

MINUTES OF THE REGULAR WORKSHOP MEETING
CITY COUNCIL
BOCA RATON, FLORIDA
MONDAY, SEPTEMBER 22, 2008
1:30 PM

The Workshop Meeting of the City Council of the City of Boca Raton, Florida was called to order by Mayor Susan Whelchel at 1:30 p.m.

ATTENDING THE MEETING WERE:

Mayor Susan Whelchel
Deputy Mayor Peter R. Baronoff
Council Member M. J. Mike Arts
Council Member Bill Hager (absent – excused)
Council Member Susan Haynie

Also attending the meeting were:

City Manager Leif J. Ahnell
City Attorney Diana Grub Frieser
City Clerk Sharma Hagerty

PROCLAMATION:

National Breast Cancer Awareness Month – October 2008

Mayor Whelchel and Deputy Mayor Baronoff gave the proclamation to four of the six authors of the book, “Just a Lump in the Road...Reflections of young breast cancer survivors.”

1. BOARD INTERVIEWS:

There were no positions advertised.

2. PUBLIC REQUESTS:

Lenore Wachtel spoke in support of Parks and Recreation employees who, she heard, may have their hours reduced as a cost savings measure. Ms. Wachtel also made several suggestions for cutting costs, such as sending emergency response vehicles to “minor” incidents instead of fire engines, retaining City vehicles for longer periods of time, and using natural gas to fuel vehicles.

John Stetz advocated construction of windfarm generators as opposed to a skating rink. He then opined that “No Parking” signs should be installed on the NW 4th Diagonal.

3. REVIEW OF REGULAR AGENDA ITEMS:

a. Questions relating to the agenda.

(Consent Agenda Item No. 3.e.1. – Diesel and Unleaded Fuel) Council Member Haynie questioned how this price compared with the price the City could obtain prior to when the item was bid out. Mr. Ahnell explained that the City stopped bidding out this item since the hurricanes of 2004 and 2005, advising that the City was unable, at that time, to obtain fuel from the private vendors who had been awarded the bids. Therefore, in order to ensure a continuous fuel supply during emergencies, the City entered into contracts with BP Oil and Amerada Hess. Mr. Ahnell noted that the price paid to these entities is lower than the price previously paid to the private vendors.

b. Resolution No. 93-2008 (*Regular Agenda Item No. 4*), which considers Conditional Use Approval and approval of a new Master Plan for Boca Raton Community Church and Christian School located at 470 Northwest 4th Avenue.

Development Services Principal Planner Jennifer Hofmeister gave the PowerPoint presentation, stating that this was a request for a new Master Plan approval, a right-of-way abandonment for a portion of NW 4th Street extending through the Boca Christian School campus from NW 3rd Court to Crawford

Boulevard, and an easement abandonment. The site, which is approximately 22 acres, is bifurcated by NW 4th Avenue with the church uses located to the west of 4th Avenue and the school uses located east of 4th Avenue. Information on zoning and land use designations was provided, as was background information related to the original master plan, which was approved in 1979.

The new Master Plan incorporates Boca Raton Community Church and Christian School into one plan and involves relocating the high school to the main campus and arranging that the church and pre-school facilities will be located on the west side of NW 4th Avenue; all school related uses will be located on the east side, including kindergarten through high school. Also included in the petition is the following: 1) 54,900 square feet of additional church uses, 2) two new school classroom buildings, 3) a three-story classroom building, 4) one- and two-story additions to the existing school (in order to accommodate an increased total student enrollment of up to 950), 5) a new pre-school to be located along a new sanctuary center, proposed next to the church on the west side of 4th Avenue, 6) the elimination of the First Care Center, 7) a new multi-purpose recreational field with 70- and 80-foot tall light structures, 8) a new 60-foot school tower, 9) a new softball field and new tennis courts, and 10) relocated basketball courts and pool. Other improvements include closing three of the existing entryways, updating walkways, expanding the grass play area and other open areas.

A right-of-way abandonment is proposed for a portion of 4th Street, between Crawford Boulevard and NW 3rd Court, to provide a safer pickup and drop-off vehicle circulation pattern. If approved, the abandonment will also be incorporated into an area proposed for a new softball field. Ms. Hofmeister advised that all City departments and all franchised utilities were contacted; they all support the abandonment. However, the City is retaining a utility easement over the entire area of abandonment. In addition, the Development Services Department has conditioned the approval upon obtaining a Unity of Title to join the abandonment area with the remainder of the school property. Last of all, an easement abandonment has been requested to eliminate the remaining segment of a previously abandoned public utility easement that would interfere with the proposed site plan. Staff supported this last easement abandonment with no conditions imposed.

Ms. Hofmeister explained that two phases of development were proposed. Phase I was reviewed by the Planning & Zoning Board (P&Z) and is comprised of modifications to the uses on the east side of NW 4th Avenue associated with the school; details were provided. Attention then turned to technical deviations related to driveway dimensions and reservoir lengths, which were also reviewed by P&Z. It was noted that the City's traffic engineer supported the technical deviations since the school would limit access to these driveways. However, staff required a management plan for pickup and drop-off of students; a copy of same was included in the package before Council.

Attention turned to the drop-off and pickup points for students, two of which are proposed for Phase I. It was noted that Phase II of the plan would eliminate one of the drop-off and pickup points; details were provided. Ms. Hofmeister then spoke to parking, advising that it was calculated on the highest demand - in this case, the sanctuary center - resulting in a required 521 spaces based on a non-concurrent parking arrangement. Information regarding trip generations and four conditions related to sound and lighting impacts were then addressed. Ms. Hofmeister noted that these conditions were included in the resolution.

The Planning & Zoning Board reviewed the petition in September 2008 and recommended approval with the conditions provided. In conclusion, staff recommended approval as well.

Council questioned the elimination of one drop-off and pickup point in Phase II and how that would affect traffic; the City's Traffic Engineer would respond tomorrow night. Ms. Hofmeister then answered questions related to the need for the proposed abandonment, noise levels, the height of the lighting poles, and parking on the west side of the site in connection with student drop-off and pickup, as well as special events; it was suggested that a parking management plan be implemented, directing people to available parking for the school and special events. Information requested for tomorrow night included locations of amenities or fields that have lights and amplifiers within the same proximity to these affected neighborhoods; a comparison of what Boca Christian was proposing vs. what was approved for Pine Crest; the distance from the edge of the property line on NW 4th Diagonal to the residential community as compared with Pine Crest; the possibility of adding a condition to limit the use of the athletic fields to Boca

Christian students or games; and traffic counts for Palmetto Park Road and NW 4th Avenue in the vicinity of NW 3rd Court and NW 4th Street.

- c. Resolution No. 117-2008 (*Regular Agenda Item No. 15*), which would adopt an amended and restated Boca Raton Municipal Facilities and Services User Fee Schedule.

City Treasurer Carol Himes Hannigan gave the PowerPoint presentation, explaining that the new User Fee Schedule would take effect October 1, 2008. She explained that user fees are paid by anyone who uses services provided by the City and is an additional source of revenue outside of property taxes. She then reviewed departmental changes proposed for fees, both new and increased, touching on Development Services, Police Services, Fire/Rescue, Recreation Services, and Utility Services; details were provided. Ms. Hannigan noted that, regarding Utility Services, in addition to the annual CPI increase of 5.8% this year, a separate resolution would come before Council tomorrow night for a 2% electric surcharge. She then concluded her presentation and answered questions from Council related to the reduction in fees for golf courses, which was instituted to maintain revenue and competitiveness; Recreation Services impact fees; Spanish River library fees; Development Services fees for emergency mitigation retrofit and repairs, which related to repair or replacement of hurricane shutters and the like, and valet parking plan review. Council Member Arts objected to the Parks and Recreation impact fees, opining that they were too high.

Mayor Whelchel suggested that hours of operation for City facilities, such as the library, might be reduced instead of raising fees. Mr. Ahnell explained that the fee increases are generally related to the use of the facility, such as rental of meeting rooms in the Community Center or the outdoor terrace for weddings, parties, or conferences. Responding to additional queries from Council, the City Manager advised that staff studied competing facilities in the area to ensure that the City's rates are competitive.

Staff was then requested to provide information tomorrow night regarding: 1) the billing process for false alarms, and 2) the wide variance in fees charged by Development Services, related to special cases and appeals to Council.

4. FUTURE AGENDA MATTERS/ITEMS OF COUNCIL/PUBLIC CONCERN:

There were no items for consideration.

5. CITY MANAGER REPORTS:

The City Manager had nothing to report at this time.

6. CITY ATTORNEY REPORTS:

The City Attorney had nothing to report at this time.

7. MAYOR AND COUNCIL MEMBER REQUESTS AND REPORTS:

Neither the Mayor nor Council had any reports at this time.

The regular workshop meeting of the City Council of the City of Boca Raton, Florida, adjourned at approximately 2:22 p.m. on Monday, September 22, 2008.

Vanessa Hines, Assistant City Clerk