

**PLANNING AND ZONING BOARD
THE CITY OF BOCA RATON
201 W PALMETTO PARK RD
COUNCIL CHAMBER, 6:30PM
THURSDAY, FEBRUARY 9, 2012**

CALL TO ORDER: Fairman, Johnson, Coffin, Koen, Sevell, Utrecht, MacLaren

APPROVALS:

MINUTES:	January 5, 2012
CORRESPONDENCE:	
SWEARING IN FOR QUASI-JUDICIAL HEARING:	

UNFINISHED BUSINESS:

SPA-02-27R1 11-97500015	Johnson, Daryl	A Resolution of the Planning and Zoning Board of the City of Boca Raton considering a request to amend and restate the previously approved site plan (SPA-02-27), Resolution No. 03-01, to allow for 33% of the project to have general/professional office space for 750 Park of Commerce , located at 750 Park of Commerce Drive. Petitioner: Slattery & Associates, Inc., on behalf of 750 Park of Commerce Drive, LLC (RESOLUTION BY PLANNING AND ZONING BOARD)
----------------------------	-------------------	---

NEW BUSINESS:

PUBLIC HEARINGS:

AM-12-01 12-92500001	Bell, Jim	An Ordinance of the City of Boca Raton amending Section 28-1556 (3), Code of Ordinances, to affirm the Palm Beach County Coastal Construction Control Line adopted August 22, 1997 by the Florida Department of Environmental Protection for purposes of governing the regulation of construction within the coastal construction setback. Petitioner: City of Boca Raton (RECOMMENDATION TO CITY COUNCIL)
SC-11-09 11-30000007	Bell, Jim	An Ordinance of The City of Boca Raton amending the Boca Raton Downtown Development of Regional Impact (DDRI) Development Order by modifying downtown quality development regulations regarding location criteria for applications for Downtown Quality Projects and modifying applicability of Bulk Regulations (height, setbacks, and parking garages) to applications for certain Downtown Quality Projects; affirming that the amendments do not require a filing of a Notice of Proposed Change pursuant to Section 380.06(19)(e)2.i., Florida Statutes. Petitioner: Siemon & Larsen, P.A., on behalf of Fifth Third Bank (RECOMMENDATION TO CITY COUNCIL)
CRP-11-02 11-97500021	Bell, Jim	A Resolution of the City of Boca Raton Community Redevelopment Agency considering an Individual Development Approval with a Transfer of Authorized Development between Subareas for a 680,120 square foot mixed-use development located in Subarea C of the Downtown, including a conversion of uses; consisting of 13,448 square feet of retail uses and 389 residential units for a total of 202,107 square feet of office equivalent development; with

**PLANNING AND ZONING BOARD MEETING
FEBRUARY 9, 2012**

		<p>technical deviations from Chapter 23 related to driveway design for egress lanes, turn lane requirements, off-street vehicular circulation, and a reduction in storage length for a gated residential development; with technical deviations from Chapter 28 related to parking design to allow reduced parking aisle widths, increased parking garage slopes, and an increased parking garage functional analysis egress rate with a technical deviation from the Downtown Development of Regional Impact Development Order to allow a reduction in parking. The maximum height of the building on the site is 100 feet.</p> <p>The Transfer of Authorized Development proposed would transfer 41,250 square feet (office use) and 25,296 square feet (institutional use) from Subarea A to Subarea C and 20,000 square feet of Office from Subarea D to Subarea C and 15,416 square feet of Office from Subarea G to Subarea C, as identified in the Downtown Development Order.</p> <p>Should the proposed Individual Development Approval and Transfer of Authorized Development be approved approximately 249,160 square feet of Office Equivalent Development will remain in Subarea A, approximately 149,827 square feet of Office Equivalent Development will remain in Subarea D, approximately 223,013 square feet of Office Equivalent Development will remain in Subarea G and approximately 8,902 square feet of Office Equivalent Development in Subarea C.</p> <p>The proposed development, Archstone Palmetto Park, is on a 5.778 acre site generally located at 349-425 East Palmetto Park Road and 300-436 East Boca Raton Road.</p> <p>Petitioner: Siemon & Larsen, P.A., on behalf of Fifth Third Bank (RECOMMENDATION TO COMMUNITY REDEVELOPMENT AGENCY)</p>
--	--	---

SITE PLAN APPROVALS:

- BOARD OF ADJUSTMENT REVIEW:
- WORKSHOPS:
- DIRECTOR'S REPORT:
- COMMITTEE'S REPORT:
- CHAIRMAN'S REPORT:
- MEMBER'S REPORT:
- ADJOURNMENT

NOTICE: If any decision of the Planning & Zoning Board affects you and you decide to appeal any decision made at this meeting with respect to any matter considered, you will need a record of the proceedings and, for such purposes, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above NOTICE is required by State law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript.)

NOTICE: Any person who acts as a lobbyist pursuant to City Code, Article V. Code of Ethics, Division 2, Lobbyist Registration, must register with the City Clerk prior to engaging in lobbying activities before City staff, boards, committees and / or the City Council, or any member thereof. Separate registration is required for each principal / client represented and each City matter. All registrations expire on December 31st of each calendar year and new registration is required. Persons not already registered, may register at this meeting by obtaining a form from the board liaison or board clerk.

Quasi-Judicial Public Hearing Procedures
Planning & Zoning Board

1. Any hearing listed on the agenda as a quasi-judicial public hearing will be conducted pursuant to these rules. This means that the Board is required by law to base its decision on the evidence contained in the record of this proceeding, which consists of the testimony at the hearing and on the materials which are in the official City file on this application at the end of the hearing.
2. At the beginning of the hearing, the members of the Board will announce for the record any "ex parte" contacts not previously disclosed in writing and included in the official City file. The name of the person with whom the contact occurred and the subject matter of the discussion will be disclosed.
3. The Board Secretary will administer an oath to all persons who intend to testify at this hearing. Each applicant shall disclose any consideration provided or committed directly, or on its behalf, for an agreement to support, or withhold objection to, the requested relief or action.
4. The City staff will make an initial presentation. The Chairman shall then establish the length of the petitioner's presentation pursuant to Resolution No. 139-2001. The petitioner will then make a presentation. During the staff and petitioner's presentation, only the members of the Board are permitted to ask questions.
5. After the petitioner's presentation, all other parties who are present to testify and/or provide written or other evidence for inclusion in the record will be permitted to do so. During this time, only the members of the Board are permitted to ask questions.
6. After the staff, the petitioner and other interested parties have made their presentations, persons will be permitted to cross-examine participants in the hearing, including the staff and the petitioner, in order of their appearance at the hearing. Anyone who testifies at the hearing should remain until the conclusion of the hearing in order to be able to respond to any questions.
7. After the questions have been asked and answered, the petitioner shall be provided with an opportunity for a brief rebuttal and summary.
8. The Chairperson will then declare the public hearing closed, and a motion will be made regarding the matter. The Board will then proceed to discuss the matter and vote on the matter.