

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, JUNE 27, 2005
3:30 P.M.

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

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman Bill Hager (absent - excused)
Vice Chairman Susan Whelchel
Commissioner Steven L. Abrams
Commissioner Peter R. Baronoff
Commissioner Susan Haynie

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 June 13, 2005

Motion was made by Commissioner Haynie, seconded by Commissioner Abrams, to approve the minutes as presented. Motion carried 4-0 on a voice vote; Vice Chairman Whelchel, Commissioners Abrams, Baronoff, and Haynie voting yes.

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

1. **DDRI IDA NO. CRP-04-05**

An initial Individual Development Approval of the City of Boca Raton Community Redevelopment Agency granting the application of Individual Development Approval for Talbott Realty, Inc. to develop two mixed use buildings, townhomes and a parking garage, totaling 541,069 square feet, to include retail, office and residential uses; granting technical deviations relating to driveway design, turn lane requirements, parking aisle widths, required parking spaces and the location of a vehicular gate; generally located at 401 East Palmetto Park Road with conditions

The City Attorney outlined the quasi-judicial procedure to be followed for this public hearing. Under ex parte disclosures, the Vice Chairman and all Commissioners advised that they spoke with Greg Talbott. The City Clerk then administered the oath to those who indicated they wished to speak on this petition.

Development Services Senior Planner Chris Kerr gave the PowerPoint presentation. He explained that this was a request for an Individual Development Approval (IDA) with technical deviations for a mixed-use development, called Palmetto Promenade, consisting of residential, retail, and office uses, in addition to a parking garage. A brief history of this project was provided including information related to the settlement agreement and the transfer IDA approval. Mr. Kerr noted that the subject IDA is the first submitted on this property and was being processed in accordance with all of the provisions contained in both the settlement agreement and the transfer IDA. Location, acreage, zoning, and land use

designation were then outlined; buildings currently in existence were identified, as were surrounding properties.

The proposed redevelopment would require demolition of all buildings on the property except for a single one-story retail building. The petitioner proposed to develop only the eastern portion of the site with this application; development of the western portion was anticipated in the future but not included with this IDA. Two mixed-use buildings, 100 feet in height, are proposed along Palmetto Park Road and include retail and office space, in addition to 112 one- and two-bedroom residential apartments. Plans also include street-level retail along Palmetto Park Road; details were provided. Along Boca Raton Road, 22 three-story residences with private garages are proposed; maximum height would be 35 feet.

A four-story parking garage is planned, with three stories above ground, and would be located between the mixed-use buildings and the residences to the north, fronting Boca Raton Road. Recreational amenities for the residents of the apartments would be provided on the roof of the garage. The garage would be accessible to the public from Palmetto Park Road and serve as the main entry into the development. In addition, a gated driveway would be provided on Boca Raton Road and accessible only to the residents living along Boca Raton Road. Open space and parking were then reviewed.

Mr. Kerr outlined seven technical deviations requested by the petitioner related to parking and driveway design. The first technical deviation is a request for a 25% parking space reduction on site, which was not supported by staff; details were provided. Staff supports the other technical deviations, which included reduced parking aisle width; a reduced reservoir in front of the gate; a left turn lane on Palmetto Park Road (to be addressed in the second development phase); and three driveway designs for the east, middle and western driveways. Responding to Agency members with regard to the left turn lane on Palmetto Park Road, Mr. Kerr clarified that the left turn lane is not proposed with this initial development; however, staff supported the technical deviation at this time with the understanding that it (the left turn lane) will be provided at a later date. The City Attorney confirmed with Mr. Kerr that the resolution was written in the affirmative, approving all the deviations; Ms. Frieser clarified that the resolution would grant all seven deviations; staff was recommending against one of those deviations.

The Community Appearance Board recommended approval of this petition with no additional conditions; the Planning & Zoning Board also recommended approval, including all the technical deviations; no additional conditions were included. In conclusion, staff recommended approval with the conditions included in the IDA, with the exception of the first technical deviation related to the parking space reduction.

Attorney Wendy Larsen, representing Talbott Realty, spoke in support of the petition. Using a PowerPoint presentation, she emphasized the "pedestrianism" of the project and spoke to the architecture and design including additional green space. She also spoke to the technical deviation for a 25% parking space reduction that staff did not support, saying it was needed for flexibility in leasing the retail space. Ms. Larsen then concluded her comments and answered questions from Agency members; attention was given to the technical deviation for the left turn lane on Palmetto Park Road.

Jeffrey Beck, President of the Indies Townhome Association, Darold Hurlbert, and Jan Katynski indicated support of the project, but voiced concerns related to the residences (townhouses) proposed along Boca Raton Road in terms of zoning and design, vehicular access to the development, and increased traffic. CRA Executive Director Jorge Camejo responded to the issues raised and provided details related to same.

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

Motion was made by Commissioner Baronoff, seconded by Commissioner Abrams, to adopt DDRI IDA NO. CRP-04-05. Motion carried 4-0; Vice Chairman Whelchel, Commissioners Abrams, Baronoff, and Haynie voting yes.

Agency members requested additional information related to the construction staging. Mr. Kerr indicated that a condition in the IDA requires development of a specific staging plan, to be reviewed by City staff.

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:

CRA Executive Director Jorge Camejo advised that the representative from General Growth Properties (GGP) could not attend the meeting this afternoon. Mr. Camejo stated that he would coordinate with her on a future date for presentation and discussion with Agency members regarding Mizner Park.

ATTORNEY'S REPORT:

The City Attorney had nothing to report at this time.

COMMISSIONERS' REPORTS:

Commissioner Baronoff referred to the eminent domain decision rendered by the Supreme Court with regard to the New London, Connecticut property and advised that the decision was very favorable to cities. He also advised that, this weekend, he brought approximately a dozen property owners downtown to visualize what the pedestrian spine would look like between Royal Palm Plaza and Mizner Park; all the residents in attendance evinced support for the spine. Mr. Baronoff indicated that property owners downtown need to know that there is much support for moving forward with this project. He then advocated a branding program for the City as well as a signature event for the downtown.

Vice Chairman Whelchel also spoke to the proposed spine and reported that people want to know when the City will have a July 4 celebration in our downtown, similar to what takes place in Delray Beach.

Commissioner Abrams reported that he went to the Museum of Discovery and Science in Ft. Lauderdale at the request of the Palm Beach Museum of Natural History, which sponsored a wonderful exhibit there called "Dinomania." This group is associated with the Graves Museum in Dania Beach, which Council had spoken with before regarding relocating in the former cartoon museum building. Commissioner Abrams was unclear regarding the status of efforts related to the cartoon museum but indicated that this group might be a consideration for the cultural use requirement. He asked staff to coordinate with the Cultural Arts Board to seriously consider this group.

Vice Chairman Whelchel referred to a newspaper article, which she distributed to members, regarding parking in central city districts. She then advised that she had spoken with GGP, and they are conducting marketing meetings; members were encouraged to participate in same. Regarding the cartoon museum, it appears that things are moving along nicely.

ADJOURNMENT:

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

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 4:25 p.m., Monday, June 27, 2005.

Bill Hager, Chairman

ATTEST:

Sharma Carannante, City Clerk