



DELRAY BEACH HOUSING AUTHORITY

SPECIAL BOARD MEETING

MARCH 7, 2008

MINUTES

CALL TO ORDER

Meeting called to order at 2:00 p.m...

ROLL CALL

Joseph Bernadel	-	Present
Angela Randolph	-	Absent
Alfred Etienne	-	Absent
Sylvia Morris	-	Absent
Thuy Shutt	-	Present
Christel Silver	-	Present
Morris Weinman	-	Present

APPROVAL OF AGENDA

Motion to approve Agenda made by Commissioner Weinman. Motion seconded by Commissioner Shutt. All in favor. Motion passed.

RECOGNITION OF VISITORS

Steve Myott – JMWA Architects
Merline Deneus – Congress One Stop Services
Carlos Rodriguez – JMWA Architects
Gary Bloom – GGB Engineering
Tracy Ward – HWS
Joey Beguiristian – Auburn Development
Jason Mankoff – Weiner, Aronson & Mankoff

PRESENTATION BY DEVELOPER ON VILLAGES AT DELRAY AND VILLAGE SQUARE

As a follow up to the last meeting where the Developer was asked to remove from the Planning & Zoning Agenda the Village at Delray site plan (conditional use) and the plat for Village_Square, a request was made of Cito Beguiristian, of Auburn Development, to give the Board of Commissioners a clear overview of the project. Steve Myott, of JMWA Architects made an overall presentation and noted that the project had actually begun approximately 2 years ago by looking at the entire neighborhood and designing a project that would make a difference not only to the neighborhood, but also to the City of Delray Beach. He described roadway and sidewalk designs, trolley and bus connections (which would reduce the need for cars in the area). He explained how water and sanitary issues had been worked through with the City. Also described was the Community Club House for the project as well as unit types including square footage and amenities.

The issue of parking was also discussed. Noting that there was not enough, the City had asked that parking as over-flow spaces, with stabilized sod be introduced. This would apply to both portions of the project.

Mr. Pastoriza asked for clarification as to why the lake had been placed on the for sale piece rather than the rental piece. Note was made that this was due to the rental piece using drainage from across the street, while the for sale piece would be served by the lake. Mr. Mankoff further explained that the Carver Estates piece (in the center) is an independent network that encompasses the entire Carver Estates property. Other drainage is combined with an underground exfiltration network which is hydraulically connected to the lake system which acts as the facility for all flood waters. The rental project was previously planned with the lake across Auburn and has discharge and retention rights to that lake. Due to the development of independent phases, the South Florida Water Management District requires that each phase has its own waters. Both parcels contain their own facility with a 25 year storm state that is maintained around its perimeter. The same occurs with the rental piece.

Mr. Pastoriza questioned that if there was to be a mixed use component, on the King Marble piece what would be the effect on the storm water system. It was noted that the system could be brought into this portion. A study would have to be made to see how much the lake would rise.

It was noted that the platting for the rental piece will be placed before the City Commission in April.

Gilberto Pastoriza, legal counsel for the Delray Beach Housing Authority, after reviewing the Master Declaration for the condominium parcel, noted that the last section of the document stated that the DBHA is 50% owner of the Master Declarant and that the document reserves the right to rezone properties and that, if in the future this was required, the document would permit it. Mr. Beguiristian noted that the condominium documents would be available by the end of March and that contracts would begin to be taken any time after the documents are filed, but that it was planned to begin taking contracts on May 10. Surveys for the condominiums have begun. It was requested by the Board of Commissioners that nothing further be submitted to the City Commission prior to review by the Delray Beach Housing Authority Board. Jason Mankoff, Auburn Development legal counsel, gave assurances that this would be so.

After further discussions relating to the mixed use component, Mr. Pastoriza noted that the Board needed to get whatever information would be needed to come to a wise and prudent decision relating to the project. Information needing clarification was:

- Will there be a mixed use component?
- If there will be a mixed use component, where will it be (on DBHA property or King Marble)
- Who will be paying for it?

During the discussion relating to the rental portion of the project Mr. Pastoriza noted that there would be 264 rental units. He questioned how many actual parking spaces there would be. Mr. Mankoff responded that City code required 578 and it is planned to have 530 provided, including 62 quests spaces. This would leave a shortfall of 48. A request for waiver of the parking requirements has been submitted, which is supported by the City of Delray Beach, which will have 1.5 parking spaces per unit for the entire project.

The Board of Commissioners noted information that would be required for the next Board meeting regarding the Rental piece:

- Back-up material relating to the waiver of parking. Provide

Commissioner Weinman with

- supportive special material on the construction of the sodded block area, parking materials block, warranty period, maintenance, etc.
- Cross pedestrian access between the communities, so there is not a necessity to go onto the public sidewalk. Provide some requirements/language to be reviewed by the DBHA's legal counsel, including the language relating to the liability for the lake portion.
- Information relating to the drainage for the rental portion
- Heights of street lights
- Are there any funds, received from the County, available for street scapes for the rental piece

At this time, Commissioner Shutt made a motion giving the Developer, Auburn Development, the go ahead to proceed to the Planning and Zoning Board in March and allow to get a vote on the recommended actions as listed in this report for the reduction of guest parking spaces for a waiver to the travel ways exceeding the 218 ATT and for the conditional use density increase to 24 dwelling units per acre, subject to items as discussed at this meeting..

It was recommended that a Special Board Meeting be convened for March 26, at which time a draft report would be made available from ERA. Also recommended was that the CRA be invited to attend this meeting.

COMMENTS

None

ADJOURNMENT

Meeting adjourned at 4:10 p.m.