

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, MARCH 21, 2005
3:30 P.M.

The regular meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Susan Whelchel at approximately 3:30 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman Susan Whelchel
Vice Chairman Susan Haynie
Commissioner Steven L. Abrams
Commissioner Dave Freudenberg
Commissioner Bill Hager

Also attending the meeting were:

CRA Executive Director Jorge Camejo
Boca Raton City Manager Leif J. Ahnell
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 February 22, 2005

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

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

1. DDRI IDA NO. CRP-04-02

An Individual Development Approval of the City of Boca Raton Community Redevelopment Agency granting the petition of Fifth Avenue Place, LLC, for Individual Development Approval; granting a Transfer of Authorized Development between subareas to develop 4,872 square feet of retail, and 16 residential units, with existing attached parking, located at 465 East Palmetto Park Road

Chairman Whelchel advised that this was a quasi-judicial matter; the City Clerk administered the oath to those who indicated they wished to speak on this petition.

Executive Director Jorge Camejo stated that a request had been received from the petitioner for a continuation of this matter to the next regularly-scheduled meeting of the CRA; he advised that Wendy Larsen, an attorney representing the petitioner, explained that members of the consulting team were not available at this time.

The public hearing was opened. Ms. Larsen apologized to Agency members for the lateness of the request and stated that her clients had made a good faith effort to reach affected neighbors to notify them of the continuation request, as well.

Roberta Stetson and Dr. John Stetson voiced opposition to this project, stating that a 10-story building on 0.3 acres was incompatible with the neighboring residential area. Dr. Stetson also voiced concern over setting a precedent, should this petition be approved.

Motion was made by Commissioner Abrams, seconded by Vice Chairman Haynie, to continue the public hearing to April 11, 2005. Motion carried 4-1; Chairman Whelchel; Vice Chairman Haynie, Commissioners Abrams and Hager voting yes. Commissioner Freudenberg voted no.

2. DDRI IDA NO. CRP-04-03

An Individual Development Approval of the City of Boca Raton Community Redevelopment Agency granting the petition of I.S. Auburn Glen Limited Partnership for Individual Development Approval; granting a Transfer of Authorized Development between subareas to develop an 11,080 square foot office building, located at 327 East Royal Palm Road

Chairman Whelchel advised that this was a quasi-judicial matter; the City Clerk administered the oath to those who indicated they wished to speak on this petition.

Development Services Planner Daryl Johnson gave the PowerPoint presentation. Location, acreage, zoning, and land use designation were provided. The project would be completed in two phases. Phase 1 would consist of a 5,540 square-foot, two-story office building and a surface parking lot; frontages and vehicle access were outlined. Phase II development would mirror Phase I and include construction of a connecting crossover, which would provide joint access to the buildings. Building height and parking were reviewed. The proposed office building is located in Subarea C; therefore, a Transfer of Development Rights would be required from Subarea D to Subarea C, specifically, 11,080 square feet of office equivalent space. No negative impacts to roadways or City services are expected as a result of the transfer.

The Community Appearance Board (CAB) reviewed this petition and recommended approval with two conditions: 1) additional articulation on the west elevation, and 2) adequate landscaping for Phase I, which would comply with CAB requirements. The Planning and Zoning (P & Z) Board recommended approval with the conditions included in the IDA. Development Services also recommended approval with the conditions incorporated in the IDA and the CAB and P & Z Board recommendations. Mr. Johnson concluded his presentation and answered questions from members.

Bruce Retzsch, representing the petitioner, responded to questions from Agency members and spoke to the articulation, stating that his client concurred with the conditions.

William Jacob voiced opposition to a commercial development being constructed on Royal Palm Road, saying that an office building in the middle of a residential area was not acceptable.

Bunny Straub opposed a commercial use in a residential area, citing increased traffic. She then stated that double-phased construction would be a double inconvenience to neighboring residents and also voiced concern that this small project would be completed in two phases, which would be more costly. She questioned whether the funding was available to finish same; if not, an incomplete project could be the result.

Responding to Agency members, Mr. Camejo spoke to the phasing, saying that it lends itself to the parking requirements. Mr. Retzsch stated that the petitioner originally wanted the flexibility to complete the construction in two phases and advised that his clients had planned on moving their offices to the second floor of the first phase. Additional discussion focused on the development rights transfer, restricted uses as they relate to traffic, what the additional footage would be used for, and traffic calming devices. To allay a concern of Ms. Straub, it was confirmed that Phase I could stand alone aesthetically, i.e. it would look like a finished project with the completion of the first phase.

Motion was made by Commissioner Abrams, seconded by Commissioner Hager, to approve DDRI IDA NO. CRP-04-03. Motion carried 4-1; Chairman Whelchel; Vice Chairman Haynie, Commissioners Abrams and Hager voting yes. Commissioner Freudenberg voted no.

PUBLIC REQUESTS:

No one came forward to speak.

REGULAR BUSINESS - PART II - RESOLUTIONS:

There were no items for consideration.

QUASI-JUDICIAL PUBLIC HEARING – APPEAL OF BOARD DECISION:

There were no items for consideration.

OTHER BUSINESS:

There were no items for consideration.

DIRECTOR'S REPORT:

The Director had no report at this time.

ATTORNEY'S REPORT:

The Attorney had no report at this time.

COMMISSIONERS' REPORTS:

Commissioner Freudenberg stated that this would be his last meeting and commented that it was a wonderful experience to have served six years on the Community Redevelopment Agency.

Vice Chairman Haynie requested an update on code enforcement initiatives related to the noise emanating from The Addison restaurant. Mr. Camejo advised that staff coordinated efforts with the management at The Jefferson, which just experienced a change in ownership. Once the transition is finalized, staff will schedule noise readings at specific locations within the building to determine what conditions exist.

ADJOURNMENT:

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

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 4:03 p.m., Monday, March 21, 2005.

Susan Whelchel, Chairman

ATTEST:

Sharma Carannante, City Clerk