

**MINUTES
LAKE CLARKE SHORES
COMMUNITY REDEVELOPMENT AGENCY MEETING
JULY 11, 2023**

Immediately following the Budget Workshop

1. Call to Order and Roll Call

Chairman Gregory Freebold called the meeting to order at 6:59 p.m.

The following members and officials were present:

Chairman Gregory Freebold
Vice Chairman Robert M. W. Shalhoub
Commissioner Valentin Rodriguez, Jr.
Commissioner Robert O. Gonzalez
Commissioner Jon Maples

2. Approval of Agenda

Motion made by Commissioner Robert O. Gonzalez to approve the agenda, seconded by Commissioner Valentin Rodriguez; Motion approved (5-0).

3. Approval of Consent Agenda

A. Approval of the Minutes of the February 28, 2023 Community Redevelopment Agency.

Motion made by Vice Chairman Robert M. W. Shalhoub to approve the consent agenda, seconded by Commissioner Jon Maples; Motion approved (5-0).

4. Presentation

A. Proposed Budget for 2023/2024 Fiscal Year

Mr. Joseph Lo Bello, Executive Director – noted that the property values within the CRA have continued to increase each year. He presented the proposed CRA budget by noting the expected revenues and expenditures. He noted the projects taking place and the incentives that are offered to businesses and property owners in the CRA. He asked the Commissioners to think about the future of the Forest Hill Boulevard corridor. He noted that he would like to see the CRA promote quality development and stated that the CRA will need assistance with making changes to the Town Codes, which will promote the Town and improve the property values within the CRA.

5. New Business

A. None

6. Audience Comments

- A. Emailed Questions/Comments – None at this time
- B. Written Questions/Comments – None at this time
- C. Verbal Questions/Comments – None at this time

7. Commissioner Comments

Vice Chairman Robert M. W. Shalhoub – noted that development along Forest Hill Boulevard is limited to height. He noted that the Town should look into the possibility of increasing the height of buildings within the CRA to make the area more desirable for development. He also noted the need for beautification along the corridor.

He discussed the property located at 6900 West Lake Drive. It was noted that this property is not within the CRA.

Commissioner Valentin Rodriguez – discussed the medians along Forest Hill Boulevard. He noted that the median should showcase the Town. He suggested beautifying the median and adding signs or flags to let people know that they are in Lake Clarke Shores.

Mr. Lo Bello noted that the Town is getting quotes to improve the vegetation in the median.

Commissioner Robert O. Gonzalez – noted that Mr. Lo Bello has a good vision for the Town and the CRA, and that the Town needs developers that would have the same ideas. He noted the addition of restaurants on Forest Hill Boulevard and stated that he would like to see additional businesses like this that will showcase the area within the Town.

Commissioner Maples – asked if the Town has a plan or a vision for the future of the CRA and if there is someone that will be able to assist with this plan.

Mr. Lo Bello noted that there is a plan for the CRA. He also noted that he has been talking with Mr. Jack Horniman, JLH Associates, to get his ideas for the area and will keep the Town Council informed as these talks progress.

Chairman Gregory Freebold asked if the audience had any comments at this time.

Timothy Daughtry, 1410 Keller Road – discussed the vegetation in the medians along Forest Hill Boulevard. He noted numerous accidents have happened at Pine Tree Lane and West Lake Drive because the vegetation is blocking the view of the traffic. He would like the Town to be cautious of the plants that will be used in the medians.

It was noted that FDOT has changed their guidelines on what can and cannot be planted within the median. The Town can still replace like with like plantings, but we cannot change the types of plants being used.

Claudine Vasseur, 6904 Venetian Way – noted that the trees and vegetation cause drivers to slow down and the vegetation blocks the traffic noise and light from the roadway. She also noted that drivers should be more careful when turning onto Forest Hill Boulevard if they cannot see the oncoming traffic. She noted the Forest Hill Boulevard corridor is not

very pretty. She would like to have the area cleaned up and asked the Town to add some art work in the parks.

Written comment made by Pat Boyer, 1437 Mediterranean Road E. – noted that it would be better for sight if plants in the median were smaller.

Jennifer Chrzanowski, 7130 Pine Tree Lane – discussed the need for updated Town signs along Forest Hill Boulevard. She noted that the street lights and sidewalks need to be repaired. She also noted the business on the north side of Forest Hill Boulevard need to be better maintained and asked if the incentives offered by the CRA could be used for that.

She also discussed the need for a traffic study to be included when developers want to make changes along the Forest Hill Boulevard corridor.

The traffic situation was discussed further. It was noted that a Town wide traffic study is underway at this time, which will include current traffic and proposed future traffic uses.

8. Adjournment

Vice Chairman Robert M. W. Shalhoub made a motion to adjourn the meeting at 7:26 PM, seconded by Commissioner Valentin Rodriguez; Motion approved (5-0).

Gregory Freebold, Chairman

Mary Pinkerman, Clerk