

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, JANUARY 10, 2005
3:30 P.M.

The regular meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Susan Whelchel at approximately 3:30 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman Susan Whelchel
Vice Chairman Susan Haynie
Commissioner Steven L. Abrams
Commissioner Dave Freudenberg
Commissioner Bill Hager (absent – excused)

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 December 13, 2004

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

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

1. Resolution No. CRP-03-08R1

A resolution of the Boca Raton Community Redevelopment Agency providing for an extension to Individual Development Approval No. CRP-03-08 for a 345,722 square foot retail, office and residential building with an attached parking structure and a freestanding 10,593 square foot bank building located at 200 East Palmetto Park Road; providing for severability; providing for repealer; providing an effective date (CRP-03-08R1)

Chairman Whelchel advised that quasi-judicial procedures would govern this hearing. The City Clerk administered the oath to those who indicated they wished to speak; there were no ex-parte disclosures.

Mr. Camejo provided opening comments, saying that the petitioner was requesting a time extension; he also indicated that the petitioner would seek to implement a modification to the plan at a later date. The presentation was then turned over to Senior Planner Jennifer Simon, who explained that this was a request for a 12-month extension of the Individual Development Approval (IDA). Location and background information were provided regarding a prior approval, extension, and modification. The approved site plan was then reviewed in detail. Essentially, Phase I, the freestanding bank building, has been completed; however, a building permit has not been obtained for the remainder of the site because design options are currently being considered, bringing the project close enough to the expiration date that an extension is now required.

In conclusion, the petitioner was requesting a 12-month extension to the existing approval with no other changes in the plans or conditions. Staff recommended approval.

Responding to members, Ms. Simon explained that the future modification, previously mentioned by Mr. Camejo, would provide for conversion of office space to all residential. Levels 2 through 9 would be residential and parking would change somewhat. Overall, there would be fewer units since they would be larger. Ms. Simon confirmed with members that the proposed building would still be nine stories. Questions were tendered regarding the traffic impact of having more residential units. Ms. Simon advised that this information had not yet been submitted to staff; Mr. Ahnell stated that the traffic impact would be less for residential space as opposed to office space.

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

David Gillette, President of Boca Golf View Condominium Association, voiced concerns related to the current appearance of the construction area and urged the CRA to ask the applicant to upgrade the building and the grounds during the construction phase. Ms. Larsen advised that she would convey the concerns of the neighborhood to her client.

Motion was made by Commissioner Abrams, seconded by Vice Chairman Haynie, to adopt Resolution No. CRP-03-08R1. Motion carried 4-0; Chairman Whelchel, Vice Chairman Haynie, Commissioners Abrams and Freudenberg voting yes.

PUBLIC REQUESTS:

No one came forward to speak.

REGULAR BUSINESS - PART II - RESOLUTIONS:

2. Resolution No. 2004-11-CRA (Continued from the December 13, 2004 meeting)

A resolution of the Boca Raton Community Redevelopment Agency consenting to, and authorizing the execution of, the assignment of the lease with the International Museum of Cartoon Art, Inc.; authorizing the execution of an amended and restated lease agreement; authorizing the execution of any documents provided for or contemplated by the assignment and/or the amended and restated lease; providing for severability; providing for repealer; providing an effective date

Mr. Camejo referred to a memo distributed to members at this time and explained that documents were still being finalized with respect to the transaction. He advised that staff would like to open the public hearing and continue it to the next CRA meeting.

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

Motion was made by Commissioner Abrams, seconded by Vice Chairman Haynie, to continue the public hearing to the CRA meeting of January 24, 2005. Motion carried 4-0 on a voice vote; Chairman Whelchel, Vice Chairman Haynie, Commissioners Abrams and Freudenberg voting yes.

QUASI-JUDICIAL PUBLIC HEARING – APPEAL OF BOARD DECISION:

There were no items for consideration.

OTHER BUSINESS:

There were no items for consideration.

DIRECTOR'S REPORT:

The Director had nothing to report at this time.

ATTORNEY'S REPORT:

The Attorney had nothing to report at this time.

COMMISSIONERS' REPORTS:

Vice Chairman Haynie thanked staff for installing bus benches on Camino Real between Federal Highway and Dixie Highway, saying they have already been put to good use.

Commissioner Abrams commented on construction taking place at Royal Palm Plaza and questioned what was being built there. Mr. Camejo explained that a significant base for a statue of Addison Mizner was being constructed; this statue would be approximately 70 feet tall. Responding to members, Mr. Camejo stated that this is a renovation proposal, which would go only to the Community Appearance Board (CAB) for review of aesthetics, as there is no assignment of development rights. He then provided details to members as requested and stated that the project had already been approved by the CAB. Members requested a copy of the approval. In response to members' questions, Mr. Camejo advised that criteria established in the development order, including size, was used when reviewing the project.

ADJOURNMENT:

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

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 3:47 p.m., Monday, January 10, 2005.

Susan Whelchel, Chairman

ATTEST:

Sharma Carannante, City Clerk