

MINUTES OF THE REGULAR MEETING  
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY  
MONDAY, DECEMBER 7, 2009  
1:30 P.M.

The Regular Meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Scott at approximately 1:32 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG:**

**ROLL CALL:**

Chairman Constance Scott  
Vice Chairman Anthony Majhess  
Commissioner Susan Haynie  
Commissioner Michael Mullaugh  
Commissioner Susan Whelchel

Also attending the meeting were:

Boca Raton City Manager Leif J. Ahnell, Agency Director  
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 November 23, 2009

*Motion was made by Commissioner Haynie, seconded by Commissioner Whelchel, to approve the minutes as presented. Motion carried unanimously on a voice vote; Chairman Scott, Vice Chairman Majhess, Commissioners Haynie, Mullaugh, and Whelchel.*

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

There were no items for consideration.

**PUBLIC REQUESTS:**

No one came forward to speak.

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

There were no items for consideration.

**OTHER BUSINESS:**

There were no items for consideration.

**DIRECTOR'S REPORT:**

1. Pattern Book Presentation – UDA (Urban Design Associates)

Ruby Childers, Manager of Administrative Services for Development Services, introduced Eric Osth with Urban Design Associates (UDA), who would provide a detailed overview of the downtown design guidelines.

Mr. Osth, a principal with Urban Design Associates, gave a lengthy PowerPoint presentation on the draft pattern book. He indicated that this presentation would be broken up into several parts beginning with a review of the master plan update process from 2007, which included a summary of findings, design guideline possibilities, and future initiatives. It was noted that the summary of findings included priority areas for actions, specifically: 1) crossing central Palmetto Park Road, 2) connecting south from Mizner Park, 3) making more of Sanborn Square, and 4) improving East Palmetto Park Road. Details were provided on all the above.

There followed a number of steps, outlining how to design and renovate buildings consistent with the principles proposed, specifically: Step 1 – Site Analysis and Development Potential, Step 2 – Create Quality Open Space, Step 3 – Create Multiple Buildings and Facades, Step 4 – Develop Mizneresque Massing, and Step 5 – Articulate the Building Elements. Mr. Osth then reviewed the highlights of the pattern book, which were as follows: 1) the pattern book was an optional alternative to the 1992 design guidelines, 2) no increase in development rights was proposed, 3) no decrease in development rights was proposed, 4) varied building heights through a combination of height increases and decreases in appropriate locations were encouraged, 5) architecture in the spirit of Addison Mizner was encouraged, 6) thoughtful, interconnected open spaces were encouraged, and 7) pedestrian comfort and walkability would be increased through wide, generous sidewalks. Details were provided on all the above.

Mr. Osth then showed a “live action” comparison of an existing downtown building, constructed using the 1992 guidelines, with how that same building might look if constructed using the new proposed guidelines. At this time, Mr. Osth concluded his presentation and answered questions from the CRA. Much discussion ensued; topics included but were not limited to the RAM project and the landmark project status; UDA’s perception of the downtown promenade and any suggestions they might have regarding same; whether UDA considered the location of the proposed promenade good and viable, as it related to the RAM project; and sidewalk widths, pedestrian necessities, and building heights. Responding to the Agency, Mr. Ahnell advised that, once the plans for the promenade reach a certain point, UDA would be asked to review same in detail. At this time, Chairman Scott also provided commentary related to the downtown library.

Lenore Wachtel advised that she was against 100-foot heights and reducing open space and then spoke to landscaping, indicating that she wanted to see wide sidewalks and lower building heights and trees. Ms. Wachtel then relayed a personal experience related to repainting an existing building, advising that she had to go through the Community Appearance Board (CAB) for approval, which was a hardship. She suggested that a panel of acceptable colors be created; a property owner could then choose a color and go directly to Development Services for approval. Additional commentary was provided related to Kimley-Horn, the downtown promenade, public parking, and crosswalks.

Ginny Erwin referred to the loggia design in Royal Palm Plaza, indicating that the outdoor dining areas and walking space did not go together well since many times pedestrians are forced to walk in the street. She then voiced support for bike lanes.

The Executive Director drew attention to one of the slides in Mr. Osth’s presentation, which reflected red dots representing weaknesses in the downtown, and pointed out that various actions and plans were already being implemented by the CRA to correct same. He noted that the agenda tomorrow night included a contract for the purchase of the Wildflower property. In addition, engineers had already been hired to work on Palmetto Park Road and the Sanborn Square District. Also, the CRA had already approved the landmark building at Federal Highway and Palmetto Park Road, and the City was moving forward to hire the architect and contractor to build the new downtown library as well. Mr. Ahnell added that the firm of Glatting Jackson was looking at a redesign of, or improvements to, Federal Highway and concluded by stating that many projects were moving forward in connection with the “red dots.”

At this point, Mr. Brown referred to a memo regarding the calendar for implementation of the proposed guidelines. He explained that UDA would make a presentation to the Downtown Boca Raton Advisory Committee this afternoon; copies of the presentation would also go to the Community Appearance Board and the Planning & Zoning Board. Ultimately, a final draft of the pattern book would be created, including input from the CRA and the other bodies previously mentioned. Staff would then prepare the ordinances and resolutions necessary to implement the pattern book, as an alternative set of guidelines. Mr. Brown

advised that any changes to the existing regulations would be spelled out in the ordinance(s). Once everything is prepared, all documents would be made available to everyone who is interested and presentations would again be made to the Downtown Boca Raton Advisory Committee, the Community Appearance Board, and the Planning & Zoning Board. The documents would come before the CRA again for questions, additions, deletions, and, generally, finalization. A final adoption by the CRA and the Council would be required, after which, training sessions would be scheduled. Details were provided on all the above. Mr. Brown indicated that staff hoped to accomplish all of this by April of next year; he then answered questions from the Agency related to transfer of rights. Vice Chairman Majhess provided commentary regarding building rights, building mass, and the possibility of misinterpretation of the pattern book; loggias, setbacks (or stepbacks) and sidewalks; and a desire to see a representation of a whole building at nine or twelve stories with balconies and loggias, rather than seeing balconies and loggias incorporated into a five-story building. Responding to Mr. Majhess, Mr. Ahnell advised that staff would continue to forward any proposed changes to the pattern book to the CRA.

Mr. Ahnell reminded those present of the upcoming Holiday Parade, scheduled for Wednesday at 7:00 pm. In addition, the Holiday Lights and Holiday Sweets programs were scheduled for December 11 and December 18, respectively, in the downtown as well.

**ATTORNEY'S REPORT:**

The City Attorney had no report.

**COMMISSIONERS' REPORTS:**

Commissioner Haynie advised that she, Commissioner Whelchel, and Chairman Scott attended the Sanborn Square tree lighting ceremony, which was a beautiful event. Afterwards, they walked around downtown; Ms. Haynie reported on the lack of lighting, advising that this was a big deterrent to pedestrians. Chairman Scott advised that she spoke with Mr. Osth regarding this issue and they discussed the type of ambient lighting needed that would encourage people to walk around in the downtown.

**ADJOURNMENT:**

The regular meeting of the Boca Raton Community Redevelopment Agency was adjourned without objection at approximately 3:30 p.m., Monday, December 7, 2009.

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Constance Scott, Chairman

ATTEST:

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Susan S. Saxton, City Clerk