

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, MAY 26, 2009
*1:30 P.M.

*The Regular Meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Scott at approximately 5:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman Constance Scott
Vice Chairman Anthony Majhess
Commissioner Susan Haynie
Commissioner Michael Mullaugh
Commissioner Susan Whelchel

Also attending the meeting were:

Boca Raton City Manager Leif J. Ahnell, Agency Director
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 April 27, 2009

Motion was made by Commissioner Whelchel, seconded by Commissioner Haynie, to approve the minutes as presented. Motion carried unanimously on a voice vote. Chairman Scott, Vice Chairman Majhess, Commissioners Haynie, Mullaugh, and Whelchel voting yes.

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

There were no items for consideration.

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:

1. 2009 Annual Report to Downtown Property Owners

Special Projects Director Robert George gave the PowerPoint presentation, advising that this report could be downloaded from the City's website. He explained the purpose of the report, which was to provide information regarding downtown redevelopment, as well as the status of the amended Downtown

Development of Regional Impact (DDRI) Development Order (DO). Mr. George then gave an update as to the actions taken by the CRA over the last 12 months. Specifically, three Individual Development Approvals (IDAs) were adopted; descriptions and locations of those IDAs were provided. It was noted that no building permits were issued last year. However, three Certificates of Occupancy were issued for 465 East Palmetto Park Road, the Mizner Park Cultural Arts Association, and 200 East; descriptions and locations of those projects were reviewed as well. There followed a list of 12 projects that have been approved by the CRA but not yet built. At this time, the City Manager commented that approvals for most of these projects would expire within the next year. Mr. George explained that development rights would still exist for the property owners, who would then need to bring forward new projects and again obtain CRA approval. Additional information was provided regarding Multi-Modal Transportation, the Downtown Master Plan update, recommended framework for the downtown, and Transportation Demand Management (TDM). Mr. George then focused on the Development Order (DO), itself, reviewing the status of the downtown in terms of office equivalency; maps of the downtown and information on its subareas followed. Attention was also given to two amendments to the DO, which were approved this year, specifically, Ordinance Nos. 5049 and 5052. The status of infrastructure improvements in the downtown was then reviewed, as were those items that staff hoped to accomplish over the next 12 months. In summary, Mr. George advised that development had slowed in the downtown; only 15.8% of development under the DO remained to be approved; and the Agency continued to be in compliance with the DO requirements. Furthermore, as part of the development and further implementation of the Downtown Master Plan Update, ample opportunity would be provided for public and stakeholder participation; and active participation in this process was encouraged. Details were provided on all the above.

2. Discussion of Objectives for the June 8, 2009 UDA (Urban Design Associates) presentation

Mr. Ahnell advised that Eric Osth, a principal with UDA, would come before the CRA on June 8, 2009; in order that he might prepare, Mr. Osth had asked whether there was anything specific the Agency wished to cover. In general, Agency members asked that the following topics be reviewed: 1) crosswalks in the downtown, 2) a design for the pedestrian spine, 3) evaluation of redevelopment on East Palmetto Park Road with emphasis on pedestrian concepts, 4) incorporation of the Wildflower waterfront, and 5) inclusion of incentives to motivate property owners to build. Vice Chairman Majhess distributed copies of his proposed objectives, which included clarification as to the evolution of the Master Plan Update, the Interim Design Guidelines, and the Final Plan Update. He also wished to review the proposed 140-foot building height and the requirement of 25% open space in connection with building heights. Lastly, Mr. Majhess advocated a separate workshop, or public charrette, with UDA and the CRA, wherein the most recent information and updates related to the Final Plan Update would be presented by UDA.

Mr. Ahnell indicated that a time certain could be scheduled for a UDA Workshop. If necessary, the Council Workshop could be recessed in order to conduct the UDA Workshop; upon conclusion of the UDA Workshop, the Council Workshop could then proceed. There followed discussion as to where and when the UDA Workshop should be held. Agency members generally agreed that, since the cameras are located in the Chamber and this was the room in which the CRA regularly meets, the UDA Workshop would be held here. Chairman Scott suggested that the meeting could be advertised on Channel 20 and in the newspapers to make more people aware of same.

At this time, Chairman Scott made one last suggestion as to a topic that UDA might cover; specifically, she asked that UDA research possible downtown library locations and how that might fit into the overall downtown design.

ATTORNEY'S REPORT:

The City Attorney had nothing to report at this time.

COMMISSIONERS' REPORTS:

Commissioner Whelchel expressed appreciation for having UDA come before the CRA in June and voiced support for the additional noticing and advertising in regard to the UDA Workshop.

ADJOURNMENT:

Motion was made by Commissioner Whelchel, seconded by Commissioner Haynie to adjourn the meeting. Motion carried unanimously on a voice vote; Chairman Scott, Vice Chairman Majhess, Commissioners Haynie, Mullaugh and Whelchel voting yes.

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 5:50 p.m., Tuesday, May 26, 2009.

Constance Scott, Chairman

ATTEST:

Sharma Hagerty, City Clerk