

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, AUGUST 25, 2008
*1:30 P.M.

*The Regular Meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Arts at approximately 2:23 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman M.J. Mike Arts	
Vice Chairman Bill Hager	
Commissioner Peter R. Baronoff	(absent – excused)
Commissioner Susan Haynie	
Commissioner Susan Whelchel	(absent – excused)

Also attending the meeting were:

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.

Motion was made by Commissioner Hager, seconded by Commissioner Haynie, to approve the agenda. Motion carried 3-0 on a voice vote; Chairman Arts, Commissioners Hager and Haynie voting yes.

MINUTES:

Minutes of the Regular Meeting of July 21, 2008

Motion was made by Commissioner Haynie, seconded by Commissioner Hager, to approve the minutes as presented. Motion carried 3-0 on a voice vote; Chairman Arts, Commissioners Hager and Haynie voting yes.

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

There were no items for consideration.

PUBLIC REQUESTS:

Archie Stoltz advised that he lives in the downtown near the Dixie Highway railroad tracks and asked whether a quiet zone could be instituted along those tracks as was done with the tracks to the west of the City (CSX tracks). The City Manager explained that, unfortunately, the FEC railroad tracks near Mr. Stoltz' residence present a completely different situation since the proximity of Dixie Highway requires additional treatment, along with a "clear zone," to ensure that nothing and no one can get around the gates; nobody had yet been able to accomplish that in Florida. In addition, the cost is a significant factor. Mr. Ahnell concluded his comments by advising that staff was researching this issue; if it is feasible, the City will pursue same. However, he indicated that 1) the cost, 2) ensuring that no one can get around the devices, and 3) obtaining approval from the railway authorities are obstacles that have yet to be overcome. Council Member Haynie added that there are ten FEC crossings in the City compared with four CSX crossings.

REGULAR BUSINESS - PART II – RESOLUTIONS AND REGULAR PUBLIC HEARINGS:

1. Resolution No. 2008-08-CRA

A resolution of the Boca Raton Community Redevelopment Agency amending the rules of the Agency regarding the review of Individual Development Approvals by the Planning and Zoning Board and the Community Appearance Board; providing for severability; providing for repealer; providing an effective date

Robert George, Special Projects Director, gave the PowerPoint presentation, explaining that this resolution would amend procedures for review of Individual Development Approvals (IDAs). Specifically, it removes the Planning & Zoning Board and the Community Appearance Board (CAB) from the review process for major Individual Development Approvals and retains and clarifies the role of the CAB for signs, minor improvements and permit issuance. Mr. George compared the proposed review process with the current process and advised that this resolution would simplify the procedure by reducing the number of steps required. In addition, since Urban Design Associates (UDA) was being incorporated into the review, the quality of the review was anticipated to be superior to that of the current process. He advised that where minor projects are concerned, there would be no change in the review process.

The CAB would focus on building details, public spaces on the site, landscaping, and special features, such as balconies and pergolas; details were provided. Mr. George noted that the resolution is lengthy because in the rules, the terms, "Planning & Zoning" and "Community Appearance Board," appear in numerous locations. He then concluded his presentation and answered questions from the Agency. In response to queries from members, he stated that it was not necessary to list Urban Design Associates in the resolution, explaining that UDA is an extension of the staff role. The City Attorney confirmed with those present that the role of UDA is supplementary to that of staff; Mr. Ahnell added that all projects are required to go through staff review of which UDA analysis is a part; projects would also be reviewed by the CAB via the normal permitting process.

Derek Vander Ploeg, a member of the Downtown Advisory Committee, and Charles Siemon, of Siemon and Larsen, advocated passage of the resolution.

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

Motion was made by Commissioner Haynie, seconded by Commissioner Hager, to adopt Resolution No. 2008-08-CRA. Motion carried 3-0; Chairman Arts, Commissioners Hager and Haynie voting yes.

2. Resolution No. 2008-09-CRA

A resolution of the Boca Raton Community Redevelopment Agency recommending changes to Chapter 2 of the City Code of Ordinances consistent with the rules of the Agency regarding Individual Development Approval review by the Planning and Zoning Board and the Community Appearance Board; providing for severability; providing for repealer; providing an effective date

Robert George, Special Projects Director, gave the presentation, advising that this resolution would implement what was just passed by the prior resolution; details were provided.

The public hearing was opened and, seeing no one come forward to speak, closed.

Motion was made by Commissioner Haynie, seconded by Commissioner Hager, to adopt Resolution No. 2008-09-CRA. Motion carried 3-0; Chairman Arts, Commissioners Hager and Haynie voting yes.

OTHER BUSINESS:

There were no items for consideration.

DIRECTOR'S REPORT:

3. Demonstration Project Schedule – Palmetto Park Road Phase 4 (RAM Project)

Robert George, Special Projects Director, gave the presentation. He explained that the material before Agency members was essentially a roadmap for getting to the point where the RAM project could be approved. A timeline, beginning with today's date and ending with the City Council meeting of September 23, 2008 was reviewed. Mr. George indicated that passage of the two resolutions by the CRA today was the first step.

Ultimately, the CRA would be asked to consider two more resolutions (2008-10-CRA and 2008-11-CRA), recommending the necessary amendment to the Downtown Plan to provide for additional building height based on specific criteria and recommending approval of the necessary amendment to the Downtown Development Order to provide for implementation of same, respectively; details were provided. Following that, Ordinance Nos. 5050 and 5051, which essentially mirror the prior resolutions, would come before City Council for consideration. He noted that the Planning & Zoning Board would review the two proposed ordinances at their September 18, 2008 meeting. Assuming adoption of the two ordinances by Council at their September 23, 2008 meeting, a brief CRA meeting would be scheduled shortly thereafter to consider approval of the IDA for the RAM project, also known as Palmetto Park Road Phase 4.

ATTORNEY'S REPORT:

The City Attorney had nothing to report at this time.

COMMISSIONERS' REPORTS:

The Commissioners had nothing to report at this time.

ADJOURNMENT:

Motion was made by Commissioner Hager, seconded by Commissioner Haynie, to adjourn the meeting. Motion carried 3-0 on a voice vote; Chairman Arts, Commissioners Hager and Haynie voting yes.

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 2:47 p.m., Monday, August 25, 2008.

M.J. Mike Arts, Chairman

ATTEST:

Sharma Hagerty, City Clerk