

**MINUTES
LAKE CLARKE SHORES
COMMUNITY REDEVELOPMENT AGENCY
MARCH 1, 2022**

Immediately following the Town Council Meeting

1. Call to Order and Roll Call

Chairman Paul R. Shalhoub, called the meeting to order at 9:21 PM.

The following members and officials were present:

Chair Paul R. Shalhoub

Vice Chair Robert M. W. Shalhoub

Commissioner Gregory Freebold

Commissioner Valentin Rodriguez, Jr.

Commissioner Albert Pavon

2. Approval of Agenda

Motion made by Vice Chair Shalhoub to approve the agenda, seconded by Commissioner Freebold; Motion approved (5-0).

3. Approval of Consent Agenda

A. Approval of the Minutes of the November 9, 2021 Community Redevelopment Agency.

Motion made by Vice Chair Shalhoub to approve the consent agenda, seconded by Commissioner Freebold; Motion approved (5-0).

4. Presentation

A. 2020/2021 Annual Report – Daniel Clark, Executive Director

Mr. Clark gave a brief overview of the Lake Clarke Shores CRA's 2020/2021 Annual Report that included the number of new businesses that opened in the area, the total number of businesses in the CRA, the number of building permits issued within the CRA and the revenues and expenditures of the CRA.

Motion made by Vice Chair Shalhoub to approve the 2020/2021 Annual Report as presented by Mr. Clark, seconded by Commissioner Freebold; Motion approved (5-0).

5. New Business

A. CRA Limited Commercial Development Code - Daniel Clark, Executive Director

a. Palm Beach County Business Development Board Discussions

b. Redevelopment Incentive Program

1. *Taller building*
2. *Mix use buildings (housing, office, retail)*
3. *Changes to parking requirements (Electric Vehicle support)*
4. *Greener and more sustainable development*

c. *Requesting permission to engage a planning company to develop this set of codes (will require a future budget amendment).*

Mr. Clark stated that the Lake Clarke Shores CRA does not have enough revenue to purchase properties within the CRA to leverage redevelopment. He explained the need to look for alternative means to incentivize investor interest within the CRA. He noted that changes to building height restrictions, density and allowing mixed use of the buildings are some of the ways to generate interest in redevelopment of the professional office and commercial buildings located within the limited commercial district of the CRA.

He noted the need to reallocate some funds from the existing programs to the Redevelopment Incentive Program to allow for development. He also noted the need to add additional funds into the Redevelopment Advocacy Program to bring in a professional planner that would be able to develop these codes and provide a marketable vision for what those parcels could ultimately be.

There was discussion regarding the changes only affecting the professional office buildings and the commercial buildings, not the multi-family buildings within the CRA.

Motion made by Vice Chair Shalhoub to reallocate some funds from existing CRA programs to the Redevelopment Incentive Program and to add additional funds to the Redevelopment Advocacy Program, seconded by Commissioner Freebold; Motion approved (5-0).

6. Audience Comments

- A. Emailed Questions – None
- B. Written Questions – None
- C. Verbal Questions – None

Note: Audience comments made during the CRA meeting by Timothy Daughtry and Jennifer Chrzanowski regarding costs for the septic to sewer conversion have been added to the March 1, 2022 Town Council Meeting minutes, since that is when the original discussion took place.

7. Commissioner Comments

Commissioner Valentin Rodriguez noted that the restaurants located at Forest Hill Plaza are always very busy. He also noted that the golf cart path that runs through Town Hall Park is frequently being used to access Dunkin Donuts and the Plaza.

Mr. Clark noted that the CRA has provided approximately \$25,000 in incentives to help the restaurants located in the Plaza.

Commissioner Freebold asked Mr. Clark about the improvements to Community Park. Mr. Clark noted that the CRA will be contributing the matching funds to construct the pickle ball courts in Community Park once the FRDAP Grant has been approved since Community Park is within the CRA.

Vice Chair Shalhoub noted that more developers may be interested in the CRA if changes are made.

8. Adjournment

Motion made by Commissioner Freebold to adjourn the meeting at 9:35 PM, seconded by Vice Chairman Shalhoub; Motion approved (5-0).

Paul R. Shalhoub, Chairman

Mary Pinkerman, Clerk