

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, JULY 25, 2005
3:30 P.M.

The regular meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Bill Hager at approximately 3:35 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

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

Also attending the meeting were:

CRA Executive Director Jorge Camejo
Boca Raton City Manager Leif J. Ahnell
Boca Raton Assistant City Attorney John McKirchy, Attorney to the Agency

AMENDMENTS TO THE AGENDA:

There were no amendments to the agenda.

MINUTES:

Minutes of the Regular Meeting of June 27, 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; Chairman Hager, Vice Chairman Whelchel, Commissioners Abrams and Haynie voting yes.

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

1. DDRI IDA NO. CRP-05-01

An Individual Development Approval of the City of Boca Raton Community Redevelopment Agency granting the petition of 33/8th Inc. for an Individual Development Approval to develop 84 residential units, with an internal parking garage, located at 33 Southeast 8th Street

a. Recommendation No. SUB-05-03CRP (Continued from the June 13, 2005 meeting)

Recommendation for Approval of the Tentative Plat for SUB-05-03 / 05-82500002, Boca Lofts, 33 S.E. 8th Street

The Assistant City Attorney provided the quasi-judicial procedure to be followed for this public hearing; the City Clerk administered the oath to those who indicated they wished to speak. Under ex parte disclosures, Chairman Hager advised that he met with the developer.

Development Services Senior Planner Jim Bell gave the PowerPoint presentation. He explained that this was a request to construct a 100-foot, nine-story residential building with 84 units, known as the Boca Lofts, containing approximately 286,000 square feet of total development, including open space, the parking garage, and covered areas; details were provided.

Attention focused on the revisions made to the architecture in response to concerns voiced by Agency members at the June 13, 2005 meeting. Mr. Bell advised that, generally, the elevations were revised to include the following: 1) at roof lines, added cornice treatment, 2) on the tower walls, added precast material, 3) on the balconies, added precast material, 4) on the balconies, added more railing treatment, 5) over the lower brick levels, added grill work and arches, and 6) to the bottom four floors of the tower, added white brick to give the entire four bottom floors a brick look.

The revised architecture was reviewed by the Community Appearance Board (CAB) on July 12, 2005; they recommended approval of the revised elevations. Mr. Bell noted that the CAB originally recommended approval of the project on May 3, 2005 with three conditions; the Planning and Zoning Board also recommended approval of the project, including all of staff's conditions and the conditions recommended by the CAB.

Mr. Bell went on to explain that a tentative plat was being processed concurrently with the IDA, stating that the T-plat complied with all City requirements; it provided for a consolidated parcel for the development and delineated all required easements for the residential project. He then summarized his comments by advising that this design represented a modern architectural interpretation, and it was consistent with downtown requirements. He recommended approval of the IDA, including the T-plat.

Architect Juan Caycedo, representing the petitioner, gave a PowerPoint presentation and spoke to the changes in architecture, saying that the CRA's concerns were addressed. He then compared the original and revised elevations in detail.

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

Motion was made by Vice Chairman Whelchel, seconded by Commissioner Abrams, to approve DDRI IDA NO. CRP-05-01. Motion carried 4-0; Chairman Hager, Vice Chairman Whelchel, Commissioners Abrams and Haynie voting yes.

Motion was made by Commissioner Abrams, seconded by Vice Chairman Whelchel, to approve Recommendation No. SUB-05-03CRP. Motion carried 4-0; Chairman Hager, Vice Chairman Whelchel, Commissioners Abrams and Haynie voting yes.

PUBLIC REQUESTS:

No one came forward to speak.

REGULAR BUSINESS - PART II - RESOLUTIONS:

2. Resolution No. 2005-02-CRA

A resolution of the Boca Raton Community Redevelopment Agency finding and determining there will not be a deficiency in the amounts on deposit in the sinking fund for the Mizner Park Bonds for the fiscal year 2005-2006 as provided for in the interlocal agreement with the City of Boca Raton; providing for severability; providing for repealer; providing an effective date

Executive Director Jorge Camejo explained that the above resolution did not acknowledge a shortfall this year because there is no shortfall, due to the lease buyout at the Mizner Tower in Mizner Park; details were provided. Since there is no deficiency, there is no requirement to accompany the resolution with the proposed budget; the budget will be submitted to the CRA probably next month. Mr. Camejo advised that staff recommended approval of the resolution and added that the CRA has realized the largest single-year assessed value increase in the downtown ever. Agency members confirmed with Mr. Camejo that this is the first time the Agency will be operating in the black.

Motion was made by Commissioner Abrams, seconded by Vice Chairman Whelchel, to approve Resolution No. 2005-02-CRA. Motion carried 4-0; Chairman Hager, Vice Chairman Whelchel, Commissioners Abrams and Haynie voting yes.

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 Executive Director had nothing to report at this time.

ATTORNEY'S REPORT:

The Assistant City Attorney had nothing to report at this time.

COMMISSIONERS' REPORTS:

Vice Chairman Whelchel requested information from Mr. Camejo regarding the names of the people serving on the Mizner Park Cultural Arts Association (MPCAA) and when they meet. Ms. Whelchel then advised that a meeting was scheduled for Wednesday under the auspices of Mizner Park in regard to marketing suggestions for the downtown; the public is invited. Mr. Camejo explained that this meeting was an effort to bring together individuals who were already conducting individual marketing in an attempt to pool resources and market the downtown overall. He advised that people were realizing the value in consolidating their efforts and added that the MPCAA asked to come before the CRA with a presentation in conjunction with General Growth Properties (GGP).

ADJOURNMENT:

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

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 4:10 p.m., Monday, July 25, 2005.

Bill Hager, Chairman

ATTEST:

Sharma Carannante, City Clerk