

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, FEBRUARY 25, 2008
*1:30 P.M.

*The Regular Meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Baronoff at approximately 2:23 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 (absent – excused)
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 February 12, 2008

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

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

1. DDRI IDA No. CRP-07-03

An Individual Development Approval of the City of Boca Raton Community Redevelopment Agency to allow for an expansion of the Children's Museum and to relocate the historic Raulerson House to the Children's Museum site; located at 498 Crawford Boulevard

The City Clerk administered the oath to those who indicated they wished to speak. Under ex parte disclosures, Chairman Baronoff and Commissioners Abrams and Whelchel indicated that they spoke with William Andrews.

Development Services Planner Daryl Johnson gave the PowerPoint presentation. Information related to acreage, zoning, land use designation, frontage, and vehicle access was reviewed. Mr. Johnson advised that the project included a time machine museum production studio expansion, a gift shop/admissions booth, and a trolley stop, in addition to relocation of the Raulerson House; details were provided. Since the Raulerson House is historically designated, review and issuance of a Certificate of Appropriateness (COA) from the Historic Preservation Board is required. Mr. Johnson also reviewed parking and then advised that the proposed expansion met, and furthered, the Design Guidelines established in Ordinance No. 4035. He concluded his presentation by stating that both the Community Appearance Board and the Planning & Zoning Board reviewed the proposal and recommended approval of same, as did staff.

Responding to the Agency, Mr. Johnson clarified that the trolley stop would have a stage attached to it in order to accommodate performances; it was not a trolley system. He then confirmed with members that

21 parking spaces were required and provided for this project; overflow parking would be accommodated at the skate park, located to the south of the site.

William Andrews, representing the Children's Museum, provided additional details as to this endeavor.

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

Motion was made by Commissioner Whelchel, seconded by Commissioner Abrams, to approve DDRI IDA No. CRP-07-03. Motion carried 4-0; Chairman Baronoff, Vice Chairman Arts, Commissioners Abrams and Whelchel voting yes.

2. DDRI IDA No. CRP-07-06

An Individual Development Approval of the City of Boca Raton Community Redevelopment Agency to allow modifications to an existing service station, located at 1 East Camino Real

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

Development Services Senior Planner Susan Lesser gave the PowerPoint presentation, advising that this was a request to convert an existing vehicle repair building with gasoline sales to a hand car wash with gasoline sales and a related internal waiting area with coffee sales for the Europa Camino Real station. The subject property's size, location, zoning, and land use designation were provided. The existing 1,751 square foot Mobil station, containing three automobile service bays and eight fueling stations, would be renovated to provide for a full-service hand car wash structure, located at the northeast corner. The hand car wash will consist of five canopied bays that will accommodate ten stalls. The building's interior would be renovated into a proposed new waiting area that would provide retail coffee sales to waiting car wash customers. The eight fueling stations would be upgraded and remain in the same location. Additional landscaping and interior and exterior lighting improvements were also proposed. Additional information related to a five-foot wide accessible route, building height, setbacks, open space requirements, vehicular access, and parking was provided. Ms. Lesser advised that a traffic study conducted by the project's traffic engineer, Kimley-Horn, determined that no increase in trip generation was anticipated. She noted that a concurrency analysis was not required as all projects within the DDRI are vested under a prior approval determination by Palm Beach County.

The Community Appearance Board (CAB) reviewed the project and recommended approval with conditions; the Planning & Zoning Board also reviewed same and recommended approval as well. In conclusion, staff recommended approval with the conditions listed in the IDA.

Responding to the Agency, Ms. Lesser outlined the CAB's conditions, which required additional landscaping to enhance the buffer on the east property line; additional architectural detail on gable ends of the existing structure; additional architectural detail or depth to the wall or archway at the western elevation; additional mass on the columns to provide more support for the canopy. She also confirmed with members that the repair bays would be removed and refitted for a coffee shop; no mechanical work would be done there.

Wendy Larsen, the attorney representing the petitioner, made herself available for questions.

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

Motion was made by Commissioner Whelchel, seconded by Vice Chairman Arts, to approve DDRI IDA No. CRP-07-06. Motion carried 4-0; Chairman Baronoff, Vice Chairman Arts, Commissioners Abrams 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:

The Commissioners had nothing to report at this time.

ADJOURNMENT:

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

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 2:45 p.m., Monday, February 25, 2008.

Peter R. Baronoff, Chairman

ATTEST:

Sharma Hagerty, City Clerk