

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, FEBRUARY 27, 2006
3:30 P.M.

The Regular Meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Bill Hager at approximately 3:30 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman Bill Hager
Vice Chairman Susan Whelchel (absent - excused)
Commissioner Steven L. Abrams
Commissioner Peter R. Baronoff
Commissioner Susan Haynie

Also attending the meeting were:

CRA Executive Director Jorge Camejo
Boca Raton City Manager Leif J. Ahnell
Boca Raton City Attorney Diana Grub Frieser, Attorney to the Agency

AMENDMENTS TO THE AGENDA:

There were no amendments to the agenda.

MINUTES:

Minutes of the Regular Meeting of January 23, 2006

Motion was made by Commissioner Abrams, seconded by Commissioner Haynie, to approve the minutes as presented. Motion carried 4-0 on a voice vote; Chairman Hager, Commissioners Abrams, Baronoff and Haynie voting yes.

REGULAR BUSINESS - PART I - QUASI-JUDICIAL & RELATED PUBLIC HEARINGS:

1. Resolution No. CRP-04-06R1

A resolution of the Boca Raton Community Redevelopment Agency providing for an extension to Individual Development Approval No. CRP-04-06 for a 308,308 square foot retail and residential building with an attached parking structure located at 200 East Palmetto Park Road; providing for severability; providing for repealer; providing an effective date (CRP-04-06R1)

The City Clerk administered the oath to those who indicated they wished to speak on this petition. There were no ex parte disclosures.

CRA Executive Director Jorge Camejo advised that this was a request for an extension to an existing Individual Development Approval (IDA). He explained that this item was originally scheduled for the last CRA meeting; however, although the applicant submitted the petition timely, there was not proper notice given at that time. After speaking with the City Attorney, it was agreed that written confirmation would be provided to the applicant that this item would be considered retroactively at this hearing.

Development Services Senior Planner Jennifer Simon gave the PowerPoint presentation. She explained that a retroactive 12-month extension was being requested to the existing IDA for the 200 East mixed-use project. Information regarding acreage and location was provided, as was a brief history of the IDA. The approved plan is now comprised of ground-level retail, 12 two-level townhomes, 101 one-story

condominiums, 4 three-level townhomes facing Royal Palm Road, and a pool and recreation center on the 4th level. Ms. Simon advised that the first phase of the development, the freestanding bank, has been completed. The developer is finalizing construction plans for the second phase and has not yet submitted for building permit; therefore, an extension is required. No changes to the approved plan are contemplated at this time. Staff recommended approval.

Charles Siemon, representing the petitioner, advocated support for the extension. Seeing no one else come forward to speak, the public hearing was closed.

Motion was made by Commissioner Haynie, seconded by Commissioner Abrams, to adopt Resolution No. CRP-04-06R1. Motion carried 4-0; Chairman Hager, Commissioners Abrams, Baronoff and Haynie voting yes.

2. Resolution No. 2006-05-CRA

A resolution of the Boca Raton Community Redevelopment Agency recommending approval of a Notice of Proposed Change (NOPC); said NOPC providing for a reallocation of uses in Subarea E in Ordinance No. 4035, the amended Boca Raton Downtown Development Order (Development Order); authorizing Camino Investments Holdings, LP, to file the NOPC with the Treasure Coast Regional Planning Council, the City of Boca Raton and the Florida Department of Community Affairs; providing for severability; providing for repealer; providing an effective date

There were no ex parte disclosures. The City Clerk administered the oath to those who indicated they wished to speak on this petition.

Mr. Camejo explained that this item related to a restriction required by the Downtown Development Order, which was imposed by the Regional Planning Council as part of the original 1992 revisions to Ordinance No. 4035. It stated that 50% of the original allocation of the development rights to any given subarea would be imposed. The area in question is Subarea E, as it relates to a project formerly known as Via Mizner, which is approximately 7 acres in size and located on the northeast corner of Camino Real and Federal Highway. The developer is seeking to modify the entire site with primarily condominiums and retail uses, which staff believes would be desirable at that location.

Mr. Camejo spoke to the original allocations of office equivalent development in the subarea and explained that the developer was currently unable to convert a portion of the office use to residential, due to the 50% rule; details were provided. A filing would be required on the part of the developer; staff supported same. Mr. Camejo advised that this resolution would allow for the filing and find no objections on behalf of the CRA. He added that, should any regional issues arise, the item would come before this Agency for additional consideration. He then concluded his presentation. Responding to Agency members, Mr. Camejo explained that this item did not provide approval of the underlying project, which would come back before the CRA for Individual Development Approval; Ms. Frieser added that the NOPC would also come before City Council. Mr. Camejo also confirmed with the Agency that this item did not deplete or reallocate uses from any other subareas into Subarea E, nor did it diminish the value of the balance of the titleholders in the subarea.

Derek Vander Ploeg, the architect for the project, advised that the Regional Planning Council was originally concerned that conversions would result in all office use and no residential, as opposed to what the developer was seeking with this resolution. Seeing no one else come forward to speak, the public hearing was closed.

Motion was made by Commissioner Abrams, seconded by Commissioner Baronoff, to adopt Resolution No. 2006-05-CRA. Motion carried 4-0; Chairman Hager, Commissioners Abrams, Baronoff and Haynie voting yes.

PUBLIC REQUESTS:

No one came forward to speak.

REGULAR BUSINESS - PART II - RESOLUTIONS:

3. Resolution No. 2006-03-CRA

A resolution of the Boca Raton Community Redevelopment Agency ("Agency") requesting that the City of Boca Raton provide the additional traffic engineering services necessary to complete the modifications to the Boca Raton Downtown Development of Regional Impact through the approval of Kimley-Horn and Associates Work Order No. 19; providing for the costs of consulting services to be charged to the Agency; providing for severability; providing for repealer; providing an effective date

Mr. Camejo explained that this work order was necessary to complete the remaining issues to be addressed, as part of the Downtown Development of Regional Impact effort, to amend the Downtown Development Order on a variety of traffic issues. This work would be completed by Kimley-Horn.

The public hearing was opened; seeing no one come forward to speak, the public hearing was closed.

Motion was made by Commissioner Haynie, seconded by Commissioner Baronoff, to approve Resolution No. 2006-03-CRA. Motion carried 4-0; Chairman Hager, Commissioners Abrams, Baronoff and Haynie voting yes.

OTHER BUSINESS:

There were no items for consideration.

DIRECTOR'S REPORT:

The Executive Director had nothing to report at this time.

ATTORNEY'S REPORT:

The City Attorney introduced the new Deputy City Attorney, Jeff Sheffel, to CRA members.

COMMISSIONERS' REPORTS:

The Commissioners had nothing to report at this time.

ADJOURNMENT:

Motion was made by Chairman Hager, seconded by Commissioner Abrams, to adjourn the meeting. Motion carried 4-0 on a voice vote; Chairman Hager, Commissioners Abrams, Baronoff and Haynie voting yes.

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 3:46 p.m., Monday, February 27, 2006.

Peter R. Baronoff, Chairman*

ATTEST:

Sharma Carannante, City Clerk

*Commissioner Baronoff was selected as Chairman for 2006/2007 at the March 31, 2006 Organizational Meeting.