

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, APRIL 21, 2008
*1:30 P.M.

*The Regular Meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Arts at approximately 3:29 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman M.J. Mike Arts
Vice Chairman Bill Hager
Commissioner Peter R. Baronoff
Commissioner Susan Haynie
Commissioner Susan Whelchel

Also attending the meeting were:

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 April 7, 2008

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

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

1. Resolution No. CRP-06-06EXT

A resolution of the Boca Raton Community Redevelopment Agency providing for an extension to Individual Development Approval No. CRP-06-06, with a transfer of authorized development between subareas, to develop a mixed use building consisting of 234 adult-restricted multifamily units, 5,000 square feet of retail, and a restaurant with an internal parking structure, located at 855 South Federal Highway; providing for severability; providing for repealer; providing an effective date (CRP-06-06EXT)

The City Attorney indicated that quasi-judicial procedure would be followed for the public hearing; there were no ex parte disclosures. The City Clerk administered the oath to those who indicated they wished to speak.

Jennifer Hoffmeister, Development Services Principal Planner, advised that this was a request for a 12-month extension to a previously approved Individual Development Approval for a project known as the Paladin, which is an adult senior living facility with restaurant and retail uses. She then gave a PowerPoint presentation, reviewing acreage, location, and a brief history of the previous approval; details were provided.

In terms of justification for the requested extension, Ms. Hoffmeister advised that, per the applicant, progress is being made to obtain approval from the City on specific conditions of approval that are

required prior to the issuance of a building permit. Specifically, the applicant submitted, but has not yet received, approval on the required Declaration of Covenants and Restrictions. In addition, an application for a tentative plat has also been submitted; final plat is required before issuance of a building permit. Lastly, Ms. Hoffmeister explained that the applicant has indicated that, due to the current market conditions, the scale of the project is being re-evaluated and a reduction in the bed- and unit-count is being reconsidered. Consequently, building plans cannot be finalized or submitted to the City for permitting at this time. Ms. Hoffmeister noted that this petition is only a request for a 12-month extension; no changes were being made to the site plan or conditions of approval.

Kara Cannizzaro, with the law firm of Siemon & Larsen, advised that she was available for questions.

Seeing no one else come forward to speak, the public hearing was closed.

Motion was made by vice Chairman Hager, seconded by Commissioner Haynie, to approve Resolution No. CRP-06-06EXT. Motion carried unanimously; Chairman Arts, Vice Chairman Hager, Commissioners Baronoff, Haynie and Whelchel voting yes.

PUBLIC REQUESTS:

No one came forward to speak.

REGULAR BUSINESS - PART II – RESOLUTIONS AND REGULAR PUBLIC HEARINGS:

There were no items for consideration.

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 had nothing to report at this time.

COMMISSIONERS' REPORTS:

Chairman Arts and Commissioners Haynie and Whelchel commented positively on today's tour of the Mizner Park Cultural Arts Center and joined in thanking those involved in conducting same.

ADJOURNMENT:

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

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 3:38 p.m., Monday, April 21, 2008.

M.J. Mike Arts, Chairman

ATTEST:

Sharma Hagerty, City Clerk