

**LAKE CLARKE SHORES
COMMUNITY REDEVELOPMENT AGENCY
SEPTEMBER 13, 2016
AGENDA**

TENTATIVE
SUBJECT TO
REVISION

Immediately following Regular Town Council Meeting

I. CALL TO ORDER, ROLL CALL

**Robert M. W. Shalhoub, Commissioner
Thomas C. Mayes, Jr., Commissioner
Valentin Rodriguez, Jr., Commissioner
Malcolm K. Lewis, Commissioner
Gregory Freebold, Commissioner**

**Daniel Clark, Executive Director
Mary Pinkerman, Clerk
Charles Schoech, Legal Counsel**

II. APPROVAL OF AGENDA

III. APPROVAL OF CONSENT AGENDA

- A. Approval of the minutes of the July 12, 2016 Community Redevelopment Agency.

IV. PRESENTATION:

A.

V. NEW BUSINESS:

- A. Approval of Resolution #2016-02 – acknowledging receipt of recommendations from the Lake Clarke Shores Local Planning Agency; submitting the Community Redevelopment Plan to the Town Council and recommending approval of the Community Redevelopment Plan.
- B. Approval of Resolution 2016-03 – designating a registered office and a registered agent for the Community Redevelopment Agency.
- C. Approval of schedule of meeting dates for the Lake Clarke Shores Community Redevelopment Agency.

VI. AUDIENCE COMMENTS:

VII. COMMISSIONER COMMENTS:

VIII. ADJOURNMENT:

Notice: If an individual decides to appeal any decision made by the Lake Clarke Shores Community Redevelopment Agency with respect to this meeting, he/she will need a record of the proceedings and for this purpose, he/she needs to ensure that a verbatim record of the proceedings is made (F. S. 286.0105). The Town of Lake Clarke Shores does not prepare or provide such verbatim record. Pursuant to the provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations to participate in this meeting, please advise the Town at least two (2) calendar days before the meeting by contacting the Town Clerk at (561) 964-1515, Ext. 10.

**MINUTES
LAKE CLARKE SHORES
COMMUNITY REDEVELOPMENT AGENCY
JULY 12, 2016**

I. A) CALL TO ORDER AND ROLL CALL:

Commissioner Robert M. W. Shalhoub, called the meeting to order at 7:15 p.m.

The following members and officials were present:

Commissioner Robert M. W. Shalhoub
Commissioner Thomas C. Mayes, Jr.
Commissioner Valentin Rodriguez, Jr.
Commissioner Gregory Freebold
Daniel Clark, Executive Director
Mary Pinkerman, Clerk
Charles Schoech, Legal Counsel

The following member was absent:

Commissioner Malcolm K. Lewis

II. PRESENTATIONS:

- A.** Draft of Final Community Redevelopment Plan – Dr. Kim Delaney, Director of Strategic Development and Policy, Treasure Coast Regional Planning Council

Dr. Delaney noted that Commissioner Shalhoub and Executive Director Clark were in attendance during the Palm Beach County Board of County Commissioners meeting when the County Commissioners approved the Lake Clarke Shores Community Redevelopment Agency. She congratulated the Commissioners for holding the first meeting of the Lake Clarke Shores Community Redevelopment Agency (LCS CRA).

She noted that the next step for the LCS CRA will be to create a budget and Tax Increment Financing (TIF) for the CRA and that the First Reading of the ordinance establishing the Redevelopment Trust Fund will be held during the September 13, 2016 Town Council Meeting. She stated that the Treasure Coast Regional Planning Council would be happy to assist the Town in these areas or in any other way as needed.

VI. NEW BUSINESS:

- A.** Approval of Resolution #2016-01 – submitting a proposed Community Redevelopment Plan to the Town of Lake Clarke Shores Local Planning Agency for review and recommendations as to its conformity with the Lake Clarke Shores Comprehensive Plan.

Motion made by Commissioner Freebold to approve Resolution #2016-01, seconded by Commissioner Mayes; Motion approved (4-0).

VII. AUDIENCE COMMENTS:

IX. COMMISSIONER COMMENTS:

Commissioner Freebold – no comments at this time.

Commissioner Rodriguez – asked if signs announcing the new LCS CRA could be placed along the Forest Hill Boulevard corridor. Dr. Delaney noted that it would be up to the Town if they wanted signs put up. She also noted that working one-on-one with the property owners would be the most effective way to get the redevelopment projects started.

Commissioner Mayes – no comments at this time.

Commissioner Shalhoub – thanked Dr. Delaney and the staff of the TCRPC and Executive Director Clark and the Lake Clarke Shores staff for all the work that they have done towards the formation of the LCS CRA.

Mr. Clark noted that he, Ms. Pinkerman, and Ms. Zoie Burgess will become accredited members of the Florida Redevelopment Association in order to better assist the Town's CRA.

X. ADJOURNMENT:

Commissioner Freebold made a motion to adjourn the meeting at 7:23 PM, seconded by Commissioner Mayes; Motion approved (4-0).

Commissioner Robert M. W. Shalhoub

Mary Pinkerman, Clerk

RESOLUTION NO. 2016-02

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE LAKE CLARKE SHORES COMMUNITY REDEVELOPMENT AGENCY ACKNOWLEDGING RECEIPT OF RECOMMENDATIONS FROM THE TOWN OF LAKE CLARKE SHORES LOCAL PLANNING AGENCY CONCERNING A PROPOSED COMMUNITY REDEVELOPMENT PLAN; SUBMITTING THE COMMUNITY REDEVELOPMENT PLAN TO THE TOWN COUNCIL OF THE TOWN OF LAKE CLARKE SHORES AND RECOMMENDING APPROVAL OF SAID PLAN; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, on or about December 8, 2015, the Town Council of the Town of Lake Clarke Shores duly adopted Resolution No. 15-30, containing findings of necessity for the formation of a community redevelopment agency, approving a Finding of Necessity Report dated November 2015 and requesting Palm Beach County to delegate the exercise of all powers and responsibilities conferred on the County by Section 163.410, *Florida Statutes*, to the Town for the purposes of establishing a Community Redevelopment Agency and the preparation of a Redevelopment Plan; and

WHEREAS, on or about July 12, 2016, the Board of County Commissioners of Palm Beach County duly adopted Resolution No. R-2016-0945 delegating to the Town Council of the Town of Lake Clarke Shores the authority to create a Community Redevelopment Agency and to exercise all powers and responsibilities of a Community Redevelopment Agency in accordance with Florida law; and

WHEREAS, on or about July 12, 2016 the Town Council of the Town of Lake Clarke Shores duly adopted Ordinance No. 16-03, thereby creating the Lake Clarke Shores Community Redevelopment Agency; and

WHEREAS, on or about July 12, 2016, the Town Council of the Town of Lake Clarke Shores duly adopted Resolution No. 16-14 appointing the members of the Town Council to serve as the Governing Body of the Lake Clarke Shores Community Redevelopment Agency; and

WHEREAS, on or about August 9, 2016, the Town of Lake Clarke Shores Local Planning Agency met and considered the conformity of the proposed Redevelopment Plan with the Town's Comprehensive Plan and issued written recommendations with respect to the conformity of the proposed Redevelopment Plan with the Town's Comprehensive Plan; and

WHEREAS, the Board of Commissioners of the Lake Clarke Shores Community Redevelopment Agency has received and reviewed written recommendation from the Town of Lake Clarke Shores Local Planning Agency concerning the proposed Redevelopment Plan; and

WHEREAS, the Board of Commissioners of the Lake Clarke Shores Community Redevelopment Agency recommends approval of the proposed Redevelopment Plan and desires to submit the Redevelopment Plan, together with its written recommendations, to the Town Council for its consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAKE CLARKE SHORES COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1: The foregoing recitals are hereby confirmed and are incorporated herein by reference.

SECTION 2: In accordance with Section 163.360, *Florida Statutes*, the Board of Commissioners of the Lake Clarke Shores Community Redevelopment Agency hereby acknowledges receipt of the written recommendations from the Town of Lake Clarke Shores Local Planning Agency concerning the conformity of the proposed Redevelopment Plan with the comprehensive plan for the development of the Town of Lake Clarke Shores as a whole. The Board of Commissioners of the Lake Clarke Shores Community Redevelopment Agency hereby recommends approval of the proposed Redevelopment Plan and said Plan, together with its written recommendations, are hereby submitted to the Town Council for its review and approval.

SECTION 3: All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4: If any section or portion of a section of this Resolution proves to be invalid, unlawful or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

SECTION 5: This Resolution shall be effective immediately upon passage.

PASSED AND ADOPTED this 13th day of September, 2016.

LAKE CLARKE SHORES COMMUNITY REDEVELOPMENT AGENCY

	FOR	AGAINST
BY: _____ Robert M. W. Shalhoub, Commissioner	_____	_____
_____	_____	_____
Thomas C. Mayes, Jr., Commissioner	_____	_____
_____	_____	_____
Valentin Rodriguez, Jr., Commissioner	_____	_____
_____	_____	_____
Malcolm K. Lewis, Commissioner	_____	_____
_____	_____	_____
Gregory Freebold, Commissioner	_____	_____

ATTEST:

By: _____
Mary Pinkerman, Clerk

RESOLUTION NO. 2016-03

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE LAKE CLARKE SHORES COMMUNITY REDEVELOPMENT AGENCY DESIGNATING A REGISTERED OFFICE AND REGISTERED AGENT FOR THE COMMUNITY REDEVELOPEMNT AGENCY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, pursuant to Section 189.014, *Florida Statutes*, the Lake Clarke Shores Community Redevelopment Agency is required to designate a registered office and registered agent and to file such information with the Town of Lake Clarke Shores and the State of Florida Department of Economic Opportunity.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAKE CLARKE SHORES COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1: The foregoing recital is hereby confirmed and is incorporated herein by reference.

SECTION 2: In accordance with Section 189.014, *Florida Statutes*, the Board of Commissioners of the Lake Clarke Shores Community Redevelopment Agency hereby designates the following as registered office and registered agent:

Registered office: 1701 Barbados Road
Lake Clarke Shores, Fl. 33406

Registered agent: Charles F. Schoech, Esq
1701 Barbados Road
Lake Clarke Shores, Fl. 33406

SECTION 3: The Clerk of the Community Redevelopment Agency shall forward a copy of this Resolution to the Town of Lake Clarke Shores and to the State of Florida Department of Economic Opportunity.

SECTION 4: All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 5: If any section or portion of a section of this Resolution proves to be invalid, unlawful or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

SECTION 6: This Resolution shall be effective immediately upon passage.

PASSED AND ADOPTED this 13th day of September, 2016.

LAKE CLARKE SHORES COMMUNITY REDEVELOPMENT AGENCY

	FOR	AGAINST
BY: _____ Robert M. W. Shalhoub, Commissioner	_____	_____
_____	_____	_____
Thomas C. Mayes, Jr., Commissioner	_____	_____
_____	_____	_____
Valentin Rodriguez, Jr., Commissioner	_____	_____
_____	_____	_____
Malcolm K. Lewis, Commissioner	_____	_____
_____	_____	_____
Gregory Freebold, Commissioner	_____	_____

ATTEST:

By: _____
Mary Pinkerman, Clerk

CRA Res. #2016-03

**LAKE CLARKE SHORES
COMMUNITY REDEVELOPMENT AGENCY MEETINGS
FOR THE REMAINING 2016 CALENDAR YEAR THROUGH AUGUST 2017
(UNLESS OTHERWISE NOTIFIED)**

Tuesday, October 18, 2016 – 7:00 p.m.
or immediately following the Town Council Meeting

Tuesday, November 15, 2016 – 7:00 p.m.
or immediately following the Town Council Meeting

Tuesday, December 13, 2016 -7:00 p.m.
or immediately following the Town Council Meeting

Tuesday, January 10, 2017 – 7:00 p.m.
or immediately following the Town Council Meeting

Tuesday, February 14, 2017 – 7:00 p.m.
or immediately following the Town Council Meeting

Tuesday, March 7, 2017 – 7:00 p.m.
or immediately following the Town Council Meeting

Tuesday, April 11, 2017 – 7:00 p.m.
or immediately following the Town Council Meeting

Tuesday, May 9, 2017 – 7:00 p.m.
or immediately following the Town Council Meeting

Tuesday, June 13, 2017 – 7:00 p.m.
or immediately following the Town Council Meeting

Tuesday, July 11, 2017 – 7:00 p.m.
or immediately following the Town Council Meeting

Tuesday, August 8, 2017 – 7:00 p.m.
or immediately following the Town Council Meeting

The purpose of these meetings is to transact any and all business that may come before the Lake Clarke Shores Community Redevelopment Agency Board.