

MINUTES OF THE REGULAR WORKSHOP MEETING
CITY COUNCIL
BOCA RATON, FLORIDA
MONDAY, FEBRUARY 27, 2006
1:30 PM

The Workshop Meeting of the City Council of the City of Boca Raton, Florida was called to order by Mayor Steven Abrams at 1:30 p.m.

ATTENDING THE MEETING WERE:

Mayor Steven L. Abrams
Deputy Mayor Susan Whelchel (absent - excused)
Council Member Bill Hager
Council Member Susan Haynie
Council Member Peter R. Baronoff

Also attending the meeting were:

City Manager Leif J. Ahnell
City Attorney Diana Grub Frieser
City Clerk Sharma Carannante

1. BOARD INTERVIEWS:

- a. Citizens' Pedestrian and Bikeway Advisory Board – two vacancies; one term expires 01/12/07 and one term expires 01/12/09.

No one came forward to interview.

- b. Community Relations Board – two vacancies; one term expires 07/25/07 and one term expires 07/25/08.

Joe Spangenberg interviewed for a position on the Board.

- c. Marine Advisory Board – two vacancies due to term expirations of Thomas Thayer (Coast Guard Auxiliary) and Art Grossman (Condo-adjacent Inland Waterway), whose terms expire 03/20/06.

Art Grossman and Thomas Thayer expressed interest in retaining their positions on the Board.

- d. Special Master – two vacancies due to term expirations of Michael J. Gelfand and Cormac C. Conahan, whose terms expire 03/21/06.

Cormac D. Conahan and Michael J. Gelfand expressed interest in retaining their positions.

2. PUBLIC REQUESTS:

John Stetz provided commentary regarding the proposed impact fee for sewer installation in Spanish Village and the proposal that businesses be required to retain portable generators for use in the aftermath of hurricanes. Mayor Abrams explained that the City was still awaiting estimates on the Spanish Village project. Mr. Ahnell added that until the City received the actual price of the project, the cost to residents would not be known. Once that information is received, staff would evaluate same and obtain citizen input.

3. REVIEW OF REGULAR AGENDA ITEMS:

- a. Questions relating to the agenda.

(Consent Agenda Item No. 3.d.5 - Portable Generators) Council Member Haynie questioned how many generators the City would own, in total, if this item was awarded and how many lift stations would be serviced by these generators. Mr. Ahnell explained that this item would provide another 10 generators for a total of 45. The City planned to purchase 7 or 8 large generators for the large lift stations; he advised

that the City currently has 234 lift stations, in addition to a number of wells. Ms. Haynie then asked how the generators are fueled. Mr. Ahnell stated that staff fuels them on a rotational basis.

(Consent Agenda Item No. 3.g. – Resolution No. 31-2006 / Grant application for a Hurricane Reforestation Program from Keep Palm Beach County Beautiful, Inc. for damages to the urban tree canopy as a result of hurricanes) Council Member Haynie noticed that the entire expenditure would benefit Boca Tierra Park and questioned whether this park was chosen since it was the pocket park that sustained the most damage. Mr. Ahnell advised that the maximum amount of the grant was \$10,000; Ms. Haynie confirmed with him that staff felt the best return for the dollar would be to re-vegetate that particular area.

(Consent Agenda Items Nos. 3.c.2., 3.c.3., 3.c.4. – Landscape Maintenance Services for the East Section, Downtown Section, and the Central Section, respectively) Council Member Baronoff asked how many different companies participate in the bid process. Mr. Ahnell stated that, depending on the qualifications, perhaps six to eight companies bid on each item; details were provided. Mr. Baronoff then questioned whether the City provided a workshop to show vendors how to participate in the bidding process, advising that at the State and Federal level, workshops are conducted to help those who don't have experience in bidding, and this could save the City money in the future. Mr. Ahnell indicated that he would follow up and speak with the purchasing department; however, he noted that the City does have an aggressive campaign to add vendors to the list.

(Consent Agenda Item No. 3.h. – Resolution No. 32-2006 / Amended and Restated Interlocal Agreement with Palm Beach County for disposal of surplus tangible property via the County's surplus thrift store.) Council Member Hager questioned how the City currently disposed of surplus. Mr. Ahnell explained that the City currently uses the County's surplus process; this item was a renewal of an agreement. By combining surplus inventory, a bigger venue is created and more interest is generated.

(Consent Agenda Item No. 33-2006 / Grant application for the Edward Byrne Memorial Justice Assistance Grant {JAG} Program) Council Member Hager asked for clarification on this item. Mr. Ahnell stated that this grant would buy additional equipment for the SWAT (Special Weapons And Tactics) team, primarily projectors and desktop computers; there is no local match required, and it is an ongoing grant that the City has been receiving. Mr. Hager then questioned whether grants of this nature require that the money only be used for SWAT or whether the equipment could also be used for the police department in general. Mr. Ahnell advised that it was available in general, as long as the application criteria were met.

- b. Ordinance Nos. 4907, 4908, 4909, and 4910 (*Regular Agenda Item Nos. 4-7*), relating to a change in Land Development Regulations along the North Federal Highway Corridor and a Future Land Use Map Amendment and a rezoning for a certain parcel of land within that area (North Boca Village Center)

Planning and Zoning Director Carmen Annunziato began the PowerPoint presentation. He referred to the charrette held in November 2003 with the Treasure Coast Regional Planning Council (TCRPC), property owners, City officials, and other interested parties, which focused on redeveloping the North Federal Highway Corridor. One of the outcomes of the charrette process was the redevelopment of said corridor with a rich mix of uses in a manner that is pedestrian-friendly and functionally sustainable. Consequently, City staff was recommending amendments to the City's Comprehensive Plan and Zoning Code. To that end, Council would review four ordinances tomorrow night; they are as follows: 1) Ordinance No. 4907, which would establish the Mixed-Use (MU) Future Land Use (FLU) Category in the Comprehensive Plan; 2) Ordinance No. 4908, which would establish the Village Center Zoning District Regulations to implement the Mixed-Use Future Land Use category; 3) Ordinance No. 4909, which is the site specific Mixed-Use Future Land Use Amendment for the Levitz Plaza site, including Caldwell Theater; and 4) Ordinance No. 4910, which is the site specific Village Center Rezoning that would implement the VC District regulations over the Levitz Plaza site.

Mr. Annunziato advised that his presentation would focus on Ordinance No. 4907 and a request from the Town of Highland Beach to remove the wellfield protection overlay found on Map 12, since the wellfields are no longer in production. He proceeded to outline the proposed Comprehensive Plan Amendments

contemplated by the ordinance and then gave the floor to Development Services Senior Planner Jennifer Simon.

Ms. Simon spoke to Ordinance No. 4908, which would amend the City Code to establish a new zoning district in order to implement the new Mixed-Use Future Land Use category previously mentioned. The regulations provide design criteria specific to development located within the VC District, centering on traditional neighborhood design, including a pedestrian-friendly environment, an interconnected network of streets, residential development combined with commercial and office development in a vertical manner, open spaces, daily activities within walking distance, and a full network of east/west and north/south streets. Ms. Simon then outlined new proposed City Code sections, and those City Code sections to be amended, to accommodate the new zoning district; details were provided. Ms. Simon concluded her presentation and answered questions from Council. Queries related to sidewalk standards for the North Federal Highway Corridor and parking requirements for the various uses. She also confirmed with Council that this zoning applies only to those qualified properties that are located within the North Federal Highway Corridor and nowhere else in the City. Council then confirmed with Ms. Simon that staff was comfortable that the proposed standards and requirements for the VC District could be imposed for other properties and would be appropriate and in the best interests of land use planning. Responding to Council, Ms. Simon also spoke to parking calculations, urban driveway standards, building heights and setbacks.

Development Services Senior Planner Chris Kerr advised that he would speak to the site-specific applications but first referred to a memo from the City's Traffic Engineer regarding traffic impacts on NW 2nd Avenue resulting from this project; the memo indicated that the proposal met the County's traffic performance standards, and the project was expected to have an insignificant impact on NW 2nd Avenue.

Mr. Kerr explained that the application for Universal Conditional approval requested a Future Land Use Map Amendment, including a master plan and a rezoning. No specific site plan or tentative subdivision plat was submitted with the master plan; however, both would be required prior to development of the site. Location, existing development, acreage, land use designation and zoning information were provided; it was noted that all existing development would be eliminated. A total of 18 buildings are proposed; information regarding access, the relocation of Caldwell Theater, a townhouse component, and a centrally-located mixed-use building were outlined. Square footages for retail, restaurant, office, theater, and residential uses were also reviewed; details were provided. The application met the standards for consistency, compatibility and concurrency. The North Federal Highway Steering Committee and the Planning and Zoning Board reviewed the proposal and recommended approval of same; the Department of Community Affairs (DCA) and the Treasure Coast Regional Planning Council (TCRPC) also expressed their support.

Mr. Annunziato came forward with a summary of events related to this petition. The Council transmitted the proposal to the DCA on December 13, 2005 at the first public hearing. The DCA issued its Objections, Recommendations and Comments Report, commonly known as the ORC Report, on February 1, 2006. They raised several objections, mostly of a technical nature, asking for a more detailed explanation of what is actually provided for in the Mixed-Use category and what the VC Regulations would be in order to support it. Staff communicated with DCA and the ordinances reflect staff's responses to the DCA's comments. Adoption of the amendments requires a majority of four votes at the second public hearing, which will take place tomorrow night. Mr. Annunziato concluded his comments and provided additional information to Council as requested, related to the Caldwell Theater title and the character of the DCA objections in the ORC Report; specifically, what DCA objected to and how the City responded.

4. FUTURE AGENDA MATTERS/ITEMS OF COUNCIL/PUBLIC CONCERN:

There were no items for consideration.

5. CITY MANAGER REPORTS:

The City Manager had nothing to report at this time.

6. CITY ATTORNEY REPORTS:

The City Attorney had nothing to report at this time.

7. MAYOR AND COUNCIL MEMBER REQUESTS AND REPORTS:

Mayor Abrams questioned if there is a process in place to give residents advance notice of sidewalk repairs to be done by the City and suggested that door hangers might be an effective notification method. The City Manager is to follow up.

The regular workshop meeting of the City Council of the City of Boca Raton, Florida, adjourned at approximately 2:27 p.m. on Monday, February 27, 2006.

Vanessa Hines, Assistant City Clerk