

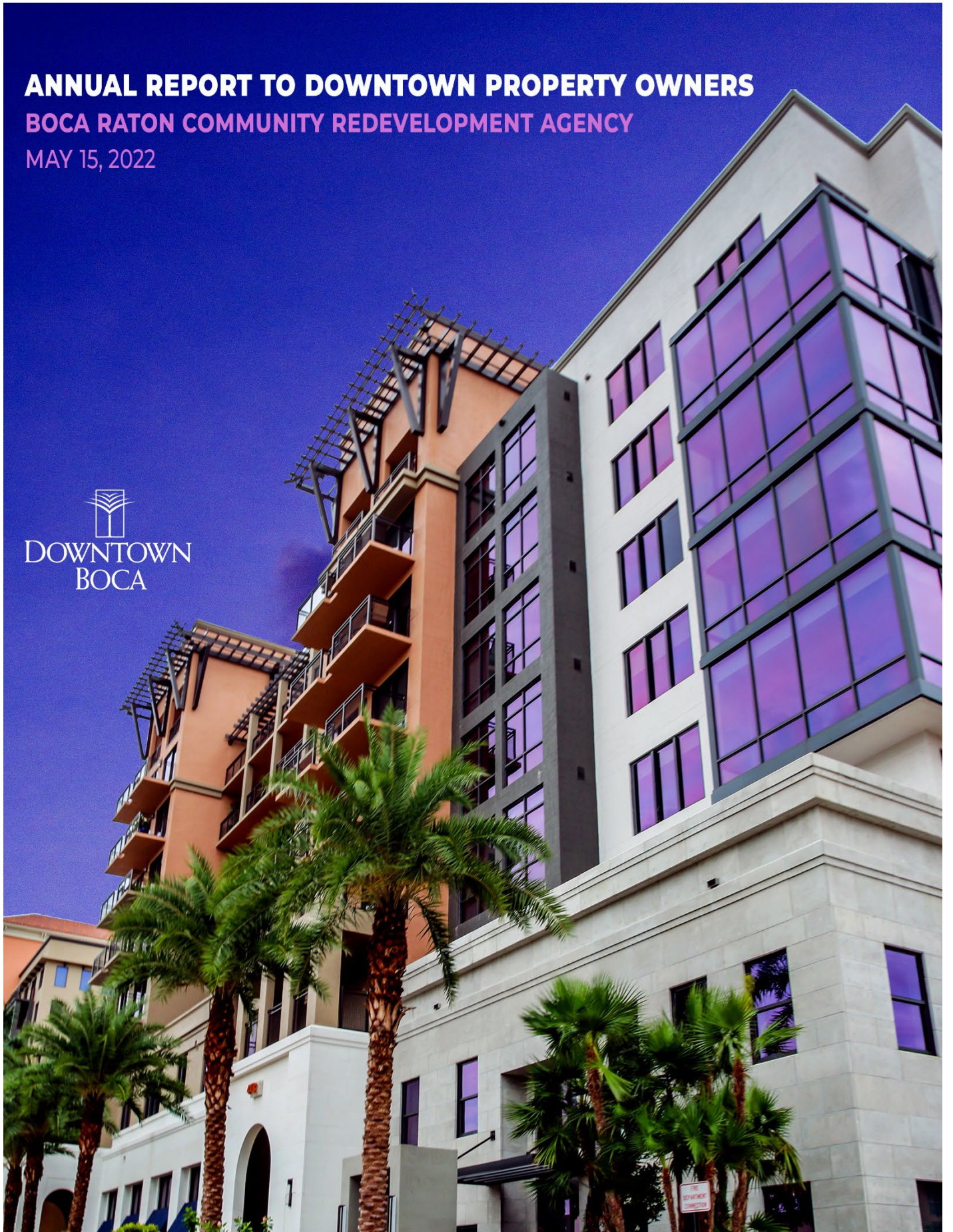
ANNUAL REPORT TO DOWNTOWN PROPERTY OWNERS

BOCA RATON COMMUNITY REDEVELOPMENT AGENCY

MAY 15, 2022



DOWNTOWN
BOCA



LIST OF PRINCIPAL OFFICIALS

- Chair..... Monica Mayotte**
- Vice-Chair..... Andy Thomson**
- Board Commissioner.....Andrea Levine O’Rourke**
- Board Commissioner.....Scott Singer**
- Board Commissioner.....Yvette Drucker**
- Executive Director/City Manager.....Leif J. Ahnell**
- Deputy City Manager.....George S. Brown**
- Deputy City Manager.....Michael Woika**
- Assistant City Manager.....Chrissy Gibson**
- City Attorney.....Diana Grub Frieser**
- City Clerk.....Mary Siddons**
- Financial Services Director.....Linda C. Davidson**
- Downtown Manager.....Ruby L. Childers**
- Special Projects Manager.....Stephen Timberlake**

TABLE OF CONTENTS

Introduction.....Page 1

The Last 12 Months.....Page 2

Approved Projects Yet to be Built.....Page 3

Location of Projects.....Page 4

Activities and Accomplishments.....Page 5

Transportation Demand Management.....Page 7

Parking.....Page 9

Development Order Status.....Page 10

Amendments to the Development Order.....Page 16

Infrastructure Improvements.....Page 17

The Next 12 Months.....Page 19

Summary.....Page 20

INTRODUCTION

The Rules of the Boca Raton Community Redevelopment Agency (Agency) provide for an annual report to all Downtown property owners. The purpose of the report is to convey information concerning Downtown redevelopment and the status of the Amended Downtown Development of Regional Impact Development Order (Development Order), Ordinance No. 4035.

The Development Order is the controlling land use document in Downtown Boca Raton. Understanding the Development Order and the status of the Development Order is fundamental to understanding the rights of Downtown property owners and the protections afforded the public with respect to the impact of Downtown development. Compliance with the requirements of the Development Order enables the City of Boca Raton (City) to continue to issue building permits and Certificates of Occupancy for new development in the Downtown.

The Annual Report to Downtown Property Owners provides an opportunity to bring to the attention of all property owners, projects within the Community Redevelopment Area. A list of annual accomplishments is also included.

Five (5) development approvals were issued in the Downtown within the reporting period (1/1/21-12/31/21). Five (5) projects are under construction and one (1) building permit application was received and is currently under review. We anticipate the receipt of three (3) additional building permits and for those projects to be under construction within 6 to 12 months. Continued construction activity is expected over the next 12 months.

Of the more than 8 million square feet authorized development in the Development Order, only 1,160,778 (14 percent) remains to be approved.

THE LAST 12 MONTHS

Individual Development Approvals

Individual Development Approvals are the basic development approvals under which Downtown projects can then apply for and receive building permits. Some Individual Development Approvals are small and involve only a single building and may be eligible for an expedited Administrative Approval*, which is completed within a year or less, while others are large multi-building or phased projects which may take five to ten years to complete, such as Mizner Park, Royal Palm Place or Via Mizner.

During the period, January 1, 2021 through December 31, 2021, the Agency granted five (5) additional Individual Development Approval as follows:

- **CRP-16-02R1A: Camino Square – 171 W Camino Real**
Amendment to previously approved IDA modifying building area and parking structure.
- **CRP-14-02R2A: Retail/Office Building - 190 W Palmetto Park Rd**
Amendment to a previously approved IDA modifying the building elevation.
- **CRP-15-01R2A: Royal Palm ALF – 375 E Royal Palm Rd**
Amendment to previously approved IDA reducing the number of units and certain conditions of approval.
- **CRP-00-13R2A: Mizner Park Amphitheater Colonnade Demolition – 590 Plaza Real**
Amendment to previously approved IDA.
- **CRP-89-05R11A: Mizner Park Apartments Leasing Office – 400 NE Mizner Blvd**
Amendment to a previously approved IDA for Mizner Park.

The outstanding amount of development in approved Individual Development Approvals, yet to be constructed**, is itemized in Table #1 and depicted graphically on Map #1 in the next two pages. During this period, two (2) certificates of occupancy were also issued.

*NOTE: City Council approved Ordinance No. 5477 to amend the Downtown Development Order authorizing the Executive Director to issue Administrative Individual Approvals for 5,000 square feet or less of development or office equivalent development as applicable for a new building or addition to an existing building, a change in use, or a transfer of uses between subareas.

**NOTE: Approved projects yet to be built shown in Table #1 and Map #1 include projects that are currently under construction and those built that have not been issued a Certificate of Occupancy (C.O.) as of the reporting period.

APPROVED PROJECTS YET TO BE BUILT

Table #1

INDIVIDUAL DEVELOPMENT APPROVAL		DESCRIPTIONS
1	190 W. Palmetto Park Road Address: 190 W. Palmetto Park Road	3,386 square feet office 3,559 square feet retail (Currently under construction)
2	Royal Palm ALF Address: 375 E. Royal Palm Road	161 residential units (Demo permit was issued and completed)
3	Alina Phase 2 Address: 210 SE Mizner Boulevard	244 residential units
4	475 Royal Palm Address: 490 E. Palmetto Park Road	84 residential units (Currently under construction)
5	The Concierge ALF Address: 22 SE 6 th Street	88 residential units
6	Strike 10 Address: 449 Plaza Real	874 square feet retail (Currently under construction)
7	Camino Square Address: 171 W Camino Real Phase 1 Phase 2	346 residential units (Currently under construction) 37,399 sq. ft. retail
8	Via Mizner Address: 103-105 E. Camino Real	Phases 2 and 3 38,503 square feet retail 164 hotel rooms 92 residential units (Currently under construction)
9	Mizner Park Apartments Leasing Office Address: 401 NE Mizner Blvd	1,982 square feet office
	TOTALS	5,368 square feet office 80,335 square feet retail 164 hotel rooms 1,015 residential units

LOCATION OF PROJECTS

Map #1



ACTIVITIES AND ACCOMPLISHMENTS

Marketing and related programs have remained constant to promote businesses, improve input to the Agency, and continue implementation of the marketing program. Programs completed in the last year include:

1. Recipient of the Florida Redevelopment Association's 2021 Roy F. Kenzie Award for the Covid-19 Marketing Initiatives in the "Out of the Box Award Small City" category. This project included a safety related "Welcome Back Downtown Boca" Campaign with pavement markers, promoted a "Downtown Boca To Go" program along with virtual walking tours, as well as continuous updates on business openings and changes.
2. Monitored building and development thresholds for compliance with the Development Order.
3. Updated the Amended Downtown Plan to include relevant expenses and costs of redevelopment efforts and updating related policy.
4. Continued coordination with Mizner Park on updates to the parking utilization study and reviewed the study to ensure efficient management strategies are implemented.
5. Completed Phase 2 of the Wayfinding Signage Program (vehicular signs)
6. Commenced Phase 3 of the Wayfinding Signage Program (gateway entrance signs)
7. Continued marketing strategic initiatives and business outreach through DowntownBoca.org and social media platforms.
8. Completed the installation of the newly created Downtown Boca Banners.
9. Continued coordination with City staff on decorative lighting enhancement program for the Downtown.
10. Continued coordination with City staff, ensuring elements related to pedestrian safety and mid-block crosswalks were tested and implemented.
11. Completed all required reporting as follows:
 - Annual Report to Downtown Property Owners
 - Annual Review of the Mizner Park Net Operating Income
 - Annual Report of the CRA under Chapter 163.356(3)(c)F.S.
12. Continued the metered parking program to effectively manage the availability of parking within the Downtown.

13. Continued to assist with implementation of the Traffic Demand Management Ordinance in the Downtown.
14. Continue to administer the terms of the Mizner Park Publicly Owned Area (POA) maintenance contract.
15. Processed 5 Administrative IDAs.

Most of the benefits of these activities and programs are visible in the Downtown.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

Sections 23-243 through 23-250 of the City Code of Ordinances requires Downtown locations which employ more than 50 employees and residential developments with more than 30 residential units and properties that contain two or more uses with shared common parking facilities to implement a Transportation Demand Management (TDM) Plan. In addition, Downtown locations that may not meet the above criteria but have TDM components in the site's conditions of approval are also required to implement a TDM Plan. This plan should include, but not be limited to, flex time, compressed work weeks, telecommuting, carpooling and van pooling, use of transit, and walking and bike riding to name a few. Additional information on the TDM requirements may be found by visiting www.bocatmi.com.

All existing Downtown locations that meet the above threshold should have the following:

1. A designated individual that acts as the Development TDM Program Coordinator. This person is the contact between the Development and the City and monitors all TDM Program activities for the Development, disseminates information and acts as a resource of information for employees and/or residents.
2. Reserved priority employee parking (carpool) spaces for qualifying multiple occupant vehicles.
3. Facilities for the posting of Transportation Demand Management (TDM) Program Information in a location that is readily visible to employees. This is an area that is used to supply employees and/or residents' information about bus and train schedules, South Florida Commuter Services, name and phone number of the Development TDM Program Coordinator and information on flex time and compressed work weeks.
4. Sheltered, secure facilities for storage of bicycles in accordance with the numerical requirements of Section 28-1655, Code of Ordinances. Sheltered, secure facilities for the storage of bicycles shall mean an area that is covered and provides security by means of a locked gate or door or provides an area that is monitored to assure no theft or damage of the bicycles.
5. The availability of meaningful incentives to the employees in the existing development who make work trips by modes of transportation other than single occupant automobiles.

TRANSPORTATION DEMAND MANAGEMENT (TDM) *continued*

6. Provide or cause to provide on-site availability of public transit tickets for one or more of the existing public transit providers.
7. Provide an Annual TDM Report to the City on January 15th of each year, describing in detail the TDM program implemented for the development.

Several sites in the Downtown have more than 50 employees, 30 residential units or mixed uses with common parking areas. As part of the site's TDM Program, the property must submit a TDM Annual Report and attach a narrative/summary to the report. The report should outline the elements, strategies, and incentives of the property's TDM Program during the previous year.

In addition, the TDM Annual Report is used to identify the property's TDM elements, strategies, and incentives proposed for the next year. Owners of these sites are urged to contact Kimberly Kosirog, City of Boca Raton TMI Administrator, at 561-416-3837, email kkosirog@myboca.us for guidance and direction.

In an effort to assist the site in accurately completing the required TDM Annual Report and narrative/summary, the following outlines some key elements that should be included:

1. Identify any campaigns, promotions, programs established, marketing initiatives, and events that were conducted during the year and provide supporting materials that were distributed to promote these items.
2. Include information on existing carpool parking and bicycle registration at the property, including the management and promotions of these facilities.
3. Include information on the meaningful incentives provided, such as financial incentives and subsidies offered to employees/patrons/residents that encourages alternatives to driving alone and/or using alternative modes of transportation.

Compliance with the TDM Ordinance is necessary to avoid code enforcement action and is fundamental to the continued redevelopment of the Community Redevelopment Area and the benefits that continued redevelopment provides Downtown property owners and businesses.

PARKING

With active construction in the downtown, on-street parking continues to be limited for the public and requires additional enforcement measures to prevent inappropriate construction parking use and encourage quick turnover for customer parking.

With this and other factors in mind, the Agency continued efforts towards managing available parking downtown to improve the parking experience for visitors and residents. The Downtown Parking Availability Program, which is still in effect, grants temporary parking permits to property owners to allow for the utilization of available parking spaces by third parties on day/time when such are not in use.

This program:

- ***Improves the supply of parking in the Downtown***
- ***Provides opportunities for properties with underutilized parking spaces to make more efficient and productive use of such parking***
- ***Allows property owners to receive revenue by making their under-utilized parking available to other property owners, businesses and visitors to the Downtown.***

Continuation and expansion of the metered parking program is also in progress to effectively manage the availability of public parking within selected areas of the Downtown. In 2021, additional meters were installed along NE 1st Ave, East Boca Raton Rd, NE 2nd St and in the parking located adjacent to the Post Office. Other areas will be reviewed for potential meters for effective monitoring and management of the public space inventory.

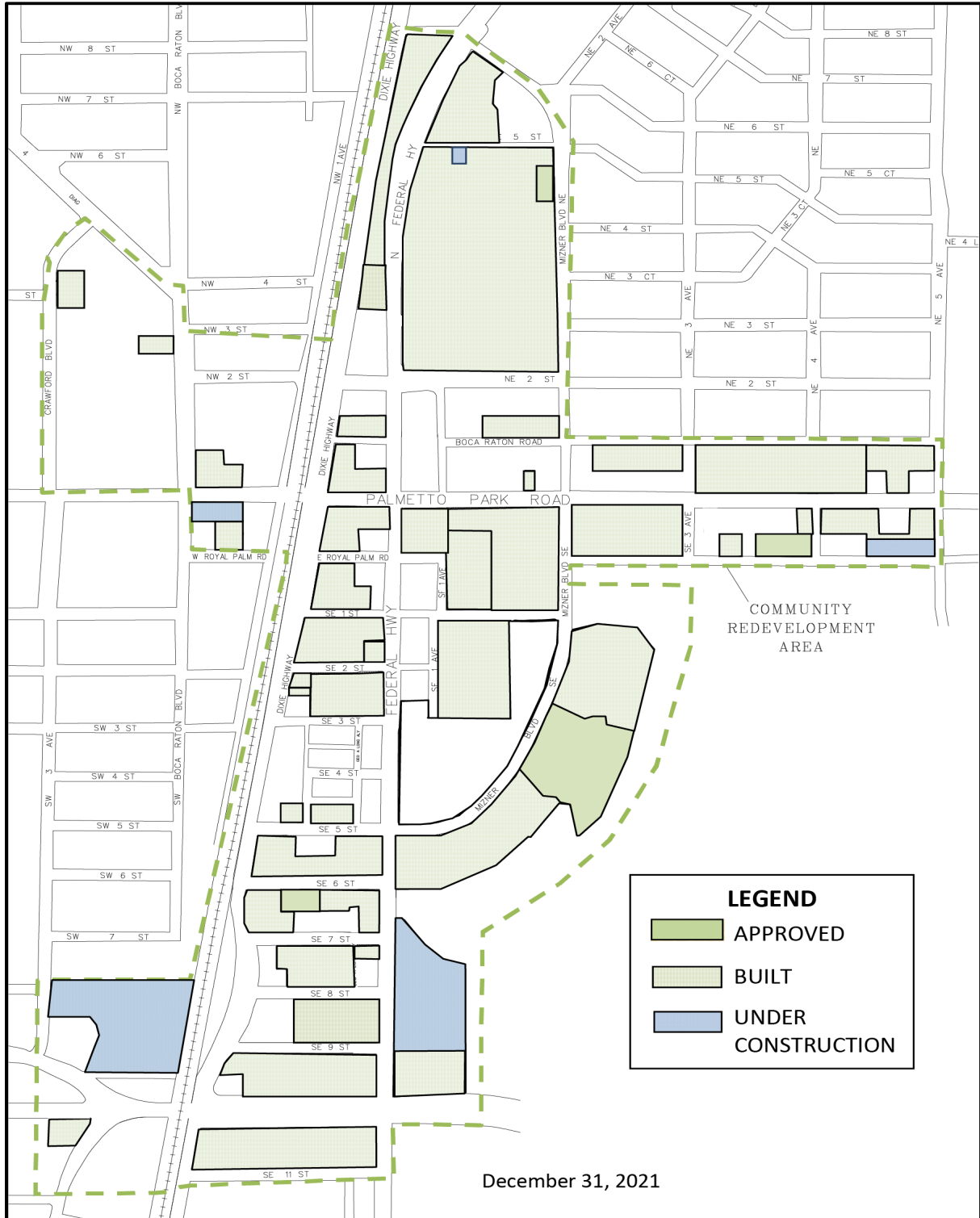
A phased approach was used to implement the meter program, including education to businesses, customers and visitors to ease transition from a “free” to a “pay-for-park” system.

DEVELOPMENT ORDER STATUS

Since adoption of the original Development Order in March 1988, 160 projects have been granted some type of development approval. Completed developments include both mixed-use and single-use projects with retail uses, civic/cultural uses, office uses, residential and hotel. These projects have established the viability of a wide range of development types and uses in the Redevelopment Area. The status of the Redevelopment Area in terms of approved, under construction and built development [whereby a Certificate of Occupancy (C.O.) was issued] is shown on Map #2 on the following page.

STATUS OF APPROVED PROJECTS

Map #2



DEVELOPMENT ORDER STATUS *continued*

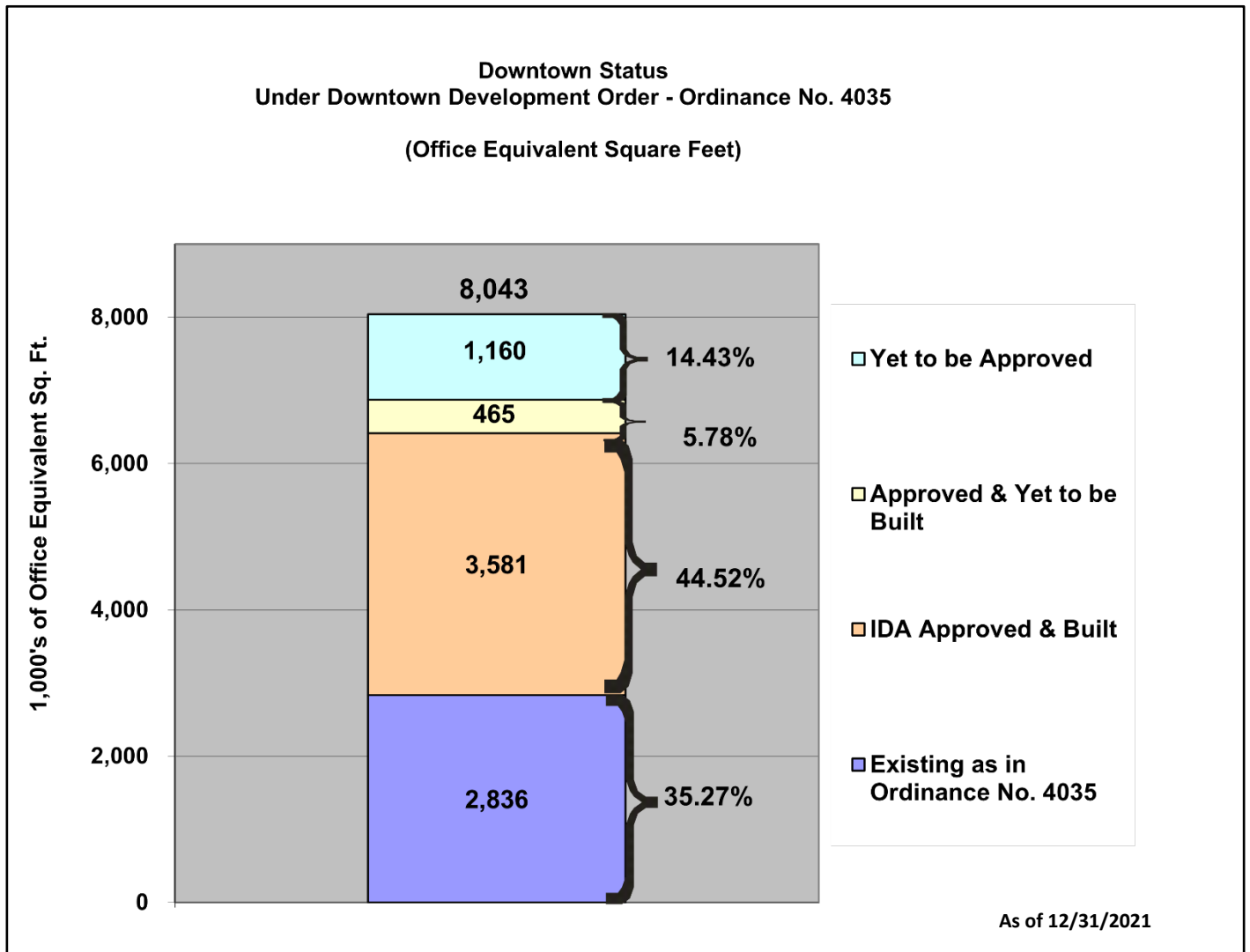
Total development under the Development Order is controlled in terms of office equivalent development. Office equivalent development is the number of square feet of office development necessary to generate the same number of peak hour vehicle trips as the proposed development. Using this definition, it is possible to convert all development into office equivalent development.

Currently, there is an inventory of 5,368 square feet of office, 80,335 square feet of retail, 164 hotel rooms, and 1,015 residential units which have been granted Individual Development Approval and are yet to be constructed (including projects currently under construction and buildings without a Certificate of Occupancy). The inventory of redevelopment yet to be approved is granted on a first come first serve basis subject to the Development Order. Yet to be approved is approximately 1.16 million square feet office equivalent. This inventory may be sufficient for continued construction activity in the Downtown for the next few years, subject to availability of conversions within subareas and transfers from other subareas.

The status of the Development Order in terms of office equivalent development is shown in Chart #1 on the following page:

DOWNTOWN STATUS OF OFFICE EQUIVALENTS

Chart #1

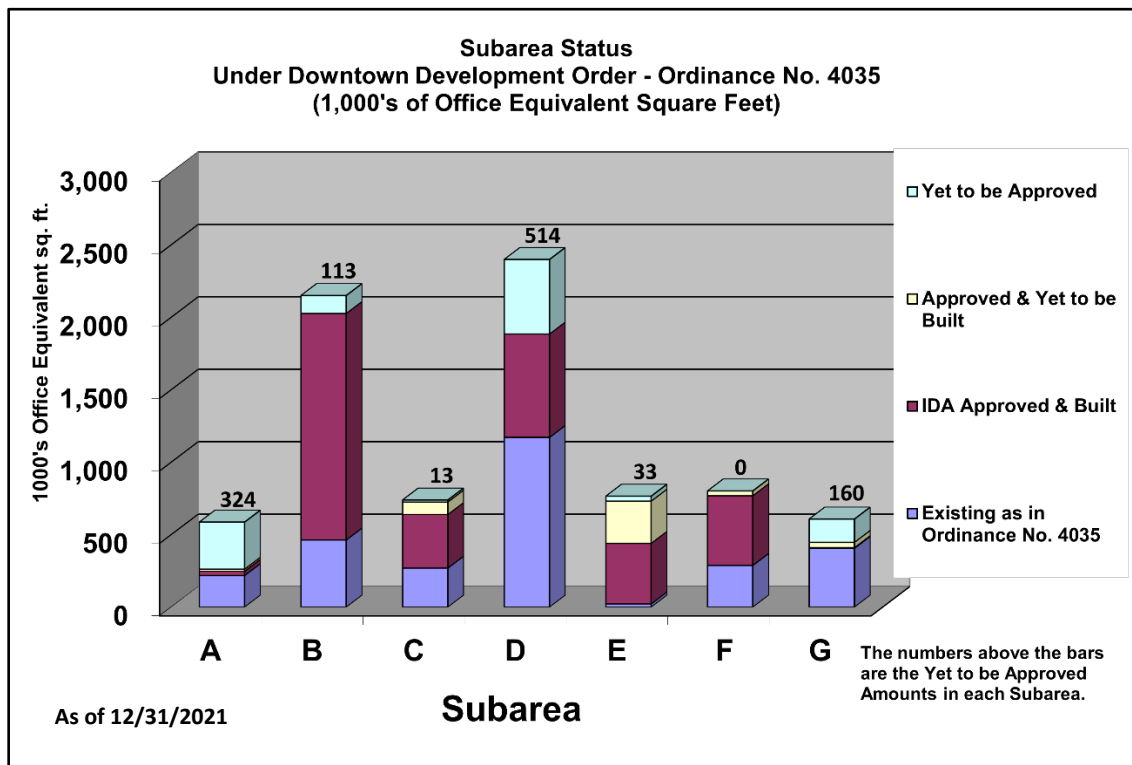


A total of 8,043,440 square feet of office equivalent development was authorized in the Development Order. Of this total amount, 2,836,464 square feet of office equivalent development existed at the time of the Development Order in 1992.

SUBAREA STATUS OF OFFICE EQUIVALENTS

Chart #2

Since approval of the Development Order, 3,581,034 square feet of net office equivalent development have been built. An additional 465,165 square feet of office equivalent development has been approved and is yet to be built. This leaves 1,160,778 square feet of office equivalent development yet to receive some type of approval. Once a project expires, the development rights return to the subarea and/or the subarea of any transfers.



This inventory of available office equivalent development yet to be approved could be exhausted within the next few years depending upon construction activity. As the Downtown continues to develop, Subareas with limited or insufficient office equivalent development remaining will increase. Approval of projects may require transfer(s) of authorized development from another subarea(s). Lack of sufficient development remaining to approve new redevelopment projects is currently an issue in Subareas C, E and F. This will become an issue in other subareas in the near future. The transfer process used to overcome this issue in the past, requires a detailed impact analysis, subject to maximum reduction levels of uses. This analysis must determine the extent to which the transfer between subareas alters the public facility needs established in the Development Order and must demonstrate that the project meets maximum thresholds for reduction of uses within the affected subareas.

DEVELOPMENT ORDER STATUS *continued*

In addition, the Rules of the Agency provide a more extensive review process and additional considerations in reviewing projects with transfers. Included in these considerations are:

- **The need for redevelopment of the proposed property;**
- **The impact of the transfer of development on the subarea from which the transfer is made and the subarea receiving the transfer in terms of the need for redevelopment of that subarea;**
- **The impact of the design of the project;**
- **The impact of the transfer of authorized development on required infrastructure in the Downtown and any mitigation proposed by the applicant; and**
- **The economic and financial impacts of the Individual Development Approval and transfer of authorized development.**

Projects requiring transfers affect both the subarea receiving the transfer and the subarea from which the transfer is coming. Prior to approving a transfer, a notice concerning the transfer is posted on the property, published in the newspaper and mailed to property owners in both the subarea receiving the transfer and the subarea from which the transfer is being made.

AMENDMENTS TO THE DEVELOPMENT ORDER

On July 27, 2021, the Development Order was amended by Ordinance No. 5581. This amendment reflected the established planning principles, guidelines, goals and requirements included within the DDRI and the Amended Downtown Plan as specific criteria to be reviewed in connection with applications for individual approval.

INFRASTRUCTURE IMPROVEMENTS

Under the Development Order, the ability of the City of Boca Raton to continue to issue building permits and Certificates of Occupancy in the Downtown is tied to infrastructure facilities, the substantial completion of infrastructure facilities or other actions. The infrastructure facilities were broken down into 25 specific projects and organized into a comprehensive infrastructure program known as the Visions 90 Capital Improvements Program at the beginning of the development order phases. Each of those projects provided a portion of the roadway, water, sewer, drainage and/or beautification facilities necessary to support Downtown redevelopment.

All of those projects including the infrastructure facilities were completed as necessary to issue building permits and Certificates of Occupancy for up to 4,900,000 square feet of office equivalent development. As of December 31, 2021, 3,361,662 square feet of net office equivalent permits have been issued and 3,112,097 square feet of net office equivalent have been granted Certificates of Occupancy.

The completion of all Visions 90 projects finalized the public portion of the Capital Improvements Program. As described in the 2009 Master Plan Update future Downtown infrastructure improvements and enhancements to the public realm create an inviting pedestrian oriented, walkable and cohesive Downtown. These improvements will likely slow down and tame traffic, to enhance open space between buildings and streets, to link areas with inviting pedestrian streetscapes and crossings, and to enhance parks and other open spaces. The intended result of these improvements will be the creation of a pedestrian friendly, walkable and cohesive Downtown. Incoming development projects are encouraged to use public art and elements that will continue to improve the public realm and pedestrian activity.

In order for the public and private sector to build these enhancements adjacent to Federal Highway, changes need to be made in the Florida Department of Transportation (FDOT) design guidelines for Federal Highway and in the Downtown transportation design guidelines in the City. FDOT Guidelines can be modified through the FDOT Complete Streets Program. Through this program a community can modify FDOT Guidelines to better fit the needs of the community. In the case of the Downtown this means changes which will lower the speeds on Federal Highway, improve landscaping, provide for buffering of sidewalks and pedestrians from traffic, less pavement, fewer turn lanes, and better pedestrian crossings.

INFASTRUCTURE IMPROVEMENTS *continued*

In 2011, the Agency determined that the complete street program approach is appropriate with four lanes as the preferred approach for Federal Highway and downtown. A draft design standards manual was completed and presented to the Agency in October 2012. Upon the Agency's review of these guidelines, it was determined that pedestrian-friendly features for new redevelopment projects will include: wider sidewalks, design speed reduction, elimination of selective right turn lanes, typical street cross-sections; intersection or pedestrian crossing treatments; bus bays, bus stops and bikeway treatments; street furnishings and street tree options. Development projects continue to be encouraged to utilize this approach for the best urban designs within the downtown.

THE NEXT 12 MONTHS

The next 12 months may be steady in terms of development applications (including minor and administrative amendments) and continuation of major development construction. During the next reporting period the following activities and events are expected:

- **Continued monitoring of the status and reporting of the DDRI for compliance;**
- **Issuance of permits and certificates of occupancy for additional major development and Administrative IDAs for minor re-development of buildings that existed prior to the Development Order and minor revisions to previously approved IDAs;**
- **Continued implementation of pedestrian safety elements, such as enhanced lighting and signage at pedestrian crosswalks;**
- **Continued efforts with upgraded decorative lighting program for Downtown street and pedestrian lighting and other infrastructure enhancements.**
- **Continued support to the parking division with the management of public on-street parking spaces and coordination with downtown businesses regarding the implementation of parking meters throughout downtown;**
- **Support to the Downtown (Brightline/Virgin USA) Train Station/Parking project by enhancing pedestrian connectivity from the station into Downtown;**
- **Continued marketing strategic initiatives and business outreach through DowntownBoca.org and social media opportunities.**
- **Coordination with the Chamber of Commerce regarding their assumption of the Downtown Business Alliance ;**
- **Completion of Phase 3 (gateway entrance signs) of the Downtown Wayfinding Signage Program.**

These activities can only be fully achieved with the support and participation of the City, Downtown property owners, stakeholders, tenants and the public.

SUMMARY

Overall development activity in Downtown Boca Raton has continued in the past year. Of the more than 8 million square feet authorized in the Development Order, only fourteen percent (14%) have yet to be approved as part of a specific project. Property owners should be aware that depending upon the rate of project approvals and construction activity, this inventory of yet to be approved development could be exhausted within the next few years.

The Agency continues to be in compliance with the provisions of the Development Order. An updated Biennial Status Report was completed March 2022. Under the Development Order, all the infrastructure improvements necessary to issue permits and Certificates of Occupancy to the 4,900,000-square foot level of office equivalent development were completed. Issuance of building permits for new construction and Individual Development Approvals will continue subject to availability of capacity within the next threshold of 4,900,000.

In accordance with the Interlocal Agreement the City will continue to provide programming of activities and support to the Agency over the next 12 months to encourage continued vibrancy in the Downtown. These programs need the support and participation of property owners, businesses, stakeholders and the general public to continue to be successful.