

MINUTES OF THE REGULAR MEETING  
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY  
MONDAY, FEBRUARY 10, 2003  
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  
Commissioner Bill Hager

Commissioner Carol Hanson was absent (excused).

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 January 27, 2003.

*Motion was made by Commissioner Abrams, seconded by Commissioner Hager, to approve the minutes as revised. Motion carried unanimously on a voice vote; Chairman Freudenberg, Vice-Chairman Haynie, Commissioners Abrams and Hager voting yes.*

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

1. DDRI IDA No. CRP 00-09R2

Individual Development Approval application of Third Street Partners, Ltd. requesting an amended and restated City of Boca Raton Community Redevelopment Agency Individual Development Approval ("IDA") for the property which was the subject of IDA CRP-00-09 and IDA CRP-00-09R1; revising the office equivalency calculation from 12,000 square feet of Retail High and 8,000 square feet of Retail Medium to an office equivalency of 20,000 square feet of Retail High for the Boca Grand project located at 201 South Federal Highway; providing this amended and restated Individual Development Approval shall supersede all previous development approvals

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. No ex-parte disclosures were made.

Executive Director Jorge Camejo explained that the petitioner is seeking to redistribute the previously approved square footage and uses. He then introduced Senior Planner Jennifer Simon, who gave the

PowerPoint presentation. She explained that the petitioner was requesting a modification to the previously approved Individual Development Approval (IDA) to allow for changes in the office equivalency and the shared-parking analysis. Ms. Simon provided the exact location of the property, its size, and zoning classification. A brief history of the IDA was reviewed. It was noted that the petitioner was not requesting a change to the site plan or a change to the design of the building, which is currently under construction.

Regarding parking changes, Ms. Simon explained that, as a condition of IDA approval for a separate project, located at 197 South Federal Highway (CRP-02-02) and directly north of the subject property, a Cross Access and Cross Parking Easement Agreement with Boca Grand was required; those documents have already been signed and recorded. She then provided details regarding the allocation of parking.

On the issue of office equivalency, the petitioner requested a conversion of the 8,000 square feet of Retail Medium to Retail High, for a total of 20,000 square feet of Retail High, to allow for a restaurant on the first floor of the Boca Grand property. The residential component would not be changed.

Both the Planning and Zoning Board and the Community Appearance Board reviewed the petition and unanimously recommended approval; staff also recommended approval. She noted that all concerns had been addressed by the petitioner or incorporated as conditions. Ms. Simon then answered questions from agency members.

Jeff Evans, a land use planner with the law firm of Broad and Cassel, spoke on behalf of the petitioner. He provided additional information as requested by the CRA and spoke to the issue of parking numbers.

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

*Motion was made by Vice-Chairman Haynie, seconded by Commissioner Abrams, to approve DDRI IDA No. CRP-00-09R2. Motion carried 4-0; Chairman Freudenberg, Vice-Chairman Haynie, Commissioners Abrams and Hager voting yes.*

#### **PUBLIC REQUESTS:**

No one wished to speak.

#### **REGULAR BUSINESS - PART II - RESOLUTIONS:**

##### **2. Recommendation No. SUB-02-05CRP**

A recommendation of the Boca Raton Community Redevelopment Agency for Tentative Plat Approval, with conditions, of the 200 East Mixed-Use Project (SUB-02-05CRP)

Executive Director Jorge Camejo introduced Development Services Senior Planner Jennifer Simon, who gave the PowerPoint presentation. The exact location of the property, its size, and zoning classification were outlined, and a brief history of this project was reviewed. It was noted that a replat of this property was a condition of the Individual Development Approval. Ms. Simon then explained that the proposed tentative plat would create two parcels on the property. "Parcel A" would be the retail, office, and hotel building with the adjoining parking structure. "Parcel B" would be the freestanding bank. All required easements were included on the development plat. Ms. Simon concluded her report, stating that staff recommended approval. She then answered questions from the members.

Wendy Larsen, attorney, and Derek Vander Ploeg, architect, spoke on behalf of the petitioner and provided additional information to agency members, as requested.

Charlie McKenzie, Tom LaFredia, and Bonnie Straub spoke to the issue of traffic concerns. Vice-Chairman Haynie advised that she had met with Ms. Straub and other residents and stated that they have some creative solutions, in the realm of traffic calming, for traffic control along Royal Palm Road. Mr. Vander Ploeg, speaking on behalf of his client, stated their willingness to work with the neighbors to address traffic concerns.

*Motion was made by Vice-Chairman Haynie, seconded by Commissioner Abrams, to approve Recommendation No. SUB-02-05. Motion carried 4-0; Chairman Freudenberg, Vice-Chairman Haynie, Commissioners Abrams and Hager voting yes.*

**OTHER BUSINESS:**

There were no other items for consideration.

**DIRECTOR'S REPORT:**

Boca Raton Arts Festival Weekend

Mr. Camejo distributed a letter, dated February 10, 2003, from Steven N. Lehman, Director of Asset Management for Codina Management, explaining why Codina inappropriately closed the publicly-owned southeast garage in Mizner Park this past weekend. Mr. Lehman stated, in his letter, that this action was taken to facilitate valet parking and improve the increased traffic flow, resulting from an event sponsored by the Boca Raton Museum of Art. He stressed that this would not happen again and advised that internal procedures are being revised to ensure better communications with City officials.

**ATTORNEY'S REPORT:**

The City Attorney had nothing to report.

**COMMISSIONERS' REPORTS:**

The Commissioners had nothing to report.

**ADJOURNMENT:**

*Motion was made by Commissioner Abrams, seconded by Commissioner Hager, to adjourn the meeting. Motion carried 4-0; Chairman Freudenberg, Vice-Chairman Haynie, Commissioners Abrams and Hager voting yes.*

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 5:10 p.m., Monday, February 10, 2003.

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Dave Freudenberg, Chairman

ATTEST:

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Sharma Carannante, City Clerk