

Mr. Fetzer asked what is the timeframe and costs to have the surveys completed for the Marina Historic District.

Mr. Adams advised the cost would be \$10,000 and the projected completion time would be two (2) months.

Mr. McDuffie stated that if the City does not get grants from the State, the City needs to find funds and the Marina District needs to be first priority.

Mrs. Montague asked when Commission would get input from HPB and P&Z.

Ms. Pyburn advised it would be after HPB and P&Z's next meeting.

Mr. Harden advised there are advertising requirements for Advisory Boards.

Paul Dorling, Director of Planning & Zoning, advised P&Z would meet in March and HPB would meet sometime later this month.

Mrs. Montague asked Mr. Harden to walk her through the process.

Mr. Harden explained the process which would be about two (2) months.

It was the Consensus of the Commission to go with the alternative Ordinance No. 09-08 presented on February 12, 2008.

Mayor Ellis adjourned the Workshop Meeting at 9:35 p.m.

  
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City Clerk

ATTEST:  
  
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MAYOR

The undersigned is the City Clerk of the City of Delray Beach, Florida, and the information provided herein is the Minutes of the Special/Workshop Meeting of the City Commission held on Tuesday, February 12, 2008, which Minutes were formally approved and adopted by the City Commission on February 19, 2008.

  
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City Clerk

**NOTE TO READER:** If the Minutes you have received are not completed as indicated above, this means they are not the official Minutes of the City Commission. They will become the official Minutes only after review and approval, which may involve amendments, additions or deletions to the Minutes as set forth above.