

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, AUGUST 26, 2002
4:30 P.M.

The regular meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Dave Freudenberg at 4:30 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman Dave Freudenberg
Vice-Chairman Susan Haynie
Commissioner Steven L. Abrams (left the meeting at approximately 5:00 p.m.)
Commissioner Bill Hager
Commissioner Carol Hanson

Also attending the meeting were:

City Manager Leif J. Ahnell
City Attorney Diana Grub Frieser
Executive Director Jorge Camejo
City Clerk Sharma Carannante

AMENDMENTS TO THE AGENDA:

There were no amendments to the agenda.

MINUTES:

Minutes of the Regular Meeting of July 22, 2002.
Minutes of the Special Meeting of August 14, 2002

Motion was made by Commissioner Abrams, seconded by Vice-Chairman Haynie, to approve the minutes of July 22, 2002, as revised (correcting the name of the Director of the Boca Ballet), and the minutes of August 14, 2002 as presented. Motion carried unanimously on a voice vote; Chairman Freudenberg, Vice-Chairman Haynie, Commissioners Abrams, Hager and Hanson voting yes.

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

1. DDRI IDA No. CRP-02-02 (Continued from July 22, 2002)

An Individual Development Approval of the City of Boca Raton Community Redevelopment Agency granting the petition of Derek Vander Ploeg for Individual Development Approval and technical deviation from the City's engineering design standards for driveway and parking design to develop a 10,771 square foot retail and office building at 197 South Federal Highway

The City Attorney reviewed the quasi-judicial procedures that would govern the public hearing. The City Clerk administered the oath to those who indicated they wished to speak on the petition.

The Executive Director made opening comments and then introduced Senior Planner Jennifer Simon who gave the PowerPoint presentation. Ms. Simon noted that CRP-02-02 was continued from the last meeting to allow the petitioner to submit a revised site plan that would eliminate concerns expressed by the Members. The revised site plan provides for two turn-around spaces and increased parking-aisle width in the open parking garage and in the parking area accessed by the public alleyway. The modifications reduce the total building size by 339 square feet. Ms. Simon then summarized the four

technical deviations that would still be required. She closed by stating that staff recommends approval of the revised site plan.

Derek Vander Ploeg, project architect, briefly commented. Paul Geller, property owner, requested approval, stating that the building is to house his law firm.

Motion was made by Vice-Chairman Haynie, seconded by Commissioner Hager, to approve CRP-02-02, as revised. Motion carried unanimously; Chairman Freudenberg, Vice-Chairman Haynie, Commissioners Abrams, Hager and Hanson voting yes.

PUBLIC REQUESTS:

Lenore Wachtel commented on the International Museum of Cartoon Art property and appealed to the Board to maintain a cultural use at the site. She was in favor of the recent proposal by County Commissioner Mary McCarty.

David Ross, representing the Mizner Hotel Group that has submitted a proposal for redevelopment of the Museum site, reiterated his group's intention to include a cultural component. He requested a further continuance of consideration of their submittal, noting they are offering a viable alternative should the County bond referendum not pass in November.

Carl Jacobs first commented on the elevated manhole covers on Second Street. Mr. Jacobs spoke in support of the Mizner Hotel Group's proposal, opining that a commercial and cultural mix is essential for the viability of that end of Mizner Park.

REGULAR BUSINESS - PART II - RESOLUTIONS:

There were no resolutions to consider.

REGULAR BUSINESS - PART III - CONSENT AGENDA:

There was no business to consider.

OTHER BUSINESS:

2. Downtown Traffic Study Presentation – Kimley-Horn

Joe Pollock, from Kimley-Horn, gave a detailed PowerPoint presentation, reviewing the methodology and data that were used in the traffic analysis. That analysis resulted in Kimley-Horn's finding that it is unlikely that the CRA/City can eliminate the costly improvements at Dixie Highway and Camino Real without creating a downtown traffic exception area, without creating a traffic management area, without implementing a CRALLS, and without identifying mass transit improvements.

The Executive Director suggested that a task force might be created to evaluate options and make recommendations to the Board. Discussion occurred regarding a task force approach.

Motion was made by Commissioner Hager, seconded by Chairman Freudenberg, to direct the City Manager, in conjunction with the CRA Director, to return with a task force approach with appropriate options consistent with the discussion that occurred here today. Motion carried on a 3-1 vote; Chairman Freudenberg, Vice-Chairman Haynie and Commissioner Hager voting yes. Commissioner Hanson voted no.

3. Workshop Presentation regarding the 2002/03 Budget

The Executive Director presented the proposed CRA budget for FY 2002/03. Office of Management and Budget Director Linda Davidson provided details related to the Mizner Park bond funds, i.e. the Lease Revenue Fund, the Mizner Park Revenue Fund, and the Sinking Fund, all of which are related to the debt service on the Mizner Park Bonds and the tax increment and land lease revenues that come in to Mizner Park. Ms. Davidson distributed three schedules and provided a brief overview of each. Those schedules

contained information related to cost of services provided to the CRA, outstanding debt service, and combined debt service. A public hearing will be held on September 23, 2002, prior to adoption of the proposed budget.

DIRECTOR'S REPORT:

4. RFI - Mizner Park

Mr. Camejo advised there was no new information to present.

Motion was made by Vice-Chairman Haynie, seconded by Commissioner Hager, to defer consideration of the RFI until the first meeting in November 2002. Motion carried 4-0 on a voice vote; Chairman Freudenberg, Vice-Chairman Haynie, Commissioners Hager and Hanson voting yes.

ATTORNEY'S REPORT:

The City Attorney had no report.

COMMISSIONERS' REPORTS:

In response to a query from Commissioner Hanson, the City Attorney advised that the International Museum of Cartoon Art has not responded to previous requests for financial information; however, the request can be renewed at the Board's direction.

Commissioner Hanson requested a copy of the revised letter that was sent to County Commissioner Mary McCarty.

Commissioner Hanson commented on her visit to Florida Stage in Manalapan and suggested that a similar enterprise would be appropriate for Boca Raton. She asked that information be obtained.

Vice-Chairman Haynie inquired if a traffic and maintenance plan for Royal Palm Plaza had been filed by James Batmasian, the owner of the property. Mr. Camejo responded in the affirmative. Ms. Haynie noted her observations of the construction area. She asked that the City ensure that adequate parking and site circulation be maintained during construction.

ADJOURNMENT:

Motion was made by Commissioner Hager, seconded by Commissioner Hanson, to adjourn the meeting. Motion carried 4-0 on a voice vote; Chairman Freudenberg, Vice-Chairman Haynie, Commissioners Hager and Hanson voting yes.

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 6:05 p.m. Monday, August 26, 2002.

Dave Freudenberg, Chairman

ATTEST:

Sharma Carannante, City Clerk