

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, FEBRUARY 11, 2008
*1:30 P.M.

*The Regular Meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Baronoff at approximately 4:10 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:

The City Manager advised that Item No. 3 should be deleted from the agenda; there were no objections.

MINUTES:

Minutes of the Regular Meeting of January 22, 2008

Motion was made by Commissioner Abrams, 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-03-02R2

An amendment to an Individual Development Approval of the City of Boca Raton Community Redevelopment Agency amending the Individual Development Approval CRP-03-02 to permit the deletion of Condition 11(B), which requires a parking plan between the subject property and Old Town Hall, for Old Town Tavern located at 10 East Boca Raton Road

The City Clerk administered the oath to those who indicated they wished to speak. Under ex parte disclosures, Commissioner Whelchel advised that she spoke with Mary Csar and Peter McAllister; Commissioner Abrams indicated that he listened to a voice mail from Mary Csar.

Development Services Principal Planner Jennifer Simon gave the PowerPoint presentation. A brief history of the original IDA (Individual Development Approval) was provided. Ms. Simon advised that Old Town Tavern has been operating since last year with parking provided off-site within two separate parking structures at the buildings located at 1 North Federal Highway and 101 North Federal Highway via a shared parking agreement; details related to peak parking demand among these uses were then reviewed. Ms. Simon explained that the applicant sought to eliminate a condition in the original IDA calling for a parking plan between Old Town Tavern and Old Town Hall that would require excess parking spaces be provided at Old Town Hall to serve the restaurant, among other requirements, should parking problems arise at the subject property; these other requirements were then delineated. Staff supported deletion of the condition, as the required amount of parking to service the restaurant is provided. In addition, there have been no code violations resulting from lack of adequate parking. Lastly, the

petitioner advised that attempts to develop a parking plan with Old Town Hall have not been successful. Ms. Simon concluded her presentation by advising that staff recommended approval. The City Manager responded to the CRA regarding the proposed parking plan, indicating that despite multiple meetings and discussions, the economics and availability of parking did not work out, and the parties went their separate ways.

Wendy Larsen, representing the petitioner, commented that the restaurant had been open for some time and had demonstrated that parking is adequate in the adjacent parking decks; therefore, no need existed for a shared parking agreement with Old Town Hall. She added that the petitioner was currently working on a valet parking plan and advised that, should the Boca Raton Historical Society wish to comment on that plan in the future, accommodation would be made.

Mary Csar, Executive Director of the Boca Raton Historical Society, indicated that they had no problem deleting the requirement for a parking agreement. However, she voiced concern over the second part of the condition wherein the City affords protection should their lot be used or overused by people who are not patrons of the historical society. Citing increased growth and more traffic coming to the museum, Ms. Csar stated the desire that parking for the museum be protected. Responding to Chairman Baronoff, Mr. Ahnell confirmed that it is the responsibility of Code Enforcement to ensure that all parties adhere to legal parking. It was also noted that should violations occur, it is incumbent upon the respective property owners to report same that the City could act as necessary. Responding to the Agency, Mr. Ahnell advised that the City leases the parking lot to the historical society and they control it. He then provided additional information to members as requested.

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

Motion was made by Commissioner Abrams, seconded by Vice Chairman Arts, to approve DDRI IDA No. CRP-03-02R2. Motion carried 4-0; Chairman Baronoff, Vice Chairman Arts, Commissioners Abrams and Whelchel voting yes.

2. Resolution No. 2008-01-CRA

A resolution of the Boca Raton Community Redevelopment Agency repealing Resolution 2006-04-CRA and authorizing the Executive Director to file a Notice of Proposed Change to the Boca Raton Downtown Development of Regional Impact with the Treasure Coast Regional Planning Council; providing for severability; providing for repealer; providing an effective date

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

Development Services Director Jorge Camejo gave the PowerPoint presentation, advising that several things have occurred since the original authorization, specifically, 1) furtherance of the Downtown Master Plan Update, which might establish further refinement of the downtown design and guidelines, and 2) significant progress on the Multi-Modal Transportation District initiative. He stated that this resolution would provide for a much more narrowly-focused NOPC (Notice of Proposed Change), which would address specific considerations to allow the downtown to proceed without being impeded by certain traffic conditions originally imposed. Mr. Camejo concluded his comments by recommending approval.

John Corbett, an attorney with Corbett and White, who was also retained by the City as the project manager and advisor regarding this issue, confirmed with the Agency that he was in agreement with the recommendation.

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 Resolution No. 2008-01-CRA. Motion carried 4-0; Chairman Baronoff, Vice Chairman Arts, Commissioners Abrams and Whelchel voting yes.

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

There were no items for consideration.

PUBLIC REQUESTS:

No one came forward to speak.

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:

The Commissioners had nothing to report at this time.

ADJOURNMENT:

Motion was made by Commissioner Whelchel, seconded by Chairman Baronoff, 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 4:30 p.m., Monday, February 11, 2008.

Peter R. Baronoff, Chairman

ATTEST:

Sharma Hagerty, City Clerk