

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, APRIL 10, 2006
3:30 P.M.

The Regular Meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Baronoff at approximately 3:34 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman Peter R. Baronoff
Vice Chairman M.J. Mike Arts
Commissioner Steven L. Abrams
Commissioner Bill Hager
Commissioner Susan Whelchel

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

Chairman Baronoff advised that he looked forward to an ambitious agenda this year, and then stated that he desired to change the commencement time for the CRA meetings that they might begin at the conclusion of the Council workshop meetings. The City Attorney advised that the commencement time could be changed; she would present a resolution at the next meeting in regard to same.

AMENDMENTS TO THE AGENDA:

There were no amendments to the agenda.

MINUTES:

Minutes of the Regular Meeting of February 27, 2006

Motion was made by Commissioner Whelchel, seconded by Commissioner Hager, to approve the minutes as presented. Motion carried unanimously on a voice vote; Chairman Baronoff, Vice Chairman Arts, Commissioners Abrams, Hager and Whelchel voting yes.

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

1. Resolution No. 2006-04-CRA

A resolution of the Boca Raton Community Redevelopment Agency authorizing Executive Director to file a Notice of Proposed Change (NOPC); to the Boca Raton Downtown Development of Regional Impact with the Treasure Coast Regional Planning Council, City of Boca Raton, and the Florida Department of Community Affairs; subject to specific conditions; providing for severability; providing for repealer; providing an effective date

Chairman Baronoff advised that this was a quasi-judicial matter. The City Clerk administered the oath to those who indicated they wished to speak. There were no ex parte disclosures.

CRA Executive Director Jorge Camejo gave the presentation, advising that this resolution would provide for modifications to the Downtown Development Order (DDO), which is the guiding document for downtown development. It would also establish the position of the Agency with respect to the vested status of the DDO as it relates to other requirements, such as traffic and transportation planning systems

for Palm Beach County (PBC). Mr. Camejo added that language had also been included regarding specific CRA items and issues that would be discussed later in this meeting. Staff recommended approval of the resolution.

Mr. Camejo referred to a task force, appointed by this body that was headed by former Commissioner Susan Haynie, stating that the Agency might wish to fill that position or allow the task force to appoint its own chairman. The purpose of the task force was to serve as a guide to the Agency in overseeing this Notice of Proposed Change (NOPC) as it relates to specific issues affecting the downtown. Responding to Agency members, Mr. Camejo outlined the membership of the task force, advising that they meet as needed. He added that adoption of this resolution was recommended by both the task force and the Visions Committee. Additional information was provided as requested.

Vice Chairman Arts was appointed, by general consensus, as the CRA representative on the task force in place of former Commissioner Haynie.

Commissioner Abrams requested a copy of the minutes of the task force's last meeting. Mr. Camejo explained that the task force had met approximately three times for: 1) discussion of conceptual issues, 2) discussion of draft issues, and 3) discussion of specifics related to traffic information provided by Kimley-Horn in anticipation of this filing. Mr. Camejo advised that copies of the minutes would be provided and then answered questions from the Agency regarding implementation of the Tri-Rail link and the shuttle/trolley service, and elimination of subareas. Mr. Camejo stated that staff was attempting to provide a variety of options that are not traffic-related since roads cannot continue to be widened. Regarding elimination of subareas, he stated that whenever there's been a transfer of development rights, it's actually a reassignment of subarea allocations; nothing is really being gained by these transfers.

The public hearing was then opened and, seeing no one come forward to speak, closed.

Motion was made by Commissioner Whelchel, seconded by Commissioner Hager, to adopt Resolution No. 2006-04-CRA. Motion carried unanimously; Chairman Baronoff, Vice Chairman Arts, Commissioners Abrams, Hager and Whelchel voting yes.

PUBLIC REQUESTS:

No one came forward to speak.

REGULAR BUSINESS - PART II - RESOLUTIONS:

There were no items for consideration.

OTHER BUSINESS:

There were no items for consideration.

DIRECTOR'S REPORT:

2. Future CRA Items / Issues

Mr. Camejo gave the PowerPoint presentation and spoke initially to general development issues, stating that some issues overlap, which is why the downtown is a complicated matter. Focus was given to the proposed pedestrian spine. Mr. Camejo advised that even if property were to become available next week, additional challenges included substantial retail components; details were provided, as was information regarding the equivalency table for the downtown, as it relates to traffic impacts.

Downtown opportunities, urban design issues, major challenges, and future meetings were then reviewed in detail. Mr. Camejo provided additional information as requested. Chairman Baronoff reported that the Agency could expect to receive a presentation for a signature event for the downtown, put together by a large group.

Commissioner Whelchel stated that she desired an intensive planning session. She also asked for other ideas, options, and/or opportunities related to both the Cartoon Museum building and the northern part of Mizner Park, specifically, the property involved with the Center for the Arts development. The City Attorney is to follow up.

Additional discussion resulted in the Agency asking staff to prepare a Request For Proposal (RFP) or a Request For Information (RFI) for the downtown, which would include the pedestrian spine. Responding to members, the City Manager gave an example of how the RFI might read and the procedure that staff would use to bring the project to fruition. Essentially, staff would attempt to meld the direction of the CRA with whatever proposal may come forth to create a plan that is representative of the Agency's vision. While many parties are interested in the spine, Mr. Ahnell advised that a big challenge is making it clear to the 19 or 20 different, affected parcel owners, as to how they fit into the vision; an RFI might help to simplify things for them, as well as other interested parties.

The City Manager then clarified that Agency members desired to create an overall plan for the downtown, with the pedestrian spine as a subset. Detailed discussion of these plans could take place at the upcoming goal setting sessions. Once staff understands the CRA's vision for the downtown, parameters for the RFP or RFI may be established.

Referring to the creation of Mizner Park, Commissioner Abrams cautioned members to keep in mind what the price tags are for both the spine and the Cartoon Museum building, stating that it is necessary to be as explicit as possible with regard to how these things are going to be financed, either publicly or privately. Chairman Baronoff stated that General Growth Properties (GGP) has a new manager on property now; he suggested that the manager be invited to come before the CRA to outline GGP's plans for the Cartoon Museum building.

ATTORNEY'S REPORT:

The City Attorney had nothing to report at this time.

COMMISSIONERS' REPORTS:

The Commissioners had nothing to report at this time.

ADJOURNMENT:

Motion was made by Commissioner Hager, seconded by Chairman Baronoff, to adjourn the meeting. Motion carried unanimously on a voice vote; Chairman Baronoff, Vice Chairman Arts, Commissioners Abrams, Hager and Whelchel voting yes.

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 4:28 p.m., Monday, April 10, 2006.

Peter R. Baronoff, Chairman

ATTEST:

Sharma Carannante, City Clerk