

March 4, 2018

To: The Chairman and Board of Commissioners
Town of Lake Clarke Shores Community Redevelopment Agency

From: Daniel P. Clark, P.E.
Executive Director

Subject: 2016/2017 LCS CRA Annual Report

Executive Summary

This report covers the first year of operation of the Lake Clarke Shores (LCS) Community Redevelopment Agency (CRA) beginning November 15, 2016 and concluding September 30, 2017.

During this reporting period there was no revenue for the CRA. The initial assessment was established by the Property Appraiser at \$24,686,639. Several businesses moved into the CRA area in FY2017.

The Town accepted a donation of a sewer lift station from Dr. Mohaupt (Forest Hill Family Partnership, Ltd), 1825 Forest Hill Boulevard. This will allow the Town to create a sub-regional sewer system on the north side on Forest Hill Boulevard thereby increasing the infrastructure within the CRA.

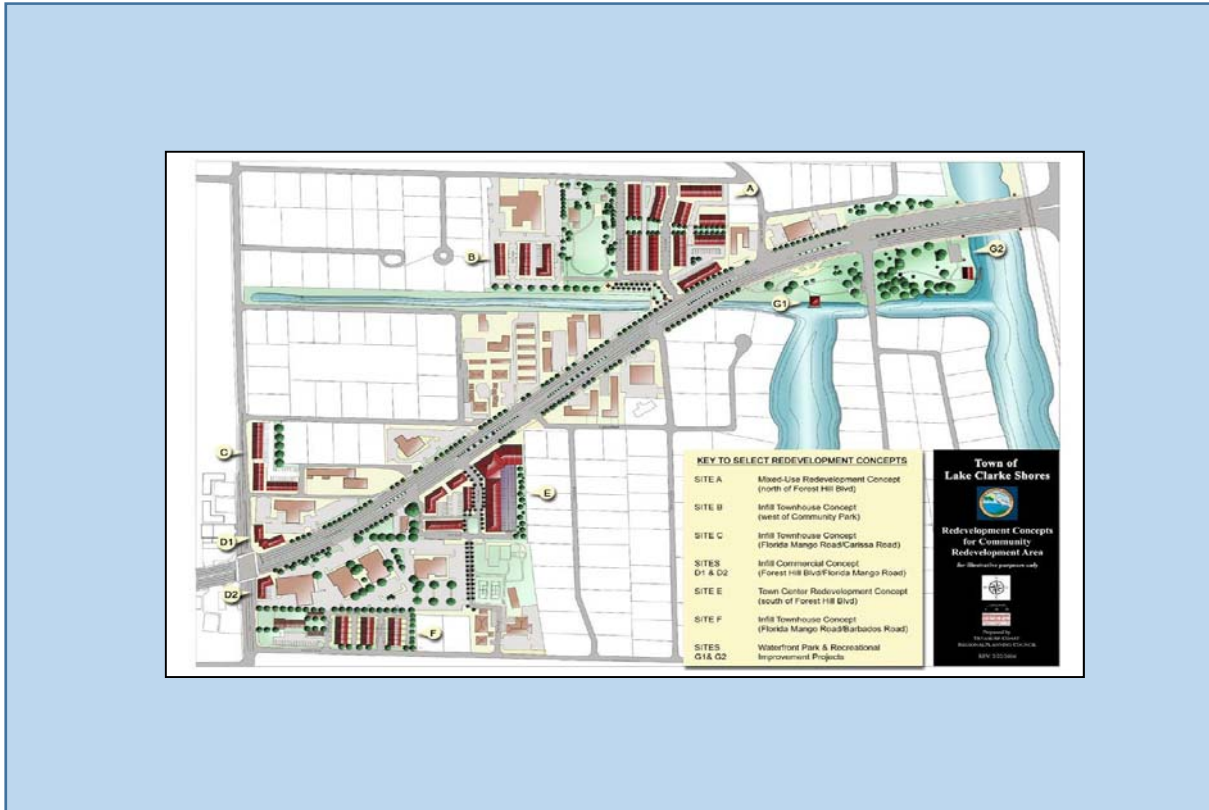
Background

The Town of Lake Clarke Shores, established in 1957, is a full- service municipality located in central Palm Beach County (PBC). The Town is situated on both sides of Forest Hill Boulevard, which is a primary commercial corridor and contains some of the oldest building stock in the community. The Florida Community Redevelopment Act provides for redevelopment in defined areas that suffer from blight and disinvestment. The Act also allows for coastal and tourist areas to be included if they are, among other things, deteriorated or have outdated building density patterns.

The Town of Lake Clarke Shores Community Redevelopment Agency (CRA) area is generally located west of I-95 on both sides of Forest Hill Boulevard, extending from roughly Interstate 95 to Florida Mango Road. Highlights in the Area include:

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- A total of 53.4 acres or 8% of the Town of Lake Clarke Shores total land area of 667.3 acres.
- Approximately 32% of the Town's multi-family residential property and 100% of the commercial property is located within the CRA. The CRA is almost entirely built-out, with no free- standing vacant parcels available for redevelopment.



Palm Beach County completed the “Heart of Palm Beach County” Joint City/County Economic Opportunities Analysis. This study, which focused on the seven municipalities in Palm Beach County District 3, Lake Clarke Shores, Atlantis, Boynton Beach, Greenacres, Lake Worth, Lantana, and Palm Springs, was initiated by concerns regarding economic development impediments in this central area of the county. Following months of analysis and facilitated discussions, the study identified a significant lack of investment and declining property values throughout the area, including dilapidated commercial corridors like Forest Hill Boulevard. These conclusions helped highlight the need for a CRA to be established in the Town of Lake Clarke Shores. The creation of the Lake Clarke Shores CRA was consistent with the priorities identified in this County-led study and implements the study’s recommendations.

Board Members

The Town Council sits as the Board of Directors of the LCS CRA established by Resolution. The Mayor is the Chairman of the Board and the Vice-Mayor is the Vice-Chair. The initial Board of

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Commissioners consisted of Robert M. W. Shalhoub, Chair; Thomas C Mayes, Jr., Vice-Chair, Malcolm Lewis, Gregory Freebold, and Valentin Rodriguez, Jr, Commissioners.

After elections, an appointment, and the Town Council Reorganization; the Board positions on May 9, 2017 are:

Gregory Freebold, Chair
Valentin Rodriguez, Jr, Vice-Chair
Paul Shalhoub, Commissioner
Robert M. W. Shalhoub, Commissioner
John Studdard, Commissioner

Meetings Held and Actions Taken

The following activities were performed by the Board of Commissioners of the Lake Clarke Shores Community Redevelopment Agency:

November 15, 2016 – adopted Resolution #2016-04 – appointing the Mayor and Vice Mayor of the Town of Lake Clarke Shores to serve as the Chairman and Vice Chairman, respectively, of the Lake Clarke Shores Community Redevelopment Agency.

July 11, 2017 – Presented proposed 2017/2018 CRA Budget and approved the 2017/2018 CRA meeting schedule.

September 12, 2017 – approved Resolution #2017-01 to submit proposed 2017/2018 CRA Budget to the Lake Clarke Shores Town Council for adoption as part of the Lake Clarke Shores 2017/2018 Budget to be adopted during the September 26, 2017 Budget Hearing.

September 26, 2017 – the Town Council of the Town of Lake Clarke Shores adopted Resolution #17-30 approving the 2017/2018 Budget.

Budget

Because the CRA was officially created November 15, 2016; there was no revenue for this fiscal year and no budget was created for FY2017.

Changes affecting the CRA

There were several things that will affect the CRA that occurred in FY2017.

The Town accepted a donation of a small sewage lift station from Forest Hill Family Partnership Ltd. located at 1825 Forest Hill Boulevard on June 13, 2017. It is staff's opinion that the lift station can accept sewage from at least two other properties and become a sub-regional sewage pumping station serving the north east corner of Forest Hill Boulevard and Florida Mango.

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Several businesses changed or remodeled. Below is a list of the business seeing improvements or the new businesses that moved into the CRA.

Businesses added to LCS CRA Area in 2016/2017

Name of Business	Address	Type of Business	New	Expansion *	Change of Ownership
Celimar and Plus	1800 Forest Hill Blvd #A6	Passport, Notary, etc. Service	X		
Certified Foot & Ankle Specialists	1521 Forest Hill Blvd #4	Podiatrist		X	
Pentzke Medical Center Inc	1501 Forest Hill Blvd #103	Doctor Office	X		
Kirk Grantham PA	1860 Forest Hill Blvd #105	Attorney		X	
Soothing Massage Inc	1850 Forest Hill Blvd #103	Massage Therapist		X	
Patricia E Morrison Counseling Inc	1499 Forest Hill Blvd #115	Social Worker		X	
Phases Detox LLC	1870 Forest Hill Blvd #204	Substance Abuse Center	X		
Access Academy Inc	1815 Forest Hill Blvd	School	X		
Bridge to Mental Health Healing LLC	1499 Forest Hill Blvd #101	Mental Health Center	X		
Forest Hill Villas Holdings	1755 Forest Hill Blvd	Apartments			X
All State Community Mental Health Ctr LLC	1521 Forest Hill Blvd #1	Mental Health Center		X	
Infinity Solutions Treatment Center	1499 Forest Hill Blvd #106	Doctor Office	X		
First Words Pediatric Therapy LLC	1860 Forest Hill Blvd #206	Speech Pathologist	X		
KB Doggies WPB Corp	1800 Forest Hill Blvd #B16	Dog Grooming	X		
Counter Tops Galore LLC	1800 Forest Hill Blvd #B10	Retail	X		

* Licensed Professionals added to existing Business

Next Year

We are having discussions with property owners about more new businesses coming to the CRA. We budgeted for Forest Hill Boulevard median upgrades in FY2018 and we believe improvements are beginning to occur regularly.