

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, AUGUST 7, 2006
*1:30 P.M.

*The Regular Meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Baronoff at approximately 2:08 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman Peter R. Baronoff
Vice Chairman M.J. Mike Arts
Commissioner Steven L. Abrams (Absent - excused)
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

AMENDMENTS TO THE AGENDA:

There were no amendments to the agenda.

MINUTES:

Minutes of the Regular Meeting of July 24, 2006

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

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

1. DDRI IDA No. CRP-05-06

An Individual Development Approval of the City of Boca Raton Community Redevelopment Agency to allow a financial institution with drive-through lanes for the property generally located at 1001 SW 2nd Avenue

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

Development Services Senior Planner Jim Bell gave the PowerPoint presentation. He advised that the proposed one-story, 3,386 square foot financial institution, known as Commerce Bank, would be located in the Walgreens/Camino Gardens Commercial Center. He added that the shopping center contained split zoning designations. Commerce Bank and most of the parking for the shopping center is situated within a downtown zoning district; however, Walgreens and the other retail and restaurant uses reside within B-2 zoning. Details regarding surrounding properties and roads, acreage, zoning, and land use designation were reviewed, as was the site plan. Mr. Bell explained that the open space requirements were exceeded and the design was consistent with pedestrian orientation; examples were provided. Access, parking, trip generations, and building elevations were touched on as well.

The Community Appearance Board (CAB) reviewed this project and unanimously recommended approval with the following four conditions: 1) additional landscaping and an espalier will be provided, 2) the

building plans must include all finishes and colors, 3) the roof must be barrel tile, and 4) all signage is subject to CAB approval. They also recommended that the decorative banding and smooth stucco surface should be made of precast or a textured stone finish, not foam.

The Planning and Zoning Board reviewed this proposal as well and recommended approval with the conditions set forward by staff. They also added a new condition, which would provide a location on site for a dumpster and a dumpster enclosure. In addition, the Board prepared an advisory memo asking that staff and the applicant re-examine the pedestrian walkway leading from SW 2nd Avenue to the building in front of the drive-through lanes. Following review of same, a new condition to the IDA to address the walkway's safety is proposed that reads as follows: *7.s) Plans shall be amended to indicate that the pedestrian walkway shown in front of the drive through lanes be raised and constructed of paver block material.*

Mr. Bell concluded his presentation, advising that staff recommended approval of the IDA subject to conditions and then answered questions from Agency members.

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-05-06, as revised. Motion carried 4-0; Chairman Baronoff, Vice Chairman Arts, Commissioners Hager 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:

Pedestrian Spine

Chairman Baronoff referred to the proposed pedestrian spine, advising that upon completion of the appraisals, a presentation would be forthcoming to the CRA with an opportunity for affected property owners and any other interested parties to be heard; at that time, Agency members should be prepared to share their vision of the downtown. Chairman Baronoff also suggested that the CRA agenda be cleared for that meeting to reflect only the pedestrian spine, as many people were interested in discussing same.

Responding to questions from Chairman Baronoff, Mr. Ahnell explained that the appraisals should be completed in approximately 30 to 45 days. He added that the City needed to determine whether the appraisals remain exempt for a period of time, regardless of whether or not discussions take place with property owners. He then confirmed that the \$30 million set aside in the budget was allocated to pay for the appraisals and for property acquisition and improvements, based on estimated calculations. Chairman Baronoff clarified that the dollars would be expended to acquire property for the public access area only - not development.

Agency members provided additional commentary related to identification of operative issues and supporting research, which should be placed on the agenda when the pedestrian spine is discussed, as well as the proposed direction and shape of the spine. Mr. Ahnell advised that the City was looking at the area south of Mizner Park and approximately 150 feet in width; anything outside of that width would not be appraised. In final comments, Chairman Baronoff advised that affected property owners met approximately one week ago; they were expected to make individual appointments through City staff to meet with each Commissioner. In addition, the Boca Raton Historical Society would be stating their opinions on this matter as well.

Festival of the Arts Boca

Chairman Baronoff referred to the festival, stating that the community response has been overwhelming. A committee is being formed; the artists have been booked, and there's a plan to unveil a covered area in the Centre of the Arts at the amphitheatre near the middle of September that events might move forward even in the event of rain.

Branding

Chairman Baronoff advised that he would forward emails he has received to the City Manager from people submitting ideas related to branding. He noted that some agencies have submitted ideas on a pro bono basis.

Mizner Park Bookstore

Commissioner Whelchel referred to the bookstore that will be opening in Mizner Park, stating that everyone is excited and looking forward to it; she cautioned against letting anything slow down that process.

Wildflower Restaurant

Commissioner Whelchel asked the City Manager for a status report on same. Mr. Ahnell clarified that the property, located at the intersection of Palmetto Park Road and the Intracoastal, is not within the downtown district. The City is currently conducting appraisals of that property, which should be completed toward the end of August.

ADJOURNMENT:

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

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 2:30 p.m., Monday, August 7, 2006.

Peter R. Baronoff, Chairman

ATTEST:

Sharma Carannante, City Clerk