

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

Agenda Item #:

5A-1

AGENDA ITEM SUMMARY

Meeting Date: 5/17/2016 ☐ Consent ☒ Regular
 ☐ Workshop ☐ Public Hearing

Department: Planning, Zoning and Building

Submitted By: Planning Division

Submitted For: Planning Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends a motion to adopt: a resolution denying the request to delegate to the Town Council of the Town of Lake Clarke Shores the exercise of all powers and responsibilities conferred on Palm Beach County by the Community Redevelopment Act for the purpose of establishing and operating the Town of Lake Clarke Shores Community Redevelopment Agency (CRA).

Summary: The item before the Board of County Commissioners (BCC) is to consider the creation of a new CRA at the request of the Town of Lake Clarke Shores within its municipal limits, generally located between Interstate 95 and Florida Mango Road, on the north and south sides of Forest Hill Boulevard. Chapter 163, Part III, F.S., gives the BCC, as the governing body of a charter county, full discretion to approve or deny a request to create a CRA within a municipality. The Town is seeking a delegation of all powers and responsibilities conferred in Chapter 163, Part III, F.S. including creation of a Redevelopment Trust Fund that utilizes increases in property tax revenues that would otherwise go to the County and other taxing authorities unless exempt pursuant to the statute. Specifically, the Town is requesting the County to: find that the "blighted area" proposed for the CRA meets the criteria contained in Chapter 163, Part III, Florida Statutes; delegate authority to create a Community Redevelopment agency to the Town; allow the Town to adopt a Community Redevelopment Plan; and authorize the establishment of a Redevelopment Trust Fund. While the Town concluded in the Finding of Necessity report that this area met 5 of the 15 criteria as factors present for blight, staff's assessment is that the conditions in the proposed area do not meet the definition of blight, as defined in Chapter 163.340(8), F.S., since there is no existence of slum and blighted conditions contributing to the spread of disease and crime, contributing to the decrease in tax base, nor substantially impairing or hindering sound growth. District 3 (RPB)

Background and Policy Issues: The Town of Lake Clarke Shores adopted Resolution No. 15-30 on December 8, 2015, as shown in Attachment 2, to formally request delegation of powers from the BCC. The Town provided the Finding of Necessity report on November 23, 2015 and the County subsequently requested additional documentation on December 17, 2015. The Town then responded with the additional documentation to the County on February 23, 2016. Per Statute requirement, the County has 120 days after the receipt of all required documentation to make a determination. The final deadline for response by the County is June 22, 2016. County staff concludes the conditions in the proposed area do not meet the definition of blight, as defined in Chapter 163.340(8), F.S., since there are not a substantial number of deteriorated or deteriorating structures.

Attachments: 1. County Resolution Denying CRA Request
2. Town of Lake Clarke Shores Resolution
3. County Staff Report

Recommended by: Rebecca J. Caldwell 4/19/16
 Executive Director Date

Approved By: [Signature] 4/29/16
 for Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2016	2017	2018	2019	2020
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	=====	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included In Current Budget? Yes _____ No _____

Budget Account No.: Fund _____ Agency _____ Org. _____ Object _____

Reporting Category _____

B. Recommended Sources of Funds/Summary of Fiscal Impact: Fiscal Impact is indeterminable at this time; however, if the CRA is approved the Fiscal Impact would be based on the increase in property values.

C. Departmental Fiscal Review: Sal D'Agostino

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Shen Bm
OFMB 4/20/16
4/20/16

Ann S. Jacobson
Contract Dev. and Control 4/28/16
4/28/16

B. Legal Sufficiency:

[Signature]
Assistant County Attorney

C. Other Department Review:

Department Director

RESOLUTION #15-30

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LAKE CLARKE SHORES, FLORIDA RELATING TO COMMUNITY REDEVELOPMENT PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES (THE "COMMUNITY REDEVELOPMENT ACT"); SAID RESOLUTION BEING SUPPORTED BY DATA AND ANALYSIS DEFINING THE PROPOSED TOWN OF LAKE CLARKE SHORES COMMUNITY REDEVELOPMENT AREA; FINDING THE EXISTENCE OF CONDITIONS IN THE PROPOSED COMMUNITY REDEVELOPMENT AREA THAT WARRANT THE CREATION OF A COMMUNITY REDEVELOPMENT AGENCY; MAKING A LEGISLATIVE FINDING THAT CONDITIONS IN THE PROPOSED TOWN OF LAKE CLARKE SHORES COMMUNITY REDEVELOPMENT AREA MEET THE CRITERIA DESCRIBED IN SECTION 163.340(7) OR (8), FLORIDA STATUTES ("FINDING OF NECESSITY"); REQUESTING THE DELEGATION OF COMMUNITY REDEVELOPMENT POWERS AND RESPONSIBILITIES FROM THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

The Town Council of the Town of Lake Clarke Shores makes the following findings and determinations:

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, *Florida Statutes*, (hereinafter the "Community Redevelopment Act") establishing the conditions and procedures for the establishment of community redevelopment areas and community redevelopment agencies and finding that coastal and resort tourist areas, or portions thereof, which are deteriorated or have outdated building density patterns could be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community; and

WHEREAS, the Town of Lake Clarke Shores has commissioned the Treasure Coast Regional Planning Council (hereinafter referred to as "Consultant") to prepare an independent finding of necessity analysis of the proposed Town of Lake Clarke Shores Community Redevelopment Area (hereinafter referred to as "CRA"); and

WHEREAS, the Town of Lake Clarke Shores has reviewed Consultant's Finding of Necessity Report dated November 2015 (hereinafter "Report"), a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Said Report meets the finding of necessity requirements of the Community Redevelopment Act for the establishment of a community redevelopment area and formation of a community redevelopment agency; and

WHEREAS, the Town Council of the Town of Lake Clarke Shores has considered public input, the recommendations of staff, and the standards and guidelines of the Community Redevelopment Act; and

WHEREAS, pursuant to Section 163.346, *Florida Statutes*, the Town has provided public notice of its intent to consider the adoption of a resolution declaring a finding of necessity for creation of a community redevelopment agency at least fifteen (15) days before such proposed action by registered mailed notice to each taxing authority which levies ad valorem taxes or real property contained within the geographic boundaries of the proposed redevelopment area and in compliance with the notice requirements set forth in said Statute; and

WHEREAS, conditions are present within the CRA which are detrimental to sound growth and which substantially impair or arrest appropriate growth and present conditions and uses which are detrimental to the public health, safety, morals and public welfare; and

WHEREAS, the Report confirmed that conditions in the proposed redevelopment area meet the criteria set forth in Section 163.340(7) or (8), *Florida Statutes*, in that blighted areas exist within the CRA, and the rehabilitation, conservation, or redevelopment of the CRA is necessary in the interest of public health, safety, morals or welfare of the residents of the Town of Lake Clarke Shores; and

WHEREAS, one or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the Town of Lake Clarke Shores; and

WHEREAS, the rehabilitation, conservation or redevelopment, or a combination thereof, of such redevelopment area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals or welfare of the residents of the Town of Lake Clarke Shores; and

WHEREAS, within the CRA there is a predominance of defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities; and

WHEREAS, within the CRA aggregate assessed values of real property for ad valorem tax purposes have failed to show any appreciable increase over the past five (5) years; and

WHEREAS, within the CRA there exists faulty lot layout in relation to size, adequacy, accessibility, or usefulness; and

WHEREAS, within the CRA there exists inadequate or outdated building density patterns; and

WHEREAS, lands within the CRA exhibit a diversity of ownership and unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; and

WHEREAS, lands within the CRA can be revitalized or redeveloped in a manner that will vastly improve the economic and social conditions of the community; and

WHEREAS, after considering the recommendations contained within the Report and after providing proper notice to all taxing authorities which levy ad valorem taxes on real property in the proposed redevelopment areas, and providing the public an opportunity to present testimony and evidence, the Town Council, finds as a matter of fact that conditions exists which warrant the creation of a community redevelopment agency within the Town in order to carry out the purposes of the Community Redevelopment Act.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKE CLARKE SHORES, FLORIDA:

SECTION 1: Recitals. The above recitals are true and correct, are hereby accepted as legislative findings of fact, and incorporated into this Resolution by reference.

SECTION 2: Approval. This Resolution is supported by data and analysis and the Town Council hereby makes a legislative finding of fact that conditions in the proposed Town of Lake Clarke Shores CRA meet the criteria described in Section 163.340(7) or (8), *Florida Statutes*. The Town Council hereby adopts the Town of Lake Clarke Shores Finding of Necessity Report dated November 2015 (Exhibit A) as the Finding of Necessity Report. In accordance with Section 163.356, *Florida Statutes*, the Town Council further finds that there is a need for a community redevelopment agency to function within the Town of Lake Clarke Shores in order to carry out the community redevelopment purposes of the Community Redevelopment Act. The geographic area of the proposed Town of Lake Clarke Shores Community Redevelopment Area is designated as depicted on the map set forth in the Report.

SECTION 3: County delegation. The Board of County Commissioners of Palm Beach County, Florida is hereby requested to, by Resolution, delegate to the Town Council of the Town of Lake Clarke Shores the exercise of all powers and responsibilities conferred on Palm Beach County by the Community Redevelopment Act for the purpose of establishing and operating the Town of Lake Clarke Shores Community Redevelopment Agency.

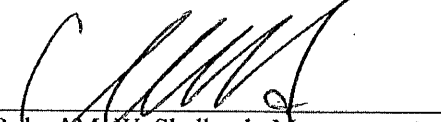

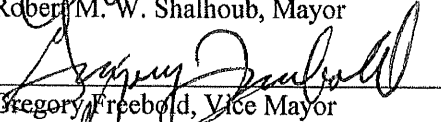

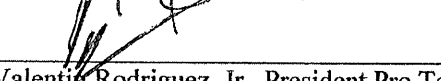
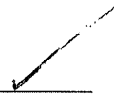
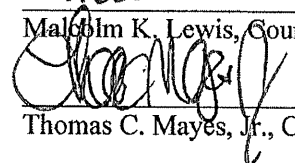

SECTION 4: Conflicts. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 5: Severability. 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.

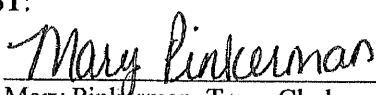
SECTION 6: Effective Date. This Resolution shall be effective upon adoption of a delegation of authority Resolution by the Board of County Commissioners of Palm Beach County, Florida.

PASSED AND ADOPTED this 8th day of December, 2015.

TOWN OF LAKE CLARKE SHORES, FLORIDA

	FOR	AGAINST
BY:  Robert M. W. Shalhoub, Mayor		
 Gregory Freebold, Vice Mayor		
 Valentin Rodriguez, Jr., President Pro Tem		
Absent Malcolm K. Lewis, Council Member		
 Thomas C. Mayes, Jr., Council Member		

ATTEST:

By: 
Mary Pinkerman, Town Clerk

Res #15-30

Sponsored by the Town Council

RESOLUTION NO. R-2016-____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DENYING THE REQUEST OF THE TOWN OF LAKE CLARKE SHORES TO DELEGATE ALL POWERS AND RESPONSIBILITIES CONFERRED ON PALM BEACH COUNTY BY THE COMMUNITY REDEVELOPMENT ACT FOR THE PURPOSE OF ESTABLISHING A COMMUNITY REDEVELOPMENT AREA (CRA) PURSUANT TO CHAPTER 163.355, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Part III, Florida Statutes (F.S.), known as the Community Redevelopment Act of 1969, provides for a mechanism for local governments to create a Community Redevelopment Agency to address conditions of slums and blight; and

WHEREAS, as a charter county, the Board of County Commissioners retained authority to grant or deny the request from a municipality to delegate the powers to establish a CRA; and

WHEREAS, pursuant to Chapter 163.355, F.S., the Town of Lake Clarke Shores provided notice to Palm Beach County on November 23, 2015; and

WHEREAS, on December 8, 2015, the Town of Lake Clarke Shores adopted Resolution No. 15-30, pursuant to Chapter 163.355, F.S., acknowledging the *Finding of Necessity* and requesting the delegation of community redevelopment powers from the Board of County Commissioners for an area as identified in the *Finding of Necessity* dated November 2015; and

WHEREAS, pursuant to Chapter 163.410, F.S., Palm Beach County staff requested additional documentation on December 17, 2015, to request documentation on the Finding of Necessity meeting the definition of blight; and

WHEREAS, pursuant to Chapter 163.410, F.S., the Town of Lake Clarke Shores provided additional documentation to the County on February 23, 2016; and

WHEREAS, pursuant to Chapter 163.410, F.S., the Board of County Commissioners must respond within 120 day from receipt of all documentation from the Town of which the final deadline for response is June 22, 2016; and

WHEREAS, the conditions in the proposed area do not meet the definition of blight, as defined in Chapter 163.340(8), F.S., since there is no existence of slum and blighted conditions contributing to the spread of disease and crime contributing to the decrease in tax base nor substantially impairing or hindering sound growth.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Section 1. The Board of County Commissioners hereby denies a request from Town of Lake Clarke Shores to create a CRA for an area as identified in the *Finding of Necessity* dated November 2015.

Section 2. The provisions of this Resolution shall become effective upon adoption by the Board of County Commissioners.

The foregoing Resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

- Commissioner Mary Lou Berger, Mayor
- Commissioner Hal R. Valeche, Vice Mayor
- Commissioner Paulette Burdick
- Commissioner Shelley Vana
- Commissioner Steven L. Abrams
- Commissioner Melissa McKinlay
- Commissioner Priscilla A. Taylor

APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach County, on the _____ day of _____, 2016.

ATTEST:
SHARON R. BOCK, Clerk & Comptroller

By: _____
Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY


Chief Land Use County Attorney



PLANNING DIVISION STAFF REPORT

BOARD OF COUNTY COMMISSIONERS HEARING
MAY 17, 2016

I. General Data

Agenda Name: Lake Clarke Shores Proposed Community Redevelopment Area

Project Manager: Patricia Behn, Principal Planner

Recommendation: Staff recommends *denial* of the Town's request to establish the proposed Community Redevelopment Area

II. Item Summary

Summary: The item before the Board is to consider the creation of a new Community Redevelopment Area (CRA) at the request of the Town of Lake Clarke Shores within its municipal limits. Chapter 163, Part III, F.S., gives the Board, as the governing body of a charter county, full discretion to approve or deny a request to create a CRA within a municipality.

The Town is seeking a delegation of all powers and responsibilities conferred in Chapter 163, Part III, F.S. including creation of a Redevelopment Trust Fund that utilizes increases in property tax revenues that would otherwise go to the County and other taxing authorizes unless exempt pursuant to the statute.

Specifically, the Town is requesting the County to:

1. find that the “blighted area” proposed for the CRA meets the criteria contained in Chapter 163, Part III, Florida Statutes;
2. delegate authority to create a Community Redevelopment agency to the Town;
3. allow the Town to adopt a Community Redevelopment Plan; and
4. authorize the establishment of a Redevelopment Trust Fund.

Staff Assessment: County staff’s assessment is that the conditions in the proposed area do not meet the definition of blight, as defined in Chapter 163.340(8), F.S., since there are not a substantial number of deteriorated or deteriorating structures.

III. Background

History and Function of CRAs

The State Legislature in 1969 established the ability for Florida counties and cities to designate areas with significant slum and blight in need of redevelopment as Community Redevelopment Areas (CRAs). According to the Florida Redevelopment Association, the State of Florida has over 178 CRAs, each of which is managed by an independent Community Redevelopment Agency. The effect of approval of a CRA to the County would be to freeze tax revenues received from the proposed CRA to the county and other taxing authorities, with increases in tax revenue going to the Agency. These agencies operate on a budget generated by the increase in property taxes values within the Community Redevelopment Agency boundary. Any tax revenues from increases in real property value, referred to as "increment," are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area. The CRA retains this percentage of the increase in real property taxes which is referred to as tax increment financing. This source of revenue is used to fund and finance redevelopment projects, as identified in the CRA Redevelopment Plan and establishes the public incentives to attract private investment within the designated area.

Process for Creating CRAs

Per Statute requirements, the process for creating a CRA begins with a local government developing a Finding of Necessity report outlining the blight conditions in a targeted area. The local government then holds a public meeting to adopt a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria of blight and declare the need for a community redevelopment agency. In a charter county, the local government must obtain approval from the Board of County Commissioners (BCC). The BCC determines the specific delegation of powers to be granted to the local government. Upon approval by the county, the local government appoints a board as the governing body of the Community Redevelopment Agency. Thereafter, the Community Redevelopment Plan is developed and adopted to outline the goals and specific projects for the area. Lastly, a Redevelopment Trust Fund is created to enable the Community Redevelopment Agency to direct the increase in real property tax revenues back into the targeted area.

Palm Beach County CRAs

As a charter county, Palm Beach County has the authority to grant or deny any request from a municipality for a delegation of powers to create a CRA. Per Florida Statutes, the County has 120 days after the receipt of all required documentation. The County currently has 11 CRAs established; 10 within municipalities and 1 within unincorporated county. As of Fiscal Year 2016, the 11 CRAs in Palm Beach County redirected \$30 million from Palm Beach County to CRAs.

IV. Request

The request by the Town of Lake Clarke Shores is to designate a 53-acre area as a Community Redevelopment Area, generally located between Interstate 95 and Florida Mango Road, on the north and south sides of Forest Hill Boulevard. The Town is approximately 1.04 square miles with a population of 3,375 as of 2015. The proposed CRA represents 8% of the total land area of Lake Clarke Shores. See Exhibit 1 Map for the proposed area.

The Town adopted a Resolution, included in the agenda item, requesting delegation of powers from the BCC. The Town provided the Finding of Necessity report, as show in Exhibit 2, on November 23, 2015 and the County subsequently requested additional documentation on December 17, 2015. The Town then responded with the additional documentation, as shown in Exhibit 3, to the County on February 23, 2016. Correspondence is included in Exhibit 4. Per Statute requirement, the County has 120 days after the receipt of all required documentation to make a determination. The final deadline for response by the County is June 22, 2016.

V. Data and Analysis

This section provides background and data, including an examination of consistency with the Florida Statutes. The Staff Analysis is included at the end of each subsection.

A. Palm Beach County CRAs

The majority of the CRAs in Palm Beach County were created in the 1980's when redevelopment activities became a priority for many of the cities that had experienced a migration from downtown areas to the suburbs. Seven out of the 11 CRAs were established from 1980 through 1989. Two were established in the 1990's, and the remaining two were established in the 2000's. No other CRA has been proposed since 2002. Table 1 provides the year established for each Palm Beach County CRA.

The Statutes provide a term of 30 years for a CRA, but if expanded, the term increases to 40 years. A number of expansions have occurred in Palm Beach County for CRAs such as Boynton Beach CRA (2006), Jupiter CRA (2011) and Lake Worth CRA (2001). The Riviera Beach CRA is in the process of expansion, which does not require BCC approval as it was created prior to the effective date of the County Charter in 1985. Table 1 also provides the number of acres and number of parcels currently within the Palm Beach County CRAs. These 11 CRAs vary in size, ranging from 100 acres to 1,500 acres. The majority of these areas are in the downtown corridors or coastal areas to revitalize the business districts of the municipality.

Table 1: Palm Beach County CRA Acres and Parcels

PBC CRA	Parcel Acres	# of Parcels	Year Established
Belle Glade	102.07	442	2001
Boca Raton	227.06	252	1980
Boynton Beach	1,226.96	3,152	1981
Delray Beach	1,503.54	5,635	1985
Jupiter	268.25	169	2002
LCS Proposed	53.0	36	N/A
Lake Park	239.50	357	1996
Lake Worth	557.29	2,676	1989
PBC: Westgate/Belvedere	1,096.63	2,262	1989
Riviera Beach	686.58	1,770	1984
WPB: Downtown	576.08	1,488	1985
WPB: Northwood	333.47	939	1993
TOTAL	6,817.43	19,142	

Source: PBC Property Appraiser 2016; Year Established: CRA Development Plans

Staff Analysis:

The dates of establishment as shown in the table reflect that there was an era of significant CRA creation activity during a time of economic stagnation and migration of population out of the downtown areas leading to blight. Since the 1980's, the county has seen very few areas that demonstrated a truly blighted condition warranting the extraordinary remedies of creating a CRA.

At 53 acres, the proposed Lake Clarke Shores CRA would be half the size of the smallest existing CRA in Palm Beach County. Research in this field, such as that described in *"Tax Increment Financing in Florida: A Tool for Local Government Revitalization, Renewal, and Redevelopment"* written by Harry M. Hipler in the July/August 2007 issue of **The Florida Bar Journal**, suggests that CRAs are most beneficial when used for large scaled projects and areas to address blight conditions in urban areas. Larger CRA areas have a greater potential to generate sufficient tax increment revenue to successfully implement the projects identified in a CRA Redevelopment Plan.

B. Proposed Lake Clarke Shores CRA

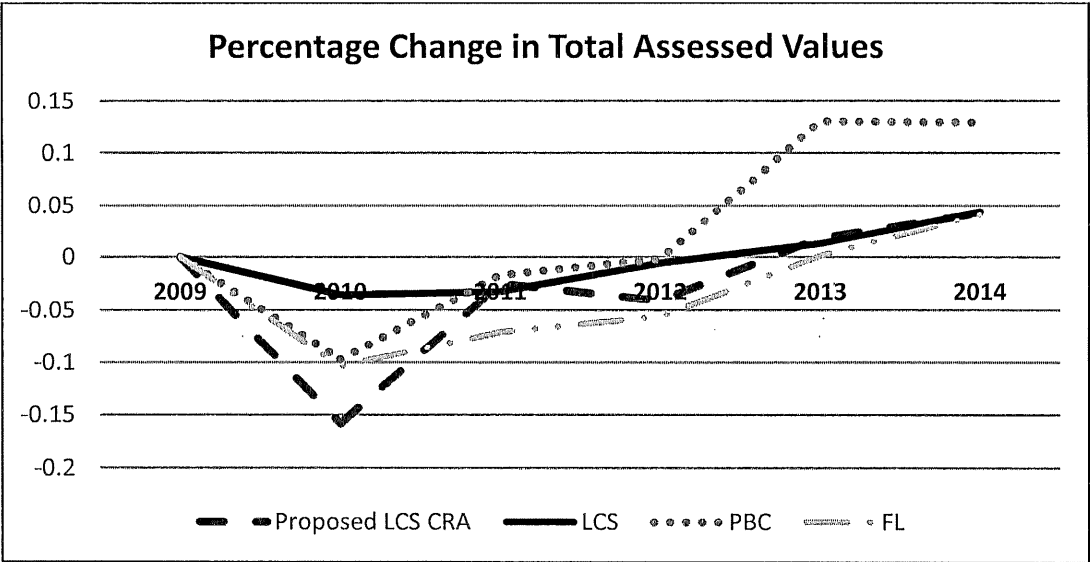
The proposed Lake Clarke Shores CRA is 53 acres in size, comprised of 41.7 acres of parcels and 11.3 acres of roads and canals. Of those parcels, the existing land use consists of 18.61 acres of office and commercial properties, 10.95 acres of civic assembly or government properties, 5.73 acres of public park property, 5.87 residential properties, and half an acre of vacant land designated for public facilities land use. The residential properties are predominately multi-family and the majority of the future land use has a commercial designation.

For a broader context, this section examines property value characteristics of the proposed CRA relative to the Town, County and State. The Finding of Necessity report provides a comparison of assessed values, which is summarized in Table 2 and the associated graph/chart below. The table shows that the assessed values declined from 2009 through 2012 for each local government. The table also shows an increase in assessed values for 2013 and 2014.

Table 2: Total Assessed Values Percentage Change

Year	Proposed LCS CRA	Lake Clarke Shores	Palm Beach County	State of Florida
2009	Base	Base	Base	Base
2010	-15.84%	-3.53%	-9.69%	-10.34%
2011	-2.49%	-3.25%	-1.69%	-7.07%
2012	-4.11%	-0.54%	-0.16%	-5.59%
2013	1.82%	1.29%	13.02%	0.12%
2014	4.31%	4.41%	12.89%	4.14%

Source: Lake Clarke Shores Additional Documentation for the Finding of Necessity



Staff Analysis:

After years of recession and budget cuts, many municipalities in Palm Beach County are looking for tools to initiate, plan and manage redevelopment and increase their tax base and tax revenue. These assessed values show a trend that the Town is recovering faster than the State over a five year span.

C. Municipal Millage Rates Comparison

Local governments without CRAs have other tools for redevelopment and infrastructure improvements, such as taxation through millage rates. Table 3 provides a comparison of millage rates for the areas surrounding proposed CRA.

Table 3: Millage Rates

Year	Lake Clarke Shores	Palm Springs	Greenacres	Palm Beach County
2009	6.4921	3.5000	5.1500	4.3440
2010	6.2798	3.5000	5.6500	4.7500
2011	6.2798	3.5000	5.6500	4.7815
2012	6.2798	3.5000	5.6500	4.7815
2013	6.2798	3.9000	5.4284	4.7815
2014	6.2798	3.9000	5.4284	4.7815

Source: Florida Department of Revenue

Staff Analysis:

Redevelopment is one of the many challenges faced by jurisdictions throughout the County. Many cities lacking vacant land will focus on growth within other areas of the jurisdiction including redevelopment of underutilized or blighted areas. The millage of the Town is higher than those in the surrounding communities and Palm Beach County and there has not been an increase in millage rates for the Town in recent years. A millage

rate increase would provide some of the funding for improvements in this area, without the long-term commitment required by the CRA.

D. Consistency with the Florida Statutes

Chapter 163 of the Florida Statutes provides the regulations regarding CRAs. The County and the City have met the requirements of Chapter 163.410, F.S. The County and Town have followed the statutory process.

The Statutes further provide that certain criteria must be met in creating/designating a CRA per Chapter 163.340, F.S. The Statutes require that the municipality provide evidence that show the existence of blight, which constitutes a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents. The Statutes further state that there must be evidence of prevailing condition of decay, a severe shortage of housing affordability, and that the area must have blight, which is defined as:

Chapter 163.340, F.S., Definitions.—The following terms, wherever used or referred to in this part, have the following meanings:

(8) "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; **AND** in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- (d) Unsanitary or unsafe conditions.
- (e) Deterioration of site or other improvements.
- (f) Inadequate and outdated building density patterns.
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- (h) Tax or special assessment delinquency exceeding the fair value of the land.
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

By Statute definition, the municipality was to provide evidence that there are a substantial number of deteriorated or deteriorating structures. Additionally, identification of these deteriorating structures should show that it endangers life or property or lead to

economic distress. Exhibit 5 of this staff report provides the street view photos, from Google Map Street viewer application, depicting the frontage of 26 of the 43 buildings.

Staff Analysis:

County staff concludes that the procedural requirements of Chapter 163.410, F.S., have been met. However, the Finding of Necessity report and the subsequent additional documentation requested by the County did not substantially provide evidence that the proposed area is a blighted area. In staff's examination through a windshield study and studying the individual properties, the photos do not indicate a pattern of blight. The frontage and facades of each building show relatively maintained and well-kept buildings.

Of the 43 structures within the proposed CRA area, the Town identified 8 properties, or 19%, which demonstrated "economic deterioration" due to deficient landscaping, poorly designed surface parking, triangular lot configurations, low ceiling heights, structures approaching building recertification, site draining deficiencies, insufficient buffers, limited visibility, lack of windows and natural light. This is not a substantial number of deteriorated or deteriorating structures, as required in the Statute. While these factors may not be desirable, these descriptions of 'deterioration' are mostly cosmetic in nature. The description of these structures could potentially describe many other areas of the county, and the intent of the Statutes was not to consider as blighted every area with older buildings contributing to economic deterioration.

In addition to evidence of blight, the Town needs to also provide documentation that at least 2 of the 15 additional factors were met. Through the Finding of Necessity report, the Town claims 5 of the 15 criteria were met; staff's assessment is that the requirements for the definition of Blight from Chapter 163.335, F.S., have not been met.

Furthermore, it is unclear how the creation of a CRA would be a superior method than traditional municipal funding or operational mechanisms to improve these conditions. A creation of a new CRA will tie up County capital for long periods of time. It should be a tool utilized to redevelop areas that have become blighted, by definition of the Florida Statutes.

VI. Conclusion and Recommendation

The Florida Statutes require that, in order to establish a CRA, the local government needs to provide a Finding of Necessity report to describe how the area is considered blighted, whereby a substantial number of deteriorated or deteriorating structures exist in which conditions endanger life or property or are leading to economic distress. While the Town concluded they met 5 of the 15 criteria as factors present for blight, staff's assessment is that the conditions in the proposed area do not meet the definition of blight, as defined in Chapter 163.340(8), F.S., since there is no existence of slum and blighted conditions contributing to the spread of disease and crime contributing to the decrease in tax base nor substantially impairing or hindering sound growth. Conditions described in the Finding of Necessity report match conditions throughout other cities in Palm Beach County with aging structures. The issues raised by the Town can be met through the traditional powers and funding mechanisms by the Town.

The County staff understands the concerns of local governments to address redevelopment challenges and acknowledges the need for redevelopment in many areas throughout the County. The County will continue to work with municipalities through existing intergovernmental coordination efforts and through organizations such as the Palm Beach County League of Cities, the Palm Beach Metropolitan Planning Organization, and through the efforts of the Commissioner District 3. There may be other potential opportunities such as working with:

- the Business Development Board to identify office space as incubator space;
- the Palm Beach County Housing Authority for discussion on assistance for owner-occupied workforce housing;
- the Palm Beach County Department of Economic Sustainability for discussions on Community Development Block Grant (CDBG) to fund infrastructure improvements; and
- open discussions with other Palm Beach County departments to determine needed water/sewer improvements.

A number of other efforts are taking place which may provide an alternative to the creation of a CRA including enhancement of economic sustainability and corridor beautification through the Commissioner District 3 efforts through the Heart of Palm Beach County. The nature and scale of issues this CRA seeks to overcome can be adequately addressed through traditional municipal powers.

As such, staff recommends **denial** of this request.

Exhibits	Page
1. Location Map	E-1
2. Town of Lake Clarke Shores Finding of Necessity	E-3
3. Town of Lake Clarke Shores Additional Documentation	E-36
4. Correspondence	E-49
5. Proposed CRA Street View Photos	E-53

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Exhibit 1
Location Map

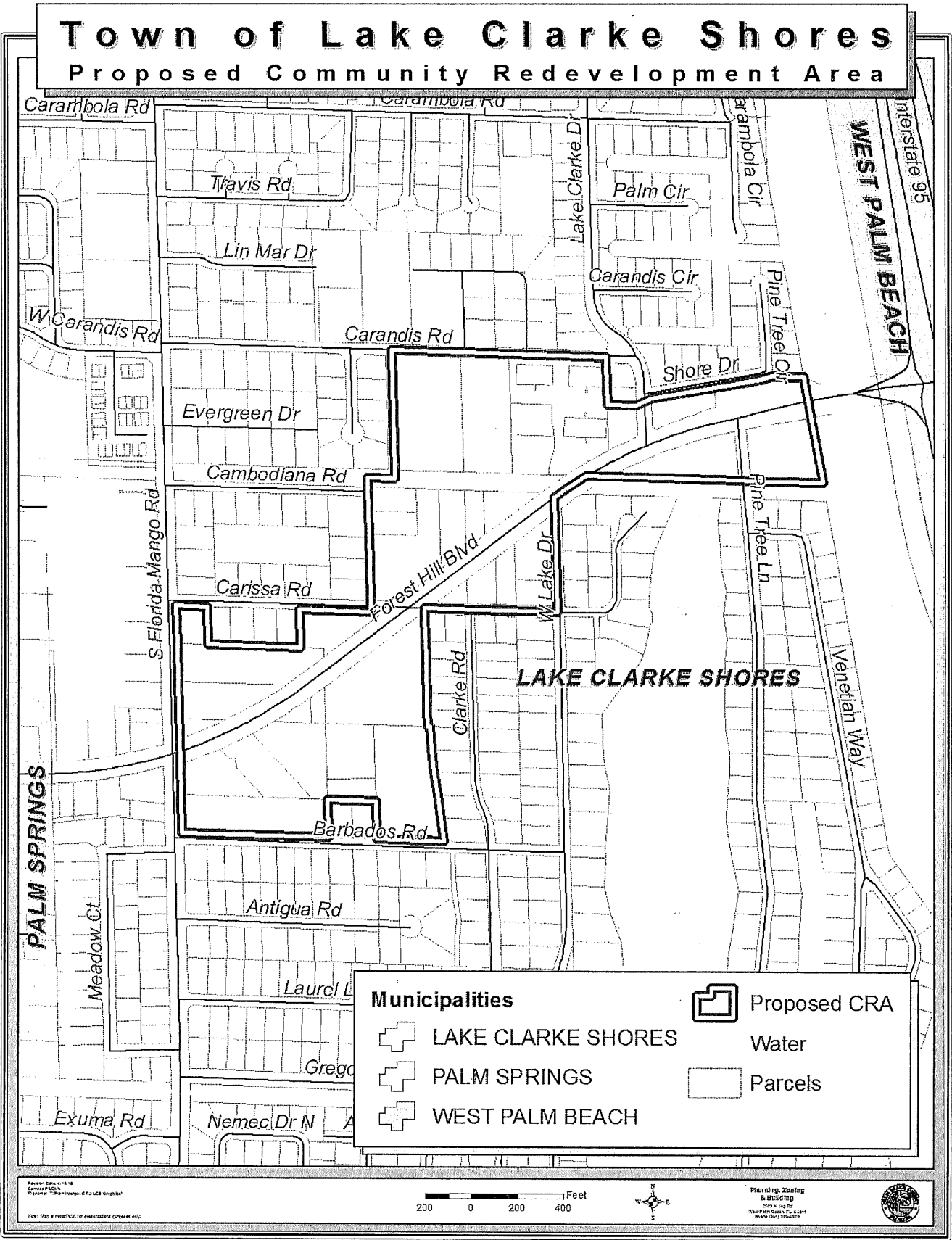


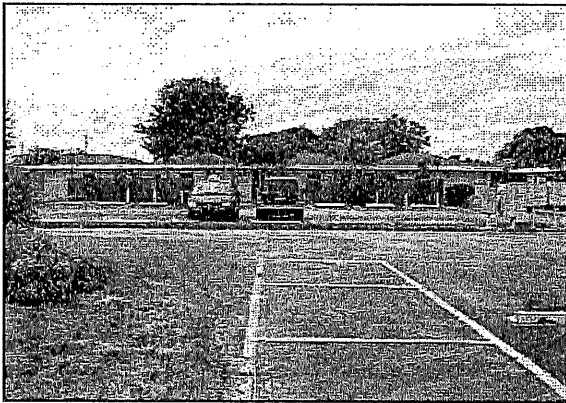
Exhibit 2
Town of Lake Clarke Shores Finding of Necessity



Town of Lake Clarke Shores

Finding of Necessity

November 2015



Prepared by Treasure Coast Regional Planning Council for the
Town of Lake Clarke Shores

REV. 11/18/2015

**LAKE CLARKE SHORES
FINDING OF NECESSITY**

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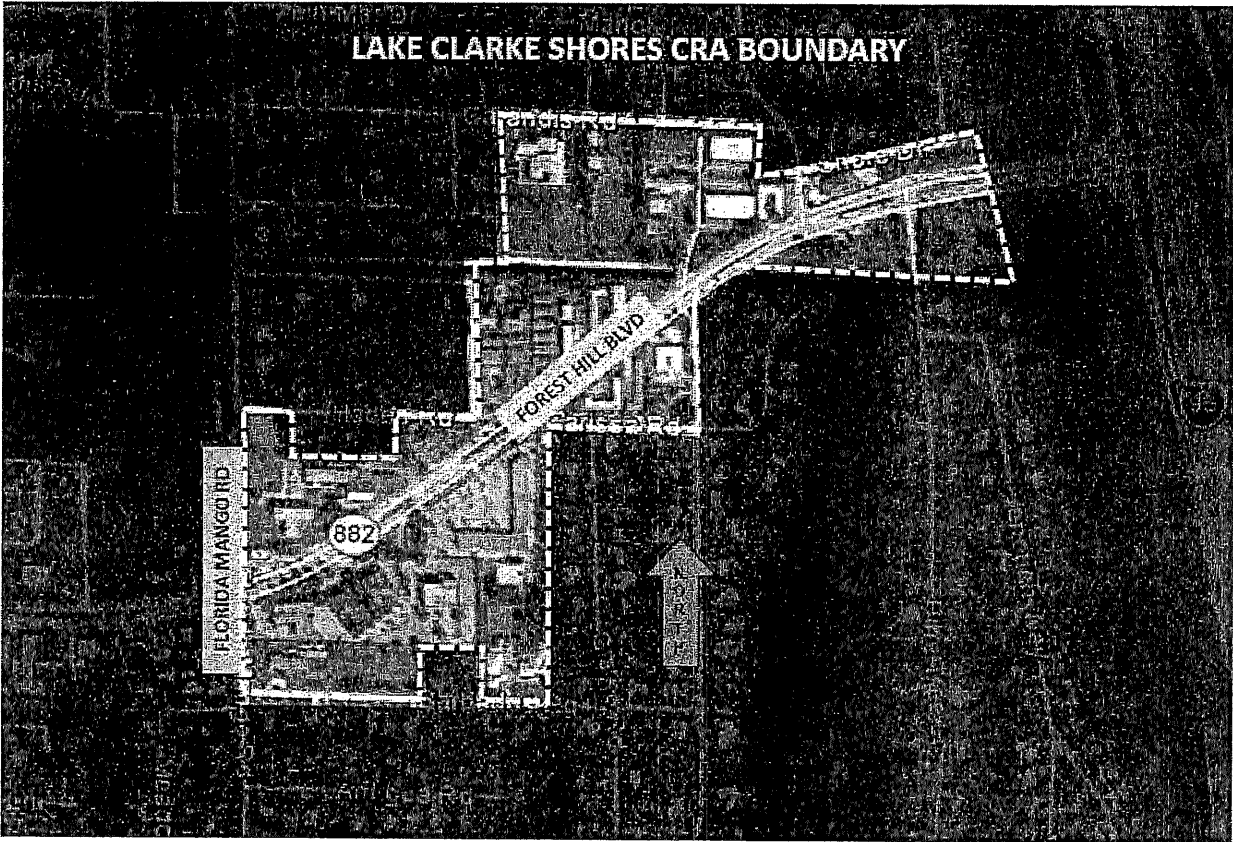
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The CRA boundary contains approximately 53.4 acres.

LAKE CLARKE SHORES FINDING OF NECESSITY

EXECUTIVE SUMMARY

Chapter 163, Part III, Florida Statutes enables local governments to establish community redevelopment agencies (CRAs) within their jurisdictions to foster and support redevelopment of targeted areas if certain conditions are found to exist. The statute requires that no fewer than two of the fifteen “blight” criteria be present to enable establishment of a CRA. As requested by the Town Council of the Town of Lake Clarke Shores, the Treasure Coast Regional Planning Council conducted an analysis of the proposed Lake Clarke Shores CRA, for which a boundary map is provided in this section. Within the Lake Clarke Shores proposed CRA, five of the fifteen statutory criteria are present, including:

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (§ 163.340(8)(a), F.S.)
- Aggregate assessed values of real property for ad valorem purposes failing to show appreciable increase over past five years (§ 163.340(8)(b), F.S.)
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (§ 163.340(8)(c), F.S.)
- Inadequate and outdated building density patterns (§ 163.340(8)(f), F.S.)
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§ 163.340(8)(m), F.S.)

A detailed analysis of the proposed CRA and evidence of these criteria is provided within the Finding of Necessity report.

FINDING:

The proposed Lake Clarke Shores CRA contains five criteria which constitute blight under Chapter 163, Part III (8), F.S. The area is therefore eligible for CRA designation by the Town Council under Florida Law. A CRA will assist the Town in remedying the conditions of blight and help foster redevelopment in the CRA.

RECOMMENDATION:

The Town of Lake Clarke Shores should adopt this Finding of Necessity by resolution in accordance with the provisions set forth in Chapter 163, Part III, F.S. and proceed with the establishment of a Community Redevelopment Agency and a tax increment financing mechanism as allowed under Florida Law.

SECTION 1:

PURPOSE OF FINDING OF NECESSITY

Working with the Treasure Coast Regional Planning Council, the Town of Lake Clarke Shores commissioned a Finding of Necessity, as required by and in compliance with Florida Statutes, in support of the establishment of a “Lake Clarke Shores Community Redevelopment Area (CRA).” If the Council wishes to establish a CRA and access the corresponding benefits, the adoption of this Finding of Necessity by resolution is the initial step required by Chapter 163, Part III, *Florida Statutes* (F.S.). The purpose of this study is to provide: (1) an overview of the Community Redevelopment Act; (2) overview and description of the proposed Lake Clarke Shores CRA; (3) relevant data, analysis, and evaluation in support of the Finding of Necessity; and (4) findings and recommendations for establishment of a CRA by the Town of Lake Clarke Shores.

The Community Redevelopment Act of 1969, Chapter 163, Part III, F.S., (The Act) authorizes local governments to establish community redevelopment agencies within their jurisdictions suffering from economic distress. The Act sets forth the legal process by which local governments may establish community redevelopment agencies and provides financing and regulatory tools to accomplish the goals of improving slum and blighted areas.

In order to establish a community redevelopment agency, a Finding of Necessity must be prepared and adopted in accordance with the requirements in Chapter 163, Part III, F.S.. The precise portion of the statute that governs the standards of a statutorily compliant Finding of Necessity is provided as follows:

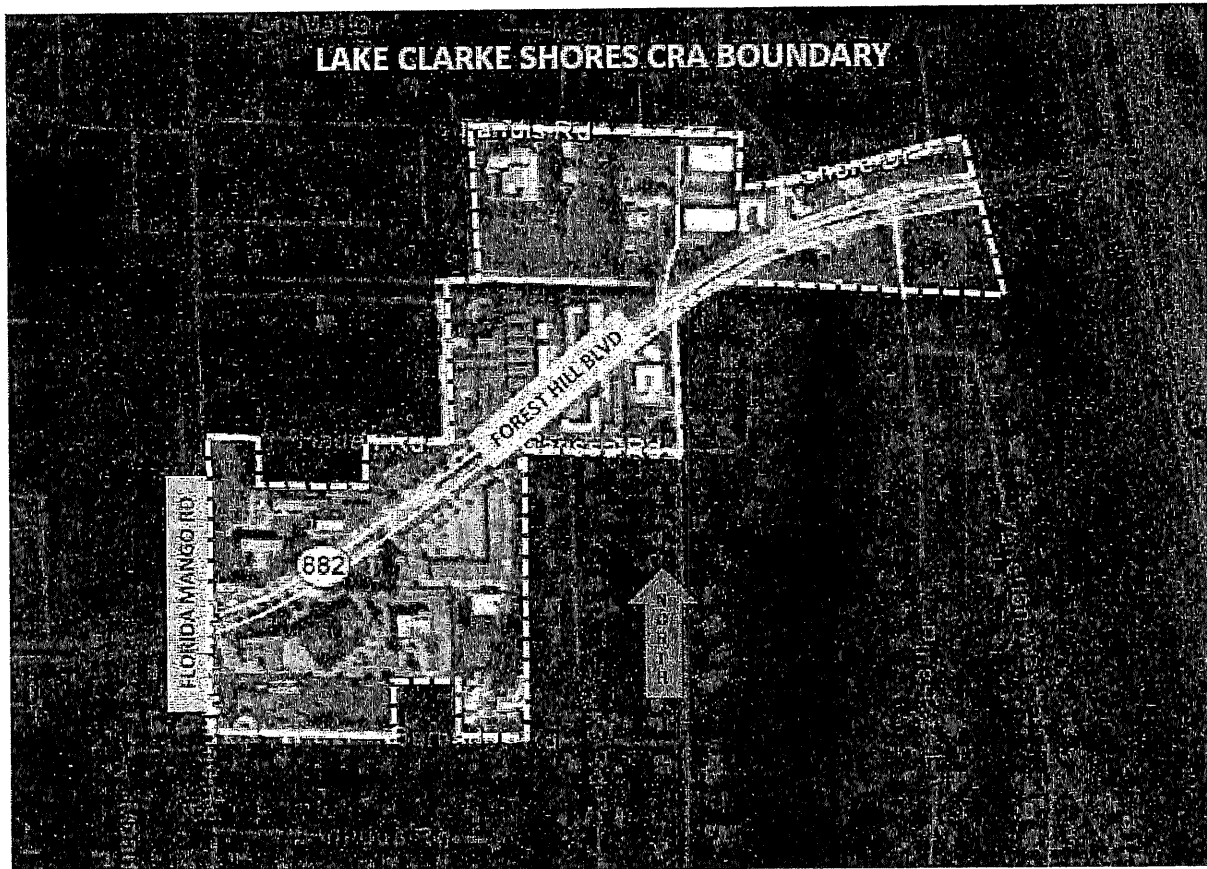
163.355 Finding of necessity by county or municipality.—No county or municipality shall exercise the community redevelopment authority conferred by this part until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in s. 163.340(7) or (8). The resolution must state that:

- (1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and
- (2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

SECTION 2:

GENERAL DESCRIPTION OF PROPOSED REDEVELOPMENT AREA

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.



In the Town of Lake Clarke Shores, the proposed CRA is generally located east of I-95 on both sides of Forest Hill Boulevard, extending from roughly Interstate 95 to Florida Mango Road. Highlights in the Area include:

- 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 all of the commercial property is located within the proposed CRA.
- The Town’s geography is highlighted by the presence of Lake Clarke, which is a central component of PBC’s “Chain of Lakes,” a once naturally interconnected freshwater lake system that extends for approximately 30 miles, from West Palm Beach to Delray Beach.
- The Town’s single-family residential neighborhoods are generally characterized by well-maintained homes that are owner-occupied.
- Forest Hill Boulevard represents the Town’s main commercial corridor and is comprised mostly of multi-family rental residential, commercial, and institutional uses.
- The proposed CRA is almost entirely built-out, with no free-standing vacant parcels available for redevelopment.

PBC recently included the Town of Lake Clarke Shores within a “Heart of Palm Beach County” Joint City/County Economic Opportunities Analysis. This study, which focused on the seven municipalities in PBC District 3, including Lake Clarke Shores along with 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. The process included participation by the eight local governments along with economic, business, residential and institutional organizations and the Palm Beach County School District. 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. The process concluded with the identification of several consensus priorities, including the facilitation of redevelopment, corridor beautification, and creation of community redevelopment agencies to help create positive investment and redevelopment. The creation of a Lake Clarke Shores CRA is consistent with the priorities identified in this County-led study and implements the study’s recommendations.

Forest Hill Boulevard, which is the major commercial arterial through the proposed CRA, is a significant east/west commercial corridor in Palm Beach County, carrying approximately 44,000 cars daily per 2015 roadway count estimates. The roadway, which divides the Town, is a six-lane divided commercial arterial with minimal pedestrian infrastructure and no bicycle facilities, limiting its utility for the Town’s residents and patrons. Forest Hill Boulevard is also a Palm-Tran transit route, containing four transit stops for routes 45 and 46, all of which lack basic transit amenities.

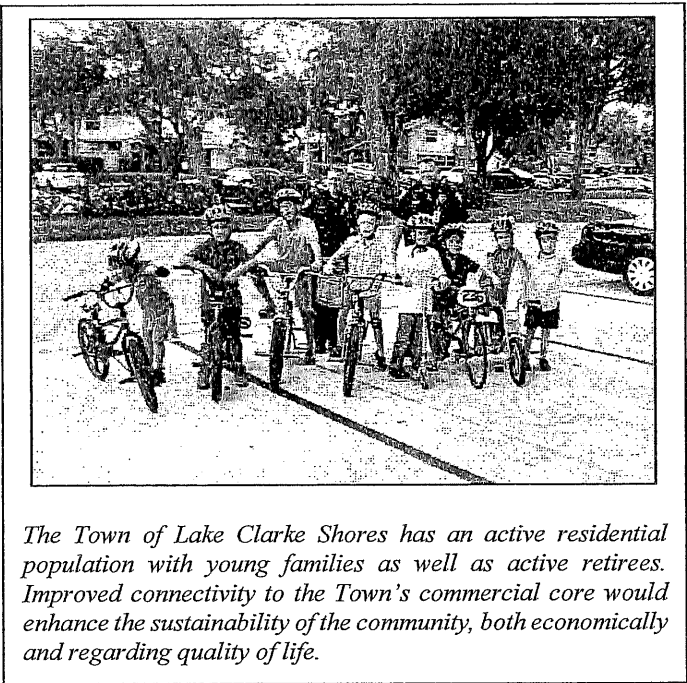


Typical outdated strip commercial along Forest Hill Boulevard in the proposed CRA. Many commercial sites have vacancies and are seeking tenants.

Housing stock along the Forest Hill Boulevard corridor is almost exclusively rental multi-family, with outdated building patterns that include low-slung, single-story buildings directly fronting the commercial corridor. Properties are disconnected, requiring drivers to re-engage the roadway to access adjacent parcels and multiple driveways that dump drivers into six lanes of fast moving traffic. Residential uses in the proposed CRA are older, poorly maintained, and have seen declining values over the past five years.

The general land use pattern in the proposed CRA is comprised of smaller, disconnected parcels with multiple property owners. The district is entirely built-out, with no remaining free-standing vacant parcels. This complicates redevelopment, and given the fragmented property ownership, land assemblage appears to be necessary for redevelopment to occur. Linear drainage canals further complicate land development patterns, which have produced several triangular, inefficient parcels.

Outside the proposed CRA, the Town has experienced reinvestment and appreciating property values. The Town’s housing stock is predominately single-family and owner occupied. While

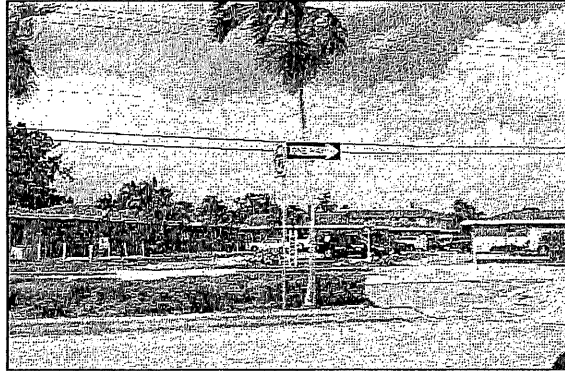


residential properties interior to the Town have received continued improvements and expansions over the past decade, the vast majority of properties along the Forest Hill Boulevard corridor and throughout the proposed CRA have deteriorated and remained without investment. The mobility constraints of Forest Hill Boulevard further impede access for Town residents to commercial uses along the roadway, limiting the ability for Town residents to conveniently and safely access commercial uses that would otherwise be within comfortable walking or cycling distance. These conditions prevent the Town from accomplishing corresponding goals in its Comprehensive Plan.

The Town of Lake Clarke Shores has made significant investment in its public spaces, creating a public park and plaza along Forest Hill Boulevard, with benches, lighting, and landscaping that celebrates the waterfront character of the community. Formal entry signage is located at the eastern edge of the Town and along Forest Hill Boulevard. Median landscaping has been installed in the center of Forest Hill Boulevard to further enhance the area and stimulate investment. These physical improvements, combined with the improving national economy, present a timely opportunity to focus on the broader economic health of the area.



ABOVE-LEFT: Commercial single-story uses, such as the convenience store at the western edge of the proposed CRA, front Forest Hill Boulevard, have liimited economic potential due to poor access, faulty lot layouts, and inefficient building placement.



ABOVE-RIGHT: Typical dilapidated multi-family development along Forest Hill Boulevard corridor with driveways exiting onto the fast-moving commercial arterial.



ABOVE-LEFT: Multiple parcels contain vacancies throughout the proposed CRA, which commercial brokers indicate rent for up to 20% less than comparable retail and office space on similar arterial corridors in Palm Beach County.



ABOVE-RIGHT: The proposed CRA contains the majority of the Town's rental property, which is poorly maintained and creates a blight within residential neighborhoods.

Many commercial parcels along the Forest Hill Boulevard corridor, including both retail and office space, contain vacancies. In some parcels, up to 25% of the available square footage is currently without occupants, indicating economic disuse within the proposed redevelopment district. Commercial brokers indicate rents for commercial and office spaces in the proposed CRA are substantially below other commercial districts with comparable rental space. This low-rent pattern is reflected in the declining property values in the district.

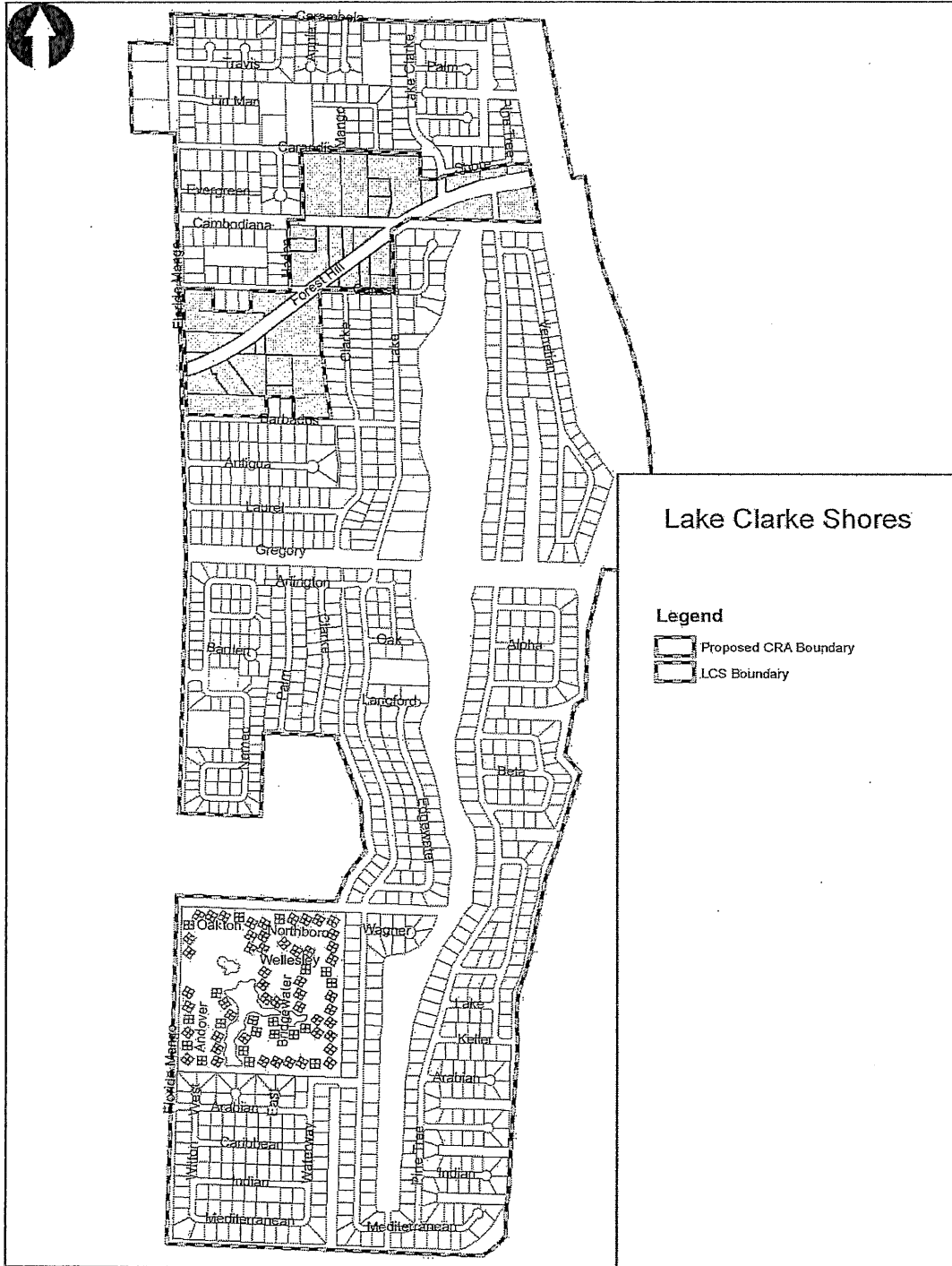
SECTION 3:

PROPERTY IDENTIFICATION DOCUMENTATION FOR PROPOSED AREA FOR INCLUSION AS REQUIRED BY SECTION 163, Part III, F.S.

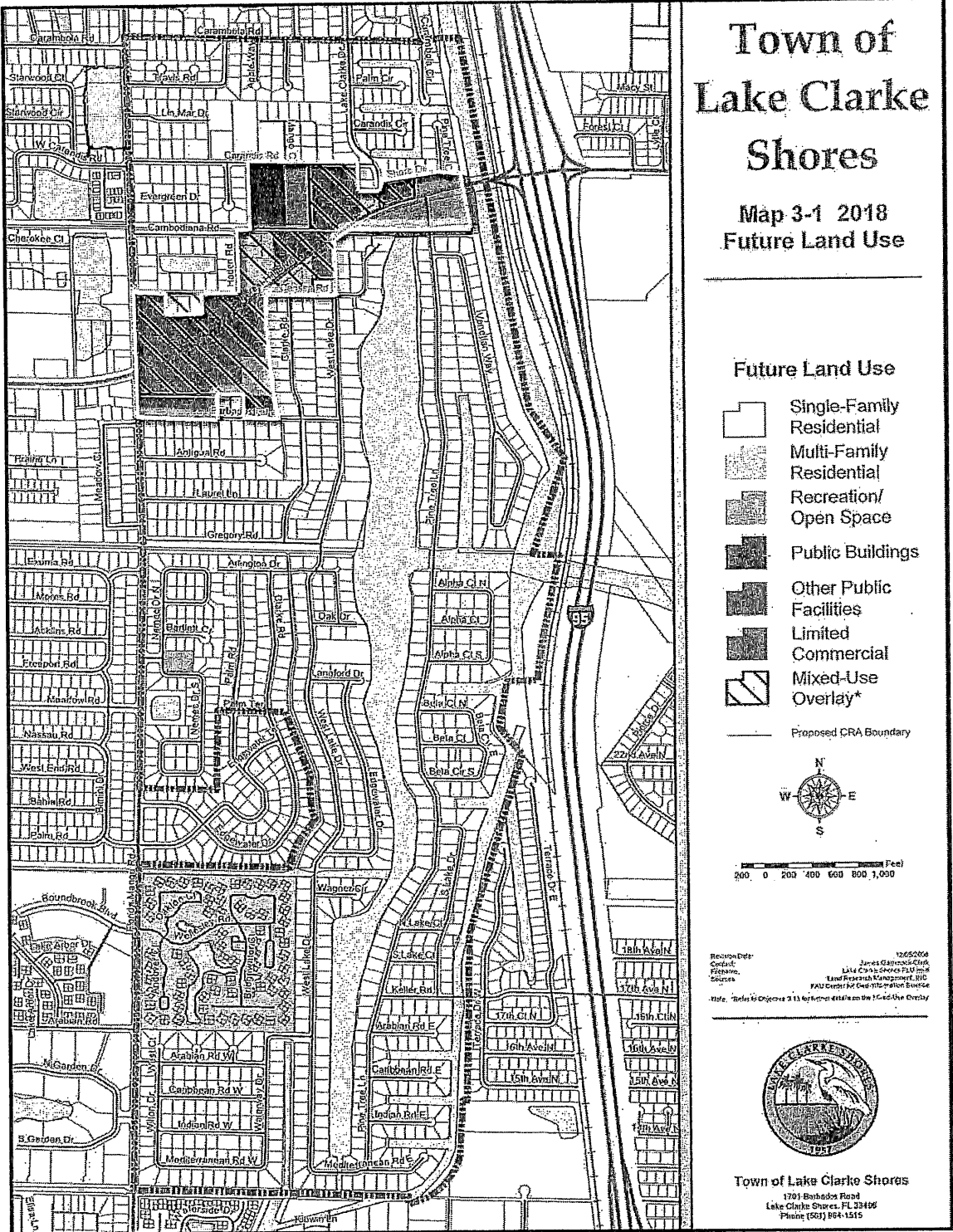
The following maps are provided as part of this Finding of Necessity:

1. Boundary Map of Proposed Community Redevelopment Area
2. Future Land Use Map
3. Zoning Map

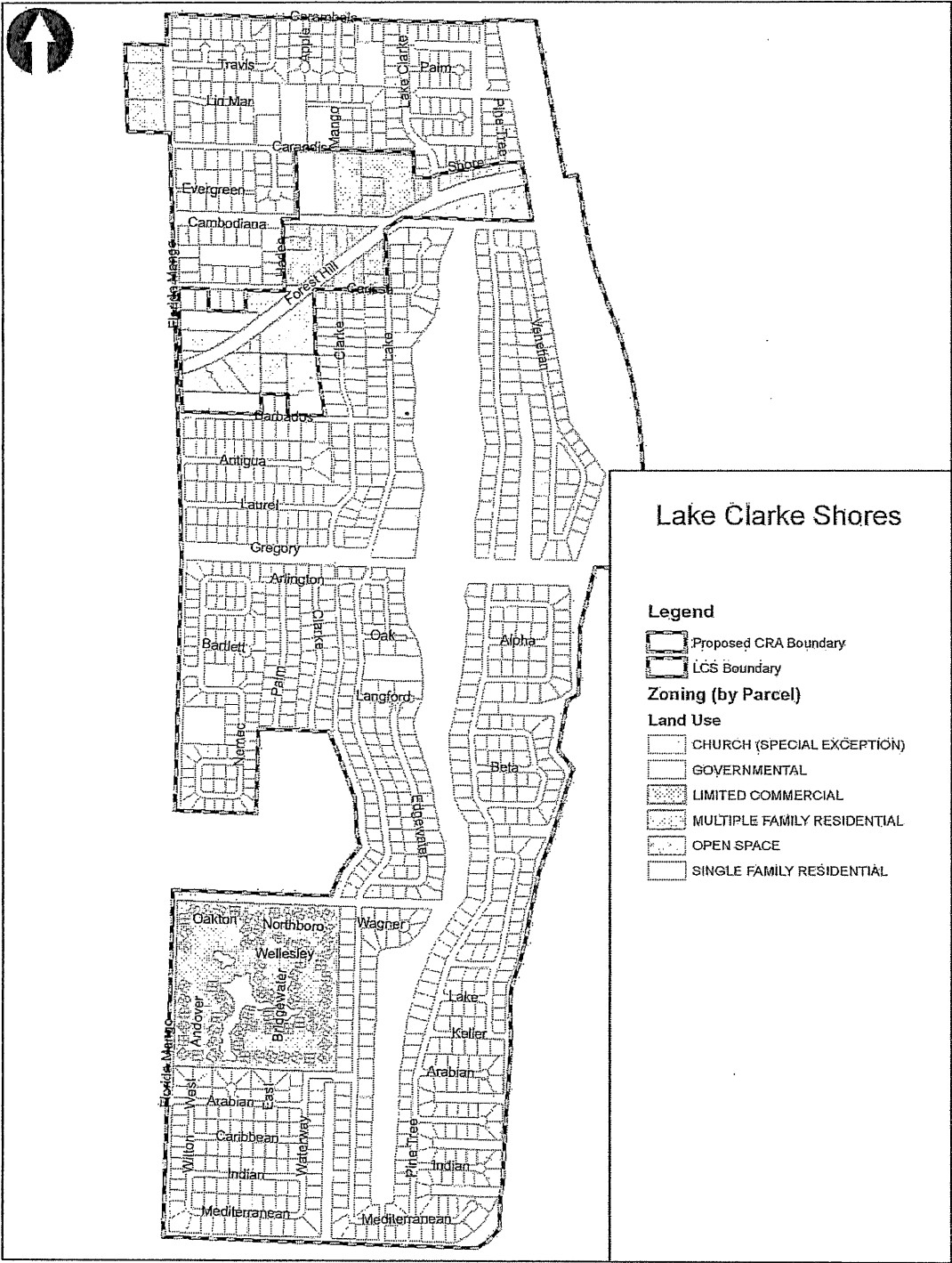
1. BOUNDARY MAP OF PROPOSED LAKE CLARKE SHORES COMMUNITY REDEVELOPMENT AREA



2. FUTURE LAND USE MAP



3. ZONING MAP



SECTION 4:

FINDINGS AND DECLARATIONS OF NECESSITY

The following statutory excerpt is provided as part of this Finding of Necessity for reference purposes only:

Chapter 163, Part III, Section 335, Florida Statutes

163.335 Findings and declarations of necessity.—

(1) It is hereby found and declared that there exist in counties and municipalities of the state slum blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

(2) It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.

(3) It is further found and declared that the powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.

(4) It is further found that coastal resort and tourist areas or portions thereof which are deteriorating and economically distressed due to building density patterns, inadequate transportation and parking facilities, faulty lot layout, or inadequate street layout, could, through the means provided in this part, be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community.

(5) It is further found and declared that the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefor and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns. This subsection does not apply in any jurisdiction where the community redevelopment agency validated bonds as of April 30, 1984.

(6) It is further found and declared that there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern and is for a valid and desirable public purpose.

(7) It is further found and declared that the prevention or elimination of a slum area or blighted area as defined in this part and the preservation or enhancement of the tax base are not public uses or purposes for which private property may be taken by eminent domain and do not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or

(c) The existence of conditions that endanger life or property by fire or other causes.

(8) "Blighted area" means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;

(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(d) Unsanitary or unsafe conditions;

(e) Deterioration of site or other improvements;

(f) Inadequate and outdated building density patterns;

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;

(h) Tax or special assessment delinquency exceeding the fair value of the land;

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;

(j) Incidence of crime in the area higher than in the remainder of the county or municipality;

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

SECTION 5:

STUDY METHODOLOGY & APPLICABLE FINDING OF NECESSITY CRITERIA

The methodology for data collection, evaluation and analysis was developed utilizing a breakdown of the specific criteria used to determine the existence of conditions as required in the Florida Statutes. This Finding of Necessity utilizes the requirements of the amended chapter (Sections 163.340 and 163.335) with regard to the threshold requirements that are effective December 2014.

Each of the statutory criteria was examined to determine the presence or absence and extent of a specific condition. For those conditions considered to be applicable to the proposed CRA area, a more detailed analysis was undertaken. After preliminary data collection and analysis, the Finding of Necessity study ultimately focused upon the following conditions which meet the criteria in Chapter 163, Part III, F.S.. The statutory threshold that must be met to declare an area eligible for the benefits and incentives in the Community Redevelopment Act requires that at least two conditions be identified and documented to exist. The following blight criteria apply to the proposed Lake Clarke Shores CRA:

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (§ 163.340(8)(a), F.S.)
- Aggregate assessed values of real property for ad valorem purposes failing to show appreciable increase over past five years (§ 163.340(8)(b), F.S.)
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (§ 163.340(8)(c), F.S.)
- Inadequate and outdated building density patterns (§ 163.340(8)(f), F.S.)
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§ 163.340(8)(m), F.S.)

INDICATOR #1	Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions (§ 163.340(8)(b), F.S.)
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HISTORIC ASSESSED VALUES

5-Year Analysis (Statutory Requirement)

Assessment of Ad Valorem Impact

Economic data covering a five-year period was collected in order to assess both the historic and likely future of ad valorem values of the proposed community redevelopment area. A five-year historic evaluation is vital in that it adheres to the statutory requirements identified in Chapter 163, Part III, F.S. regarding community redevelopment areas.

Working with data provided by the Palm Beach County Property Appraiser’s Office, a regression analysis was conducted showing a five-year ad valorem history of the proposed Lake Clarke Shores CRA, the entire Town of Lake Clarke Shores, and PBC. Further, the best available comparable data for the same five-year period for the state and nation was evaluated to allow a comparison with the specific local trends. This data is presented in Tables 1 and 2. This analysis demonstrated the historic ad valorem of the redevelopment study area fell considerably in comparison to the town-wide and county values. While all were affected similarly by the decline in property values associated with the “Great Recession” that began in 2007, values in the proposed CRA area continued to fall at a considerable rate in 2010 versus the values of the Town of Lake Clarke Shores or PBC. The redevelopment study area continues to represent depressed values versus these other geographies.

TABLE 1: TOTAL ASSESSED VALUES FIVE-YEAR HISTORY					
	PROPOSED CRA	TOWN OF LAKE CLARKE SHORES	PALM BEACH COUNTY	STATE OF FLORIDA <i>(in Billions)</i>	AVERAGE U.S. HOME PRICE
2010	\$26,604,614	\$226,928,672	\$146,129,919,809	\$9.62	\$184,100
2011	\$25,941,826	\$220,037,282	\$143,660,180,227	\$8.94	\$170,599
2012	\$24,875,128	\$219,744,292	\$143,434,665,483	\$8.44	\$171,858
2013	\$25,328,069	\$222,584,117	\$162,108,902,080	\$8.45	\$187,507
2014	\$26,418,493	\$233,027,974	\$183,004,752,249	\$8.80	\$207,725

TABLE 2: TOTAL AVERAGE YEAR-OVER-YEAR % CHANGE FIVE-YEAR HISTORY					
	PROPOSED CRA	TOWN OF LAKE CLARKE SHORES	PALM BEACH COUNTY	STATE OF FLORIDA <i>(in Billions)</i>	AVERAGE U.S. HOME PRICE
2009	BASE	BASE	BASE	BASE	BASE
2010	-15.84%	-2.47%	-9.69%	-10.34%	-1.45%
2011	-2.49%	-3.04%	-1.69%	-7.07%	-7.33%
2012	-4.11%	-0.13%	-0.16%	-5.59%	0.74%
2013	1.82%	1.29%	13.02%	0.12%	9.11%
2014	4.31%	4.69%	12.89%	4.14%	10.78%
AVERAGE % CHANGE (5-YEAR TREND)	-3.26%	0.07%	2.87%	-3.75%	2.37%

Assessed Value Trend Analysis

- The five-year trend of assessed values for the proposed Lake Clarke Shores CRA Study Area indicates economic distress and stagnant values as compared to the Town of Lake Clarke Shores overall. The CRA shows an overall -3.26% negative year-over-year valuation when compared to the Town’s overall slight increase (0.07%) in assessed value over the same five-year period.
- The value of the proposed CRA fell as a percentage of the overall Town value ~ from 10.5% to 10.2% ~ in the five-year trend regression analysis, indicating the CRA has devalued as compared to the municipality.
- Town’s assessed values outside the study area indicate a five-year, year-over-year rate of growth that is three times the rate of growth in the CRA.

These historic trends support the finding that the proposed Lake Clarke Shores CRA continues to underperform despite economic efforts and trends that have benefitted the Town of Lake Clarke Shores overall. There is no evidence this underperformance trend will change if the conditions analyzed are not improved.

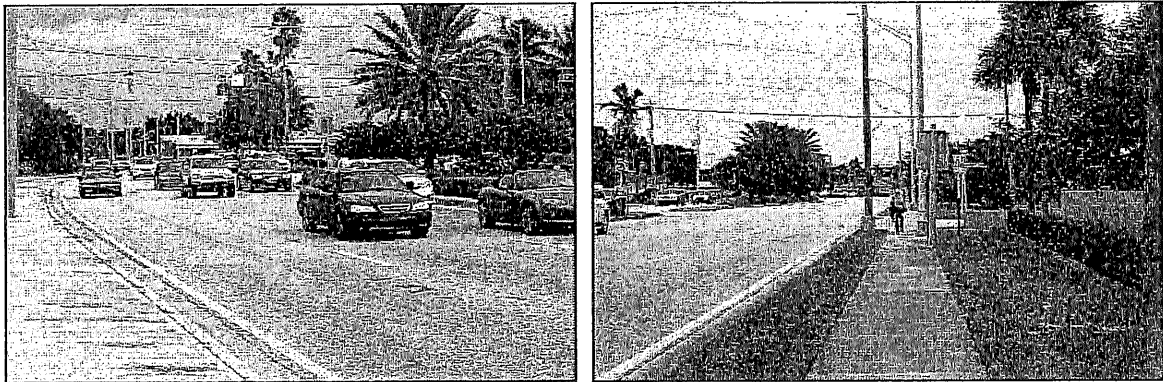


Poor property maintenance and deficient property conditions are a reflection of the declining assessed values in the CRA.

FINDINGS: *As demonstrated in the data presented, a negative five-year trend in assessed values is indicative of the economic strain the proposed CRA has experienced. The Lake Clarke Shores CRA has averaged a -3.26% year-over-year decline during the five-year period while values in the balance of the Town have stabilized following the recession and represent an aggregated increasing trend. Total assessed values in the CRA have fallen approximately \$200,000 over the five-year statutory review period.*

<p>INDICATOR #2</p>	<p>Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (§ 163.340(8)(a), F.S.)</p>
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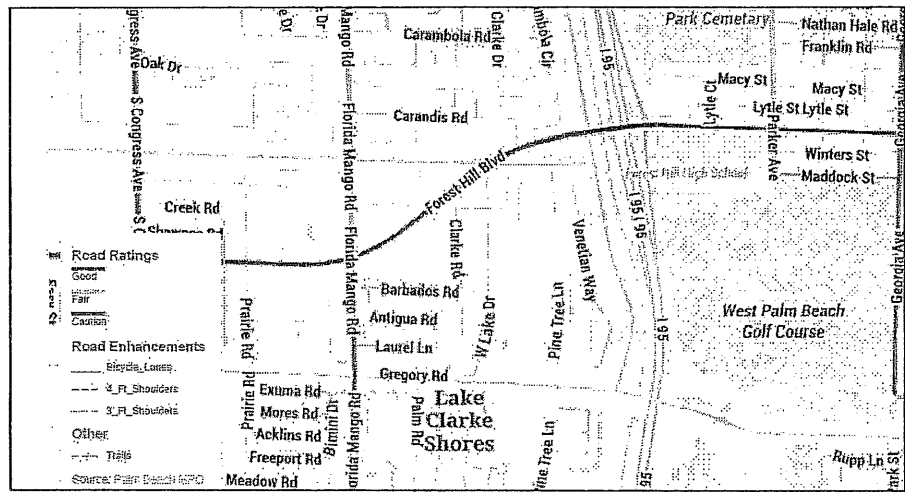
A clear indication of blight is the predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities. The proposed CRA in the Town of Lake Clarke Shores is bisected by Forest Hill Boulevard, which runs at a diagonal through the center of the district. Forest Hill Boulevard is a six-lane divided roadway controlled by Palm Beach County that carries average daily traffic volumes of 43,813 cars per day, an increase of 7% since 2010. The roadway includes a landscaped median with six-foot sidewalks and is without any bicycle facilities. There are only two traffic lights along Forest Hill Boulevard that are more than a half-mile apart, at Pine Tree Lane and Florida Mango Road, which creates a roadway that is hostile to pedestrians and cyclists traveling along the roadway or desiring to cross it to access the core of the Town’s commercial uses. Given the roadway configuration, there is no available right-of-way for the installation of bicycle lanes. Cyclists must traverse the corridor on the sidewalk, which contains numerous encroachments that impact safety and impede effective access to corridor uses by Town residents and patrons.



ABOVE-LEFT: Forest Hill Boulevard is a six-lane arterial carrying more than 43,000 cars daily. The roadway was constructed with minimal sidewalks and no bicycle facilities, and its configuration leaves no room for these amenities to be added or modernized to meet current market trends for improved multi-modal function or a Complete Streets network.

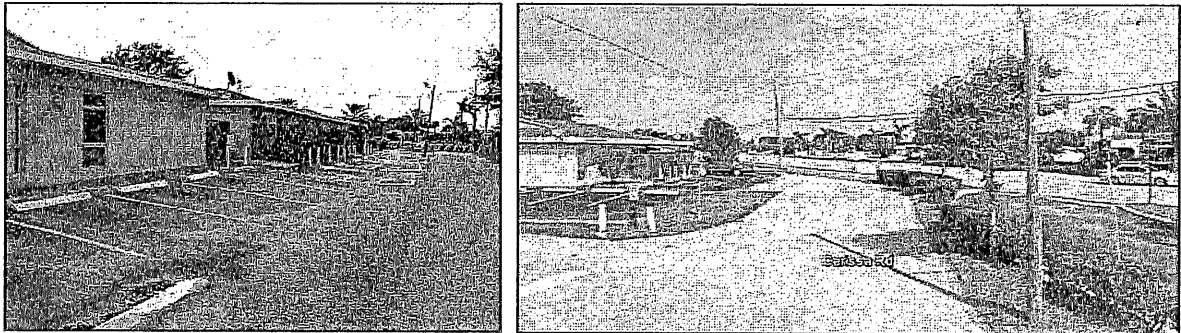
ABOVE-RIGHT: Due to the lack of bicycle facilities, cyclists travel on the sidewalk, which is impeded with utility infrastructure, creating unsafe conditions.

Due to the lack of bicycle facilities through the heart of the proposed CRA, the Palm Beach Metropolitan Planning Organization has rated the Forest Hill Boulevard corridor with “Caution,” its lowest safety rating, in its bicycle suitability mapping.



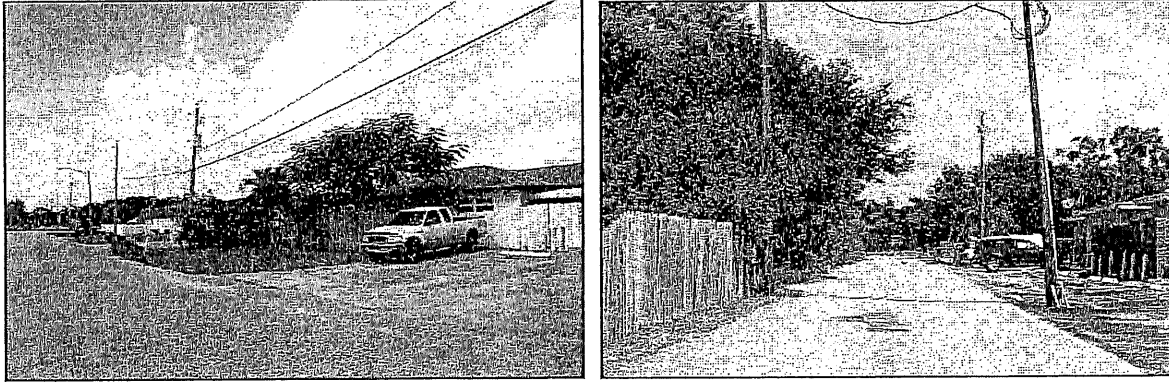
As indicated in the Palm Beach MPO's bicycle suitability map, Forest Hill Boulevard is rated as a roadway requiring caution for cyclists due to its lack of infrastructure and incomplete design.

Connectivity in the study area is further reduced by a series of dead-end streets, which abruptly terminate before connecting to Forest Hill Boulevard. The block pattern is interrupted by the diagonal alignment of Forest Hill Boulevard, leaving minimal access from interior parcels to the arterial network. This deficient circulation pattern reduces the market potential and redevelopment opportunities for the proposed CRA. Interior streets are without sidewalks, consistent lighting, and curb and gutter infrastructure, creating unsafe conditions for pedestrians and cyclists.



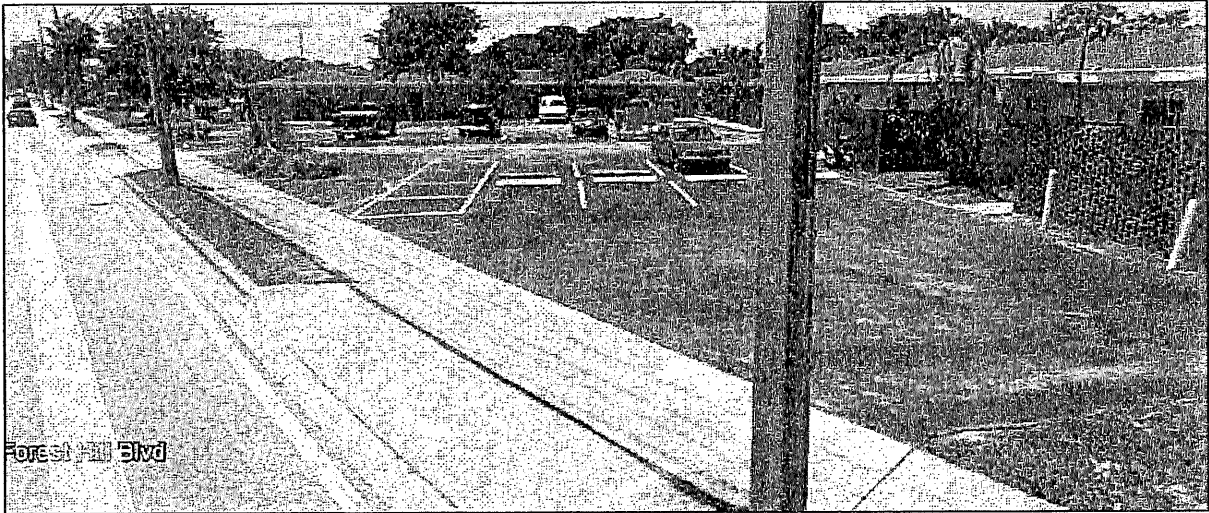
ABOVE-LEFT: Interior roadways throughout the proposed CRA are without sidewalks, lighting, and curb and gutter infrastructure, which reduces access and creates safety hazards for pedestrians and cyclists.

ABOVE-RIGHT: Internal roadways in the study area are not properly connected to the arterial roadway network, and instead, they are terminated by “Dead End” signs. This reduces access and economic potential within the proposed CRA.



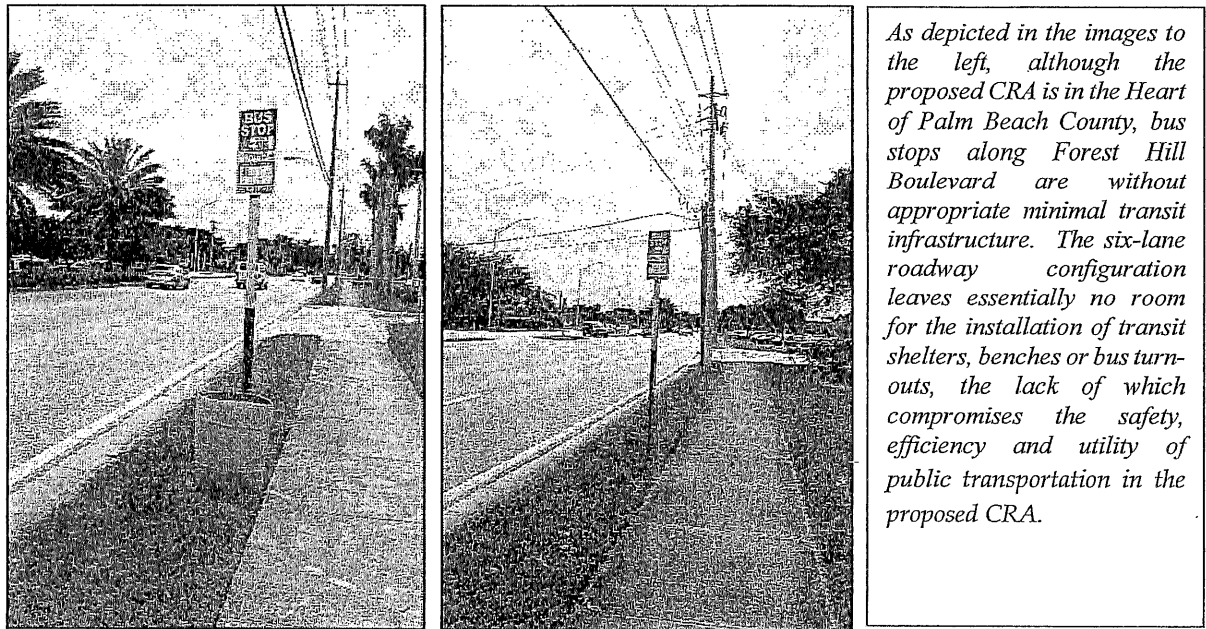
ABOVE LEFT & RIGHT: The lack of roadways with proper amenities creates barren conditions within the proposed CRA. Shallow, triangular parcels further burden the condition with parking areas that exit directly into the roadway, such as the multi-family parcel pictured above.

Due to the lack of a roadway grid in the study area, commercial parcels located along Forest Hill Boulevard include driveways that unload directly onto the corridor. Lining the roadway with minimal spacing, the proliferation of shallow, surface parking lots, each connected individually to Forest Hill Boulevard, creates safety conflicts for both vehicles and non-motorized travelers. There is a lack of cross-access between adjacent parcels, requiring motorists to re-engage Forest Hill Boulevard to access adjacent parcels, further reducing the safety of the corridor for all transportation modes.



Traffic circulation and access in the proposed CRA are compromised by the presence of shallow surface parking lots that exit directly onto Forest Hill Boulevard, such as the multi-family parking lots documented in the image above.

As a major commercial corridor, Forest Hill Boulevard includes two bus stops for Route 45 (West Palm Beach to Lake Clarke Shores via Florida Mango and Forest Hill Boulevard) and two bus stops for Route 46 (West Palm Beach to Wellington via Forest Hill Boulevard). There is no transit infrastructure at any of the bus stops in the proposed CRA, and they are without transit shelters or benches. Further, given the roadway dimensions of Forest Hill Boulevard, there is no available right-of-way for the installation of transit infrastructure, which could only be provided upon redevelopment of private properties.



As depicted in the images to the left, although the proposed CRA is in the Heart of Palm Beach County, bus stops along Forest Hill Boulevard are without appropriate minimal transit infrastructure. The six-lane roadway configuration leaves essentially no room for the installation of transit shelters, benches or bus turn-outs, the lack of which compromises the safety, efficiency and utility of public transportation in the proposed CRA.

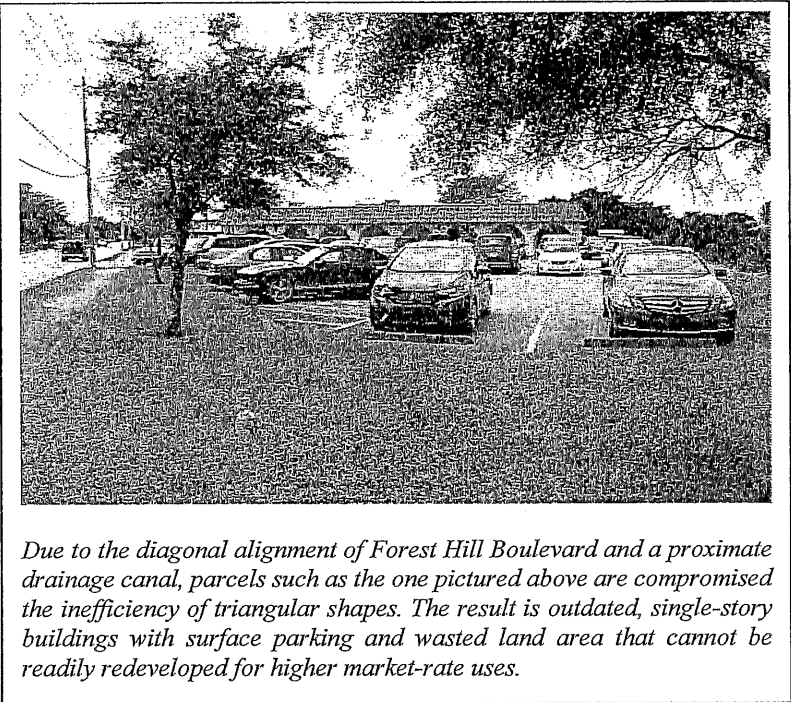
FINDINGS: The proposed CRA contains a defective street layout and public transportation infrastructure, limiting its redevelopment potential. The proposed CRA has a disconnected street network that limits access and results in inefficient land use patterns. Many roadways lack sidewalks, bicycle infrastructure, and lighting, which creates unsafe conditions for pedestrians and cyclists. The proposed CRA is lacking public transit infrastructure or the ability for it to be provided within the public right-of-way.

<p>INDICATOR #3</p>	<p>Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (§ 163.340(8)(c), F.S.)</p>
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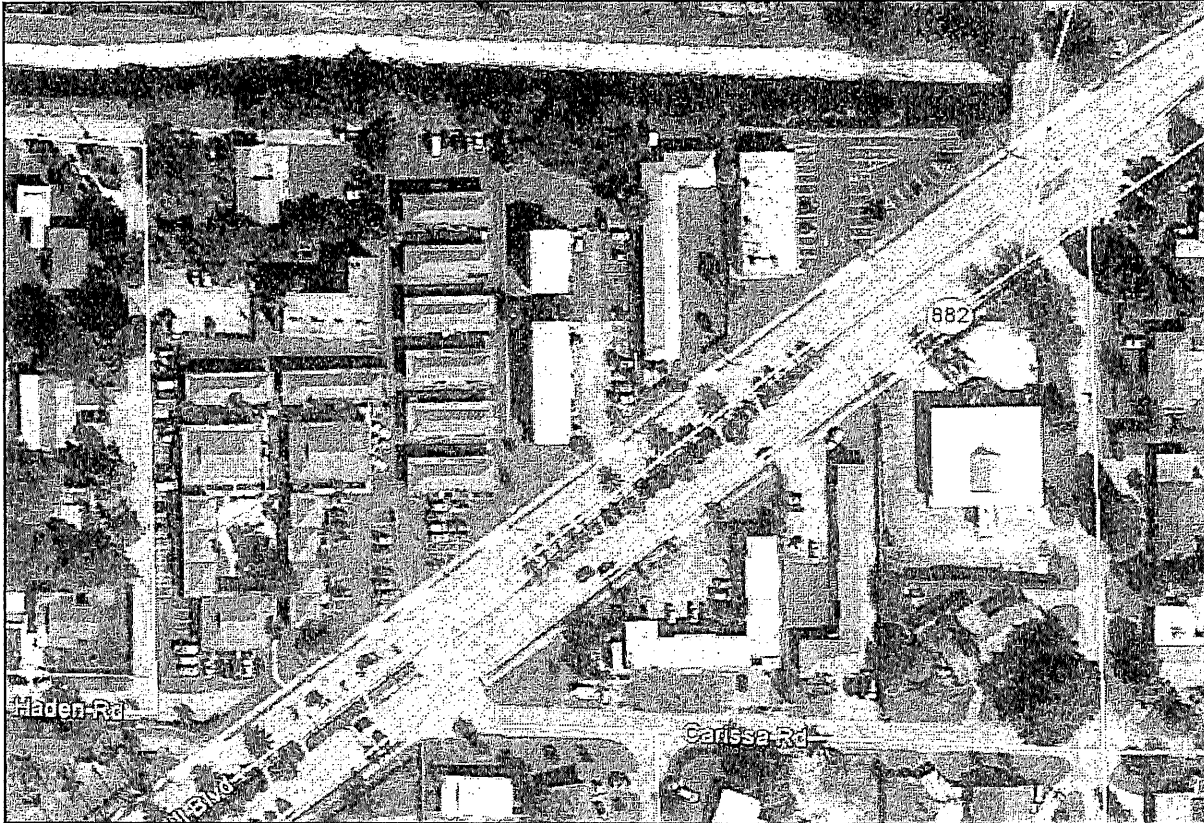
Lot location, size and ability to support redevelopment are key determining factors when considering the likelihood of redevelopment. If lots are irregular in shape or size (not square or rectangular), it is difficult to meet current building, fire, land development and zoning code requirements. Irregular parcel configurations also make it necessary to acquire additional lands to accommodate a modest redevelopment plan or project. If ownership is fragmented as well, property acquisition is difficult and serves to hinder redevelopment activity(s).

When determining a parcel’s ability to support redevelopment, location, size and configuration are critical determining factors. Existing lots may be too small to be redeveloped under current codes for parking, landscaping, setbacks and storm water. Lots may also have diverse property ownership, which does not readily support property aggregation. Existing Town standards for off-street parking and building setbacks vary based on the respective zoning district and or adjacent uses. Depending on the location and the adjacent use(s), the current setback requirements may be unsupportive of redevelopment efforts and/or limit the Town’s potential for mixed-use developments. This can create varying development patterns along a single block.

Due to the diagonal alignment of Forest Hill Boulevard, the proposed CRA contains a considerable number of inefficient, triangularly shaped lots. The resulting land development pattern is low-density, predominately single-story buildings served by shallow parking lots that front Forest Hill Boulevard. The lot configuration limits interconnectivity among and between parcels, further reducing development potential and the ability for shared parking arrangements and other shared infrastructure. This faulty lot layout is further complicated by the presence of east/west drainage canals and storm water retention areas that exacerbate the shallowness of these commercial parcels and further constrain their redevelopment potential.



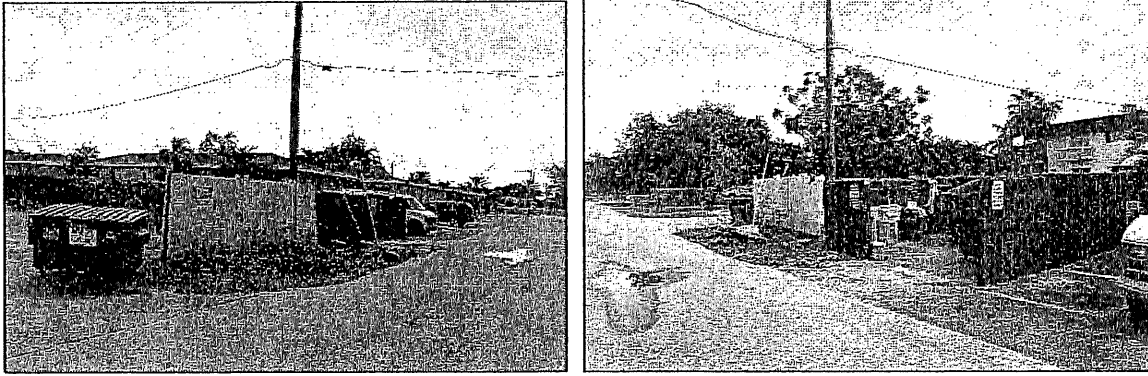
Due to the diagonal alignment of Forest Hill Boulevard and a proximate drainage canal, parcels such as the one pictured above are compromised the inefficiency of triangular shapes. The result is outdated, single-story buildings with surface parking and wasted land area that cannot be readily redeveloped for higher market-rate uses.



As indicated in the image above, instead of an efficient arrangement of streets and blocks, the diagonal alignment of Forest Hill Boulevard has produced a series of shallow triangular lots, further complicated by the presence of a drainage canal. This has produced an inefficient land development pattern with low-yield properties that are disconnected from adjacent parcels. The triangular pattern limits the ability for cross-access, thereby requiring each parcel to address parking and storm water independently, which further reduces the economic yield and redevelopment potential.

The lack of efficiency of the lot layout limits the economic yield of parcels and indicates the need for property assemblage and common infrastructure to enable their redevelopment.

For residential uses in the proposed CRA, the lot layout requires roadways, both along Forest Hill Boulevard and interior roadways, to be lined with surface parking lots and garbage receptacles. For interior roadways, this creates an unattractive, inappropriate transition directly across from single-family homes that depresses the value of adjacent properties. The resulting street frontage includes uses such as garbage collection and utilities in the front of properties due to the lot layout constraints, as the properties do not include rear yards or access.



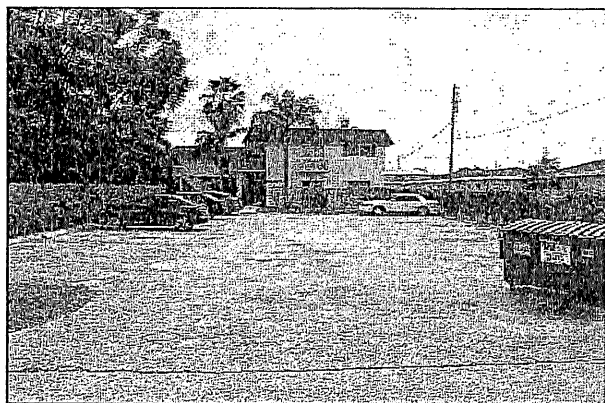
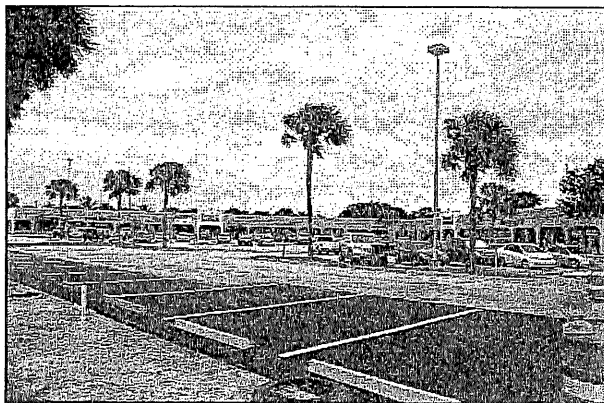
ABOVE LEFT and RIGHT: The shallow lot configuration of parcels in the proposed CRA, compounded by their triangular dimensions, requires the location of garbage collection and utilities fronting internal roadways, creating a damaging aesthetic for neighboring parcels and reducing their value and economic attractiveness for investment.

The development pattern throughout most of the proposed CRA is comprised of single-story commercial buildings and a mix of one- and two-story rental residential buildings served by surface parking lots. Due to the inefficient, disconnected lot configuration, redevelopment of these parcels will not occur without a focused effort wherein the Town can avail itself of the enhanced regulatory tools and mechanisms available for local governments for community redevelopment.

FINDINGS: *The proposed CRA contains a number of faulty lots that are shallow and triangular, yielding inefficient land development patterns that are unlikely to redevelop without specialized assistance. Individual surface parking lots and storm water treatment facilities further reduces economic potential, limiting current and projected parcel development yields.*



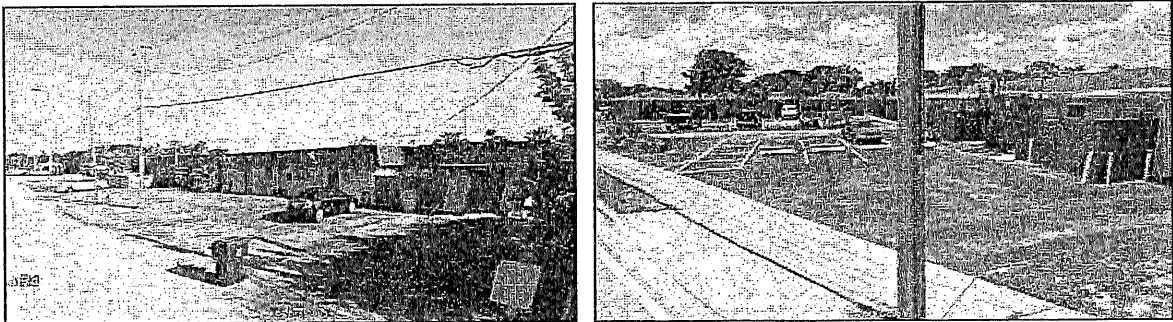
As indicated by the photos above, the single-story building stock in the redevelopment study area is surrounded by parking areas that extend from building face to the roadway edge, providing minimal area for storm water treatment, buffering, or site improvements. Images below provide evidence of the vast amounts of surface parking that predominate parcel frontage along roadways, indicating the inefficiency of building footprints and their lack of visibility, which limits market potential.



FINDINGS: *The proposed CRA contains an extensive inventory of outdated, suburban, inefficient building types that are not competitive with comparable districts, evidenced by the high vacancies, low rental rates, and lack of investment and upkeep. The low-slung, older building inventory compromises redevelopment potential and limits re-use given low ceiling heights, flat roofs, and minimal site intensity.*

<p>INDICATOR #4</p>	<p>Inadequate and outdated building density patterns (§ 163.340(8)(f), F.S.)</p>
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The character of development in the proposed CRA is comprised of suburban, low-density older building stock surrounded by surface parking. Many multi-family residential buildings immediately front commercial roadways, with driveways that exit directly into the high-volume roadway network. Landscaping is minimal, and sites are designed with poorly maintained asphalt parking areas running from property line to building, leaving limited areas for landscaping, buffering, or site improvements. Low-slung, single-story apartment buildings with surface parking are not consistent with current redevelopment trends in other commercial districts.



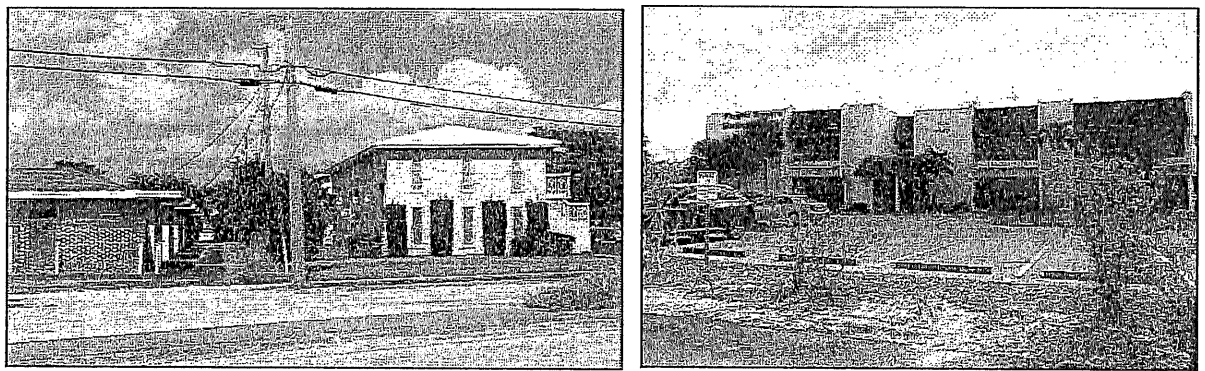
The images above illustrate typical low-density, outdated housing patterns in the proposed CRA, with single-story, poorly maintained residential rental properties, minimal landscaping and buffering, and parking areas running from roadway edge to building face, leaving no available room for site improvements.

Commercial uses in the redevelopment study also contain a number of low-density, sprawling sites with excessive parking areas fronting the roadway network. Building footprints are minimal given awkward lots; therefore, the economic yield of these properties is limited. There are extensive vacancies throughout the redevelopment study area, which brokers indicate rent for upwards of 20% less than comparable commercial corridors with similar demographics.



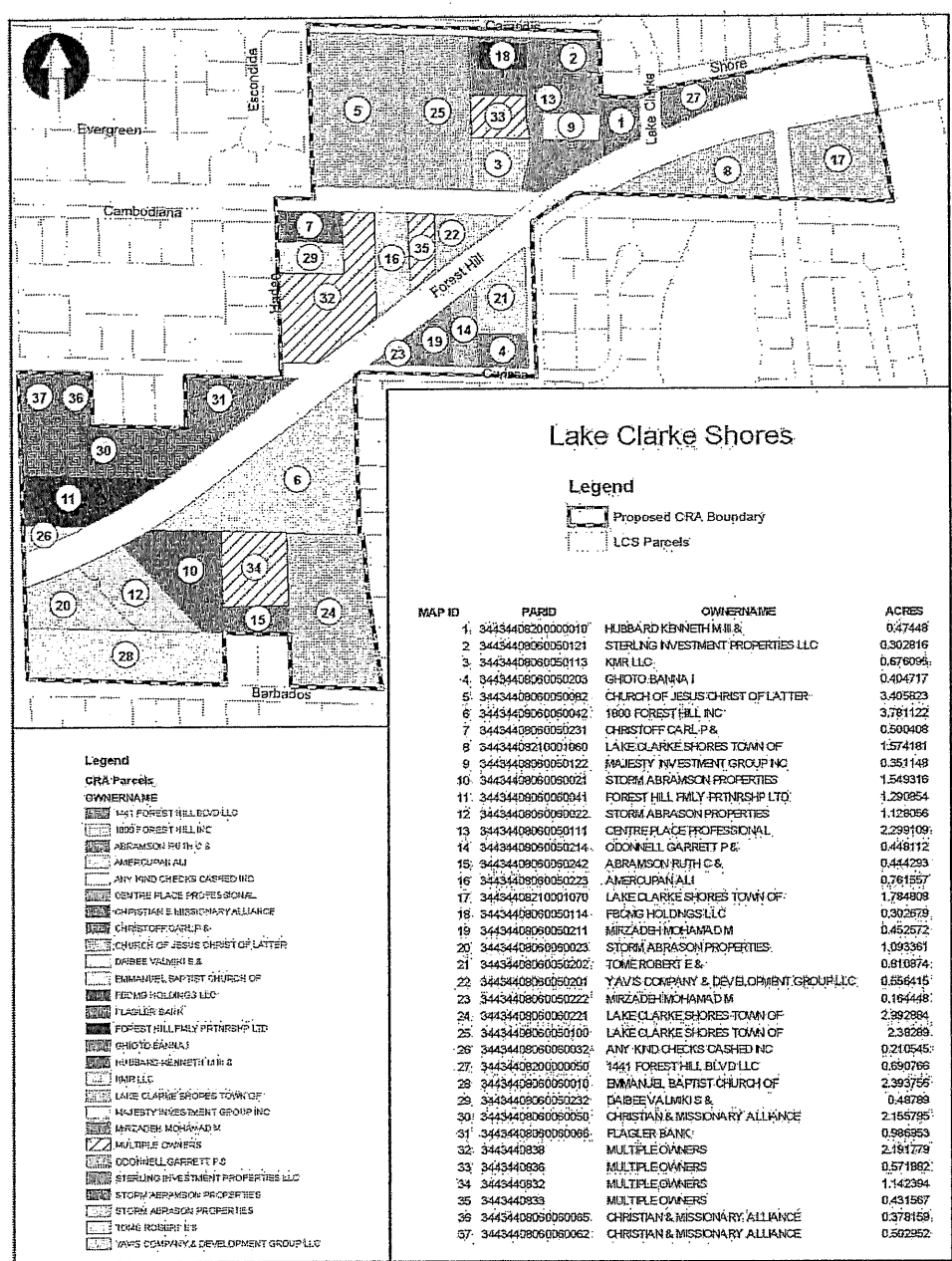
<p>INDICATOR #5</p>	<p>Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§ 163.340(8)(m), F.S.)</p>
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Parcels within the CRA are fragmented, irregularly shaped, and highly diverse in ownership, creating economic conditions that are unlikely to remedy without the assistance provided by a formalized redevelopment effort guided by the Town. As illustrated in the map below, there are 37 parcels in the CRA, with an average size of only 1.1 acres. When the tax-exempt parcels are removed, including those parcels owned by the Town of Lake Clarke Shores (totaling 8.7 acres) and the non-profit religious institutions (totaling 8.8 acres), the remaining developable parcels include four sites with multiple ownership, totaling 4.4 acres. The balance of the CRA contains 20 parcels that average less than an acre apiece. These conditions are illustrated on the CRA Property Ownership Map on the following page. This excessively diverse land ownership, combined with the irregularly shaped, triangular lots, creates a land development condition that is not projected to improve without significant redevelopment assistance. To accommodate modern parking and storm water requirements, parcels must be assembled for suitable land area and efficient design. The current diversity of ownership will prevent that assemblage without a focused community redevelopment effort by the Town of Lake Clarke Shores.



Fragmented property ownership has prevented adequate transitions between like uses within the CRA, as evidenced by the duplicative driveways and barrier between the multifamily uses (above-left) and the poorly maintained landscaping barrier between commercial parking lots (above-right). This ownership deficiency limited mobility, creates unnecessary traffic generation onto the roadway network, and an undue burden for redevelopment.

CRA Property Ownership Map



FINDINGS: The proposed CRA contains an excessively diverse property ownership pattern, with numerous parcels owned by multiple entities. Small average parcels sizes of roughly one acre for developable parcels further complicates redevelopment opportunities. Combined with irregularly shaped lots, the diversity of property ownership negatively impacts the ability for property assemblage to enable redevelopment in compliance with modern parking, storm water and site design abilities that is economically viable.

SECTION 6:

SUMMARY OF FINDINGS AND RECOMMENDATIONS

This Finding of Necessity determines that several specific statutory conditions are present in the proposed Lake Clarke Shores CRA area. These include the following key criteria, as described in Florida Statutes:

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (§ 163.340(8)(a), F.S.)
- Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions (§ 163.340(8)(b), F.S.)
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (§ 163.340(8)(c), F.S.)
- Inadequate and outdated building density patterns (§ 163.340(8)(f), F.S.)
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§ 163.340(8)(m), F.S.)

This study examined the qualifying conditions evident in the proposed CRA and clearly established the need for adopting these Findings of Necessity and creating a strategic plan to capture a vision and address opportunities for public and private reinvestment, redevelopment, and overall revitalization. The presence of these statutory conditions is documented via data, photographic evidence, and map documents as provided and referenced herein. These conditions limit the ability for the proposed Lake Clarke Shores CRA to redevelop to market potential. Therefore, it is recommended the Town of Lake Clarke Shores establish a community redevelopment area and tax increment financing (TIF) district to capture TIF revenue from the area for redevelopment purposes.

The recommended boundaries for the proposed CRA area are based on an evaluation of vacant lands, the mix of land use/zoning opportunities, infrastructure conditions, proximity to major roadways, and deteriorating conditions. The Town and community recognize that sound infrastructure investments, access management, appropriate development codes and incentives for private investment—actions that stem from creating a CRA and adopting a Community Redevelopment Plan—will help remedy blighting influences in this area, improve the economic climate, and enable the Town to address the economic distress evidenced in this Finding.

RESEARCH BIBLIOGRAPHY

- A. Palm Beach County Property Appraiser's Office
- B. Town of Lake Clarke Shores Comprehensive Plan
- C. Town of Lake Clarke Shores Zoning Regulations
- D. Town of Lake Clarke Shores Forest Hill Overlay Zone Plan
- E. Chapter 163, Part III, Florida Statutes
- F. U. S. Census 2010, American Fact Finder
- G. Florida Department of Revenue – Palm Beach County Profile (2014)
<http://dor.myflorida.com/dor/property/resources/pdf/cp/60palmbeach2014.pdf>
- H. Heart of Palm Beach County – Joint City-County Economic Opportunities
Workshop Summary Report, June 24, 2015
- I. Palm Beach MPO – Bicycle Suitability Map
- J. Palm Beach County Traffic Division – Historic Traffic Growth Table, Current
Year – 2015 (Palm Beach County Engineering Division,
<http://www.pbcgov.com/engineering/traffic/>)

Exhibit 3
Town of Lake Clarke Shores Additional Documentation



Town of Lake Clarke Shores

Palm Beach County's Premier Lakeside Community Since 1957

Robert M. W. Shalhoub
Mayor

Gregory Freebold
Vice Mayor

Valentin Rodriguez, Jr.
President Pro-Tem

Malcolm K. Lewis
Council Member

Thomas C. Mayes, Jr.
Council Member

Daniel P. Clark, P.E.
Town Administrator

Mary Pinkerman
Town Clerk

William Smith, III
Chief of Police

Lorenzo Aghemo, Planning Director
Palm Beach County Department of Planning, Zoning & Building
2300 Jog Road
West Palm Beach, FL

February 18, 2016

Dear Mr. Aghemo:

The Town of Lake Clarke Shores received your correspondence dated December 14, 2015 requesting additional information for the Town's proposed community redevelopment area. The following information is provided pursuant to that correspondence and is considered part of the Town's Finding of Necessity in support of the establishment of a Community Redevelopment Agency.

LEGAL DESCRIPTION:

The Town has prepared the attached official legal description for the Lake Clarke Shores CRA, which contains approximately 53.4 acres.

SOURCE FOR PROPERTY VALUE DATA:

All property value data was obtained from the Palm Beach County Property Appraiser and reconfirmed with the State of Florida Department of Revenue. In reviewing the data tables provided in the original Finding of Necessity, the cumulative total assessed value data for the Town of Lake Clarke Shores was improperly represented and has been updated in the Finding of Necessity. Two updated tables are provided herein:

- Table 1 - "Total Assessed Values, Five-Year History," and
- Table 2 - "Total Average Year-Over-Year Change."

TABLE 1: TOTAL ASSESSED VALUES (FIVE-YEAR HISTORY)					
	PROVIDED LOCAL	TOWN OF LAKE CLARKE SHORES	PALM BEACH COUNTY	STATE OF FLORIDA (in Billions)	AVERAGE U.S. HOME PRICE
2009 (BASE YEAR)	\$31,612,562	\$270,653,126	\$161,813,196,426	\$10.73	\$186,809
2010	\$26,604,614	\$261,093,777	\$146,129,919,809	\$9.62	\$184,100
2011	\$25,941,826	\$252,602,223	\$143,660,180,227	\$8.94	\$170,599
2012	\$24,875,128	\$251,236,274	\$143,434,665,483	\$8.44	\$171,858
2013	\$25,328,069	\$254,480,396	\$162,108,902,080	\$8.45	\$187,507
2014	\$26,418,493	\$265,692,941	\$183,004,752,249	\$8.80	\$207,725
UPDATED, 2/12/2016					

TABLE 2: TOTAL AVERAGE YEAR-OVER-YEAR % CHANGE (FIVE-YEAR HISTORY)					
	PROVIDED LOCAL	TOWN OF LAKE CLARKE SHORES	PALM BEACH COUNTY	STATE OF FLORIDA (in Billions)	AVERAGE U.S. HOME PRICE
2009	BASE	BASE	BASE	BASE	BASE
2010	-15.84%	-3.53%	-9.69%	-10.34%	-1.45%
2011	-2.49%	-3.25%	-1.69%	-7.07%	-7.33%
2012	-4.11%	-0.54%	-0.16%	-5.59%	0.74%
2013	1.82%	1.29%	13.02%	0.12%	9.11%
2014	4.31%	4.41%	12.89%	4.14%	10.78%
AVERAGE CHANGE (5-YEAR TREND)	-3.26%	-0.33%	2.87%	-3.75%	2.37%
UPDATED, 2/12/2016					

ADDITIONAL DATA DOCUMENTING INADEQUATE TRANSPORTATION FACILITIES:

According to the Florida Department of Transportation, Forest Hill Boulevard, which is State Road 882, has a right of way of approximately 106' through the Town of Lake Clarke Shores. The six-lane divided facility is a Major Principal Arterial, with 11' travel lanes and sidewalks that vary from four to five feet. There are no bicycle or transit facilities provided on the subject portion of the corridor. Current traffic counts indicate an Average Annual Daily Trips are approximately 43,813, which requires a six-lane configuration to accommodate vehicular volumes per FDOT's design standards.

Current FDOT guidance indicates the minimum bicycle lane standard dimension totals seven feet, which includes a five-foot bike lane with a two-foot striped buffer. Given current curb locations on the Forest Hill Boulevard corridor, which includes a curbed median and curb/gutter on the shoulders, there is insufficient room to accommodate a bicycle facility of any dimension within the corridor or to expand the sidewalks to a minimum eight-foot dimension to reclassify them as multi-use paths. Therefore, right of way would need to be acquired from adjacent private owners to enable the corridor to meet the minimum design standards to properly accommodate cyclists.

Further complicating the accommodation of cyclists is the prevalence of driveway curb cuts, especially on the north side of Forest Hill Boulevard. There are fifteen curb cuts in the approximately 2,800 linear feet between the lighted intersections at Pine Tree Lane and Florida Mango Road. The corridor is highly developed with smaller, higher-density, low-value residential units with school bus stops. Although the corridor operates with a posted 35 mile-per-hour speed limit, Forest Hill Boulevard is curvilinear in the subject section, with limited visibility of sidewalks for motorists. The only delineated pedestrian crosswalks are incorporated into the two intersections, producing a high likelihood for jaywalking between intersections. Due to the lack of bike lanes, limited visibility, and traffic volumes, cyclists typically ride on the sidewalks in the corridor, often in the wrong direction due to the lack of safe crossings. The high density of driveway curb cuts, which intersect the narrow, intermittently deficient sidewalks, reduces safety for cyclists on the sidewalk, increasing the potential for cyclist/vehicle and cyclist/pedestrian conflicts.

The potential to introduce pedestrian crossings along Forest Hill Boulevard is highly limited by the lack of intersecting roadways. In the corridor section bound by Florida Mango Road to the west and Pine Tree Lane to the east, the 2,800 linear foot distance is without any complete intersections to enable a future introduction of a traffic light and pedestrian crossing. Carissa Road, which lies roughly between the two lighted intersections, intersects Forest Hill Boulevard on its southern side, intersecting the roadway where it runs diagonally rather than on an east/west alignment. On the northern side, Haden Road dead ends at Forest Hill Boulevard, with a physical barrier to prevent traffic from accessing the roadway. This disconnection in the roadway network forces traffic to become concentrated on Forest Hill Boulevard rather than enabling its dispersion and access to a broader area. For pedestrian access, the only other mechanism is the pursuit of a pedestrian-activated crosswalk, which appears infeasible given the diagonal alignment of Forest Hill in this location and the limited sightlines that result. The

resulting condition is a highly suburban, high volume arterial with insufficient bicycle/pedestrian access and few options to improve those deficiencies without substantial redevelopment activity. Private land acquisition, replatting, and land use modifications would be required to convert the roadway network into one that appropriately accommodates multiple modes beyond automobiles. Maps and photos illustrating these deficiencies are included in the Finding of Necessity.

The current configuration of the Haden Road/Carissa Road intersections with Forest Hill Boulevard presents another roadway network deficiency due to angles at which these intersections occur. To begin to introduce a block structure with smaller blocks and increased pedestrian crossings to enable improved mobility, the Haden Road/Carissa Road intersections could be realigned to form perpendicular "T" intersections with Forest Hill Boulevard. Reconfiguration of these intersections would require private land acquisition, re-platting, and capital investment to enable the introduction of safer, modern crossing infrastructure for bicyclists and pedestrians.

The subject corridor also includes four bus stops for Palm-Tran that lack basic transit infrastructure such as shelters, benches, and consistent garbage receptacles. As transit demand increases throughout the County and within the CRA, there is insufficient right-of-way to construct the deficient transit facilities; therefore, right of way would need to be acquired from adjacent private owners to enable the corridor to meet the minimum design standards for transit facilities along principal arterials.

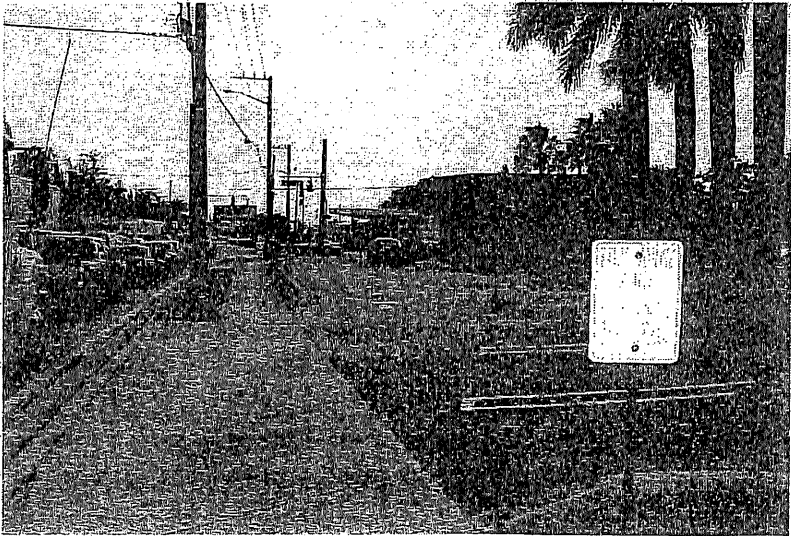
The Town of Lake Clarke Shores has identified these roadway deficiencies, including the lack of pedestrian and bicycle amenities, inability to provide transit infrastructure, and disconnections in the roadway network as impediments to redevelopment. The roadway network is incomplete, with limited mobility and options for improvement. The Town has determined the creation of a multi-modal network, with safe and readily accessible accommodations for all users and Complete Streets, will advance the redevelopment potential of the district and encourage investment.

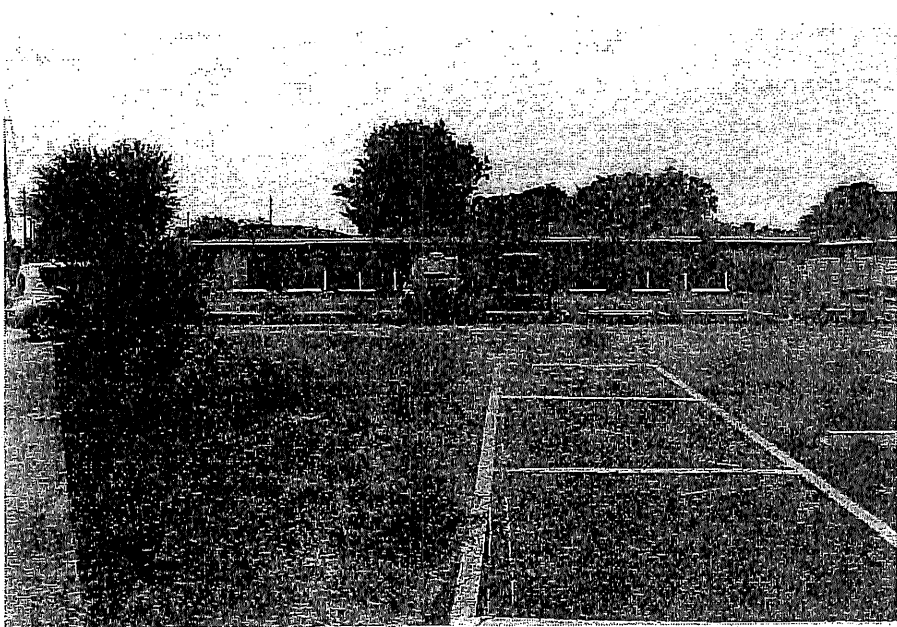
ADDITIONAL DOCUMENTATION REGARDING "BLIGHTED AREA" CONDITIONS:


Structures within the Town of Lake Clarke Shores CRA include a mix of residential, commercial, institutional, and public uses. Building stock tends to be thirty to forty years old, with limited reinvestment and renovation. The majority of commercial structures were built between 1961 and 1980, and buildings are nearing or within the requirements of building recertification, which will likely require substantial improvements for buildings to remain commercially available. Commercial brokers indicate professional office space within these properties is considered "Class B" and "Class C" office space, and these parcels contain vacancies of up to 50%. Brokers indicate rents among these properties are \$10-12/square foot, which lacks the property yield to warrant renovation. These buildings are outdated with low-slung roofs, narrow windows, and due to their age, would require high cost renovations to electrical, HVAC, and interior space to enable them to rise in market value. Further, the


oversupply of low-rent, Class B and Class C office space in the redevelopment district suppresses rents for market-rate products, causing further economic stagnation and insufficient yield to warrant redevelopment and improvements to a substantial number of parcels within the district. The economic deterioration of these properties is reflected in their condition, rents, and lack of improvement.

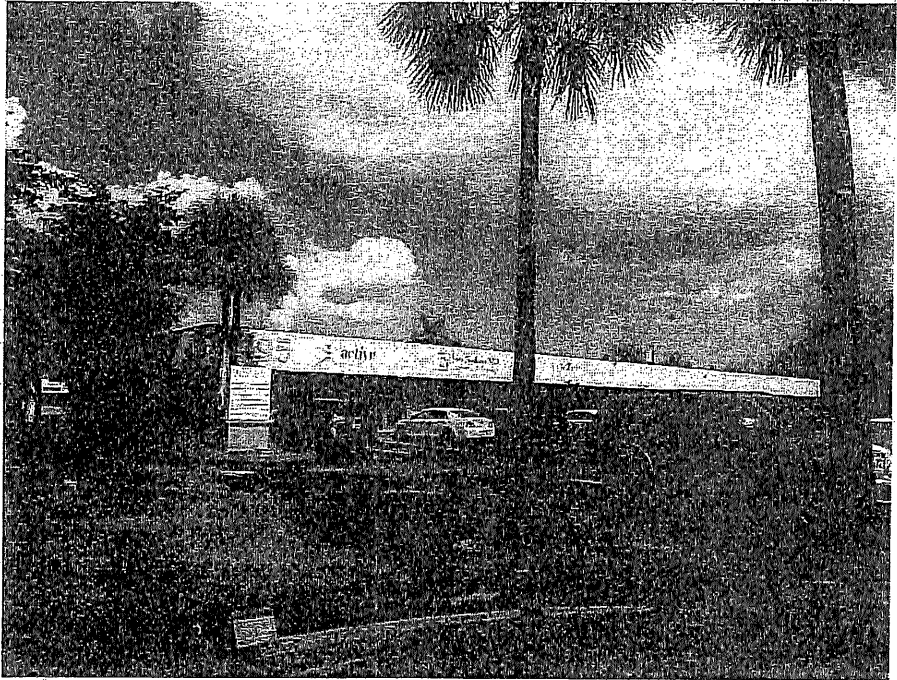
Residential properties in the district are mostly low-value multi-family, including both owner-occupied and rental. Owner-occupied condos in the district are valued at roughly \$29,000 per unit, while rental units range from approximately \$43,000-\$52,000. These low values produce marginal rents, limiting the yields necessary to substantiate property improvements. The economic deterioration of these parcels is reflected in their suppressed value, lack of maintenance, unkempt appearance, and absence of property improvement. Key parcels to note among this inventory are detailed below.

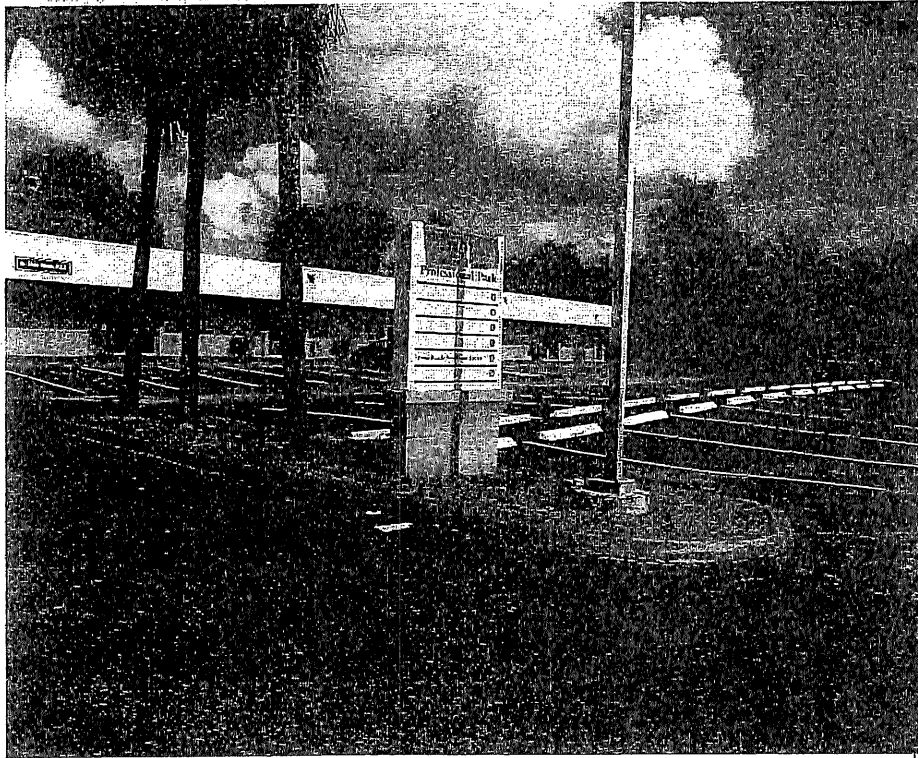
Location Address	1911 FOREST HILL BLVD
Municipality	LAKE CLARKE SHORES
Parcel Control No.	34-43-44-08-06-006-0032
Subdivision	FLA MANGO GROVELETS ADDN NO 1 AMND
Detail	1806 SF building built in 1961 on 0.2684 acres. Building is one-story with deficient landscaping and poorly designed surface parking. Parcel occupies key location within redevelopment district, at corner of Florida Mango Road and Forest Hill Boulevard; however, improvement/assessed value ratio is 0.43. Triangular lot configuration compromises available parking and requires parking spaces utilize public sidewalk to enter/exit spaces. Redevelopment of site is constrained without land assemblage to improve efficiency of parking with prime redevelopment location, indicating economic deterioration of district.
Photo	

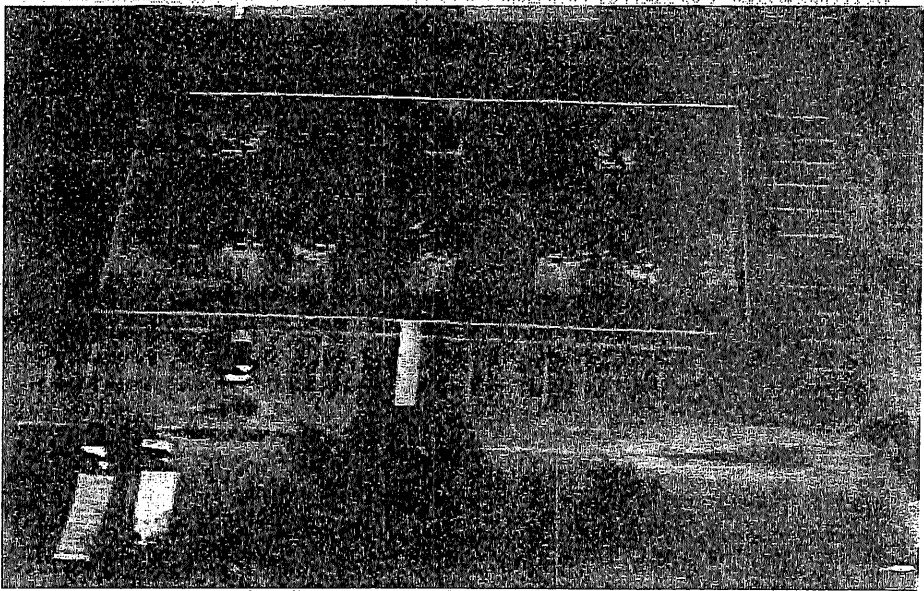
Location Address	1755 FOREST HILL BLVD UNIT 28
Municipality	LAKE CLARKE SHORES
Parcel Control No.	34-43-44-08-38-000-0280
Subdivision	FOREST HILL CLUB CONDOMINIUM
Detail	<p>36-unit condo development built in 1973 with an assessed value per unit of \$29,000 as compared to adjacent multi-family valued at \$39,000-\$41,000 per unit. This condo development represents 36 of the 61 total multi-family condo units in the CRA. Site contains substandard landscaping without irrigation which does not meet Town codes and would require removal of asphalt and parking to become compliant. Units are approximately 775 square feet with low ceiling heights, older HVAC, and approaching building recertification. Low value per unit stagnates redevelopment opportunity and limits likelihood of site improvements without public participation. Both parking and landscaping areas are poorly maintained and provide substantial frontage and visibility along Forest Hill Boulevard in the heart of the CRA., further suppressing redevelopment and economic revitalization of adjacent parcels due to deteriorated condition.</p>
Photo	

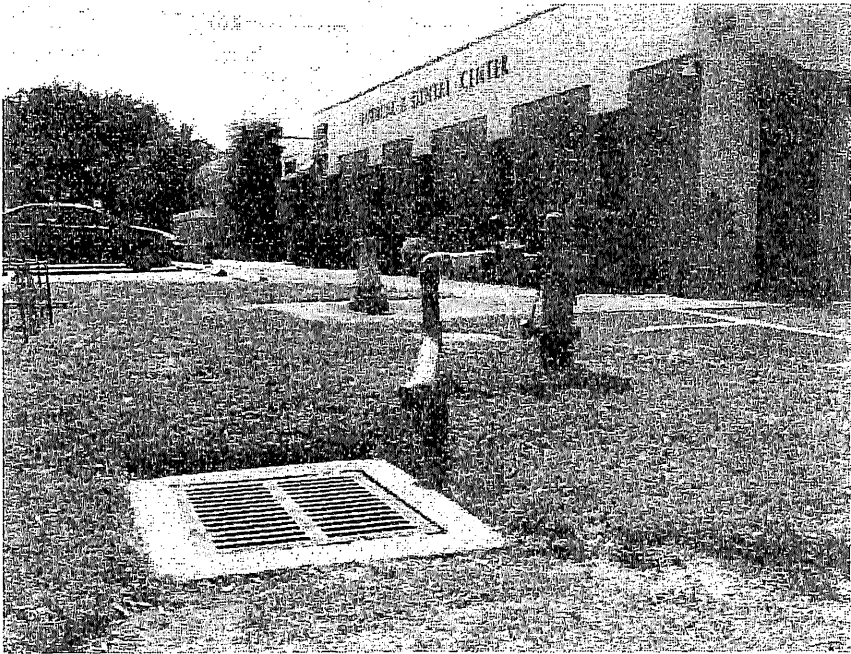
Location Address	1500 FOREST HILL BLVD 1
Municipality	LAKE CLARKE SHORES
Parcel Control No.	34-43-44-08-06-005-0214
Subdivision	FLA MANGO GROVELETS ADDN NO 1 AMND
Detail	Six-unit apartment building built in 1972 with assessed value per unit is approximately \$45,682, with adjacent apartments valued at \$52,688 per unit. Site is poorly maintained with deficient landscaping and parking area. Building approaching recertification. Property occupies highly visible location on Forest Hill Boulevard at center of redevelopment district, which suppresses economic investment and redevelopment of adjacent parcels due to deteriorated condition and lack of maintenance.
Photo	

Location Address	1475 FOREST HILL BLVD 1
Municipality	LAKE CLARKE SHORES
Parcel Control No.	34-43-44-08-20-000-0010
Subdivision	LAKE CLARKE NORTH IN
Detail	Eight-unit apartment building built in 1971 fronting Forest Hill Boulevard with assessed value/unit of \$42,757. Site draining deficient, causing ponding during storm events. Single-story, low slung with parking loaded along Forest Hill Boulevard and Lake Clarke Drive, with deficient landscaping and insufficient buffers from heavily travelled commercial corridor. Building Economic stagnation of site suppresses redevelopment potential of adjacent parcels.
Photo	

Location Address	1495 FOREST HILL BLVD A
Municipality	LAKE CLARKE SHORES
Parcel Control No.	34-43-44-08-06-005-0122
Subdivision	FLA MANGO GROVELETS ADDN NO 1 AMND
Detail	<p>32-year old office building with 12,556 square feet on .35 acres. Built in 1984, building is single-story with limited visibility from Forest Hill Boulevard. Building is low-slung, with low floor-to-ceiling heights, and lack of windows and natural light, limiting rents and redevelopment potential without substantial capital investment. Economic deterioration of site suppresses redevelopment potential of adjacent sites on Forest Hill Boulevard, and depreciated rents produce oversupply of low-value office space within redevelopment district, causing further stagnation for redevelopment.</p>
Photo	

Location Address	1497 FOREST HILL BLVD A
Municipality	LAKE CLARKE SHORES
Parcel Control No.	34-43-44-08-06-005-0121
Subdivision	FLA MANGO GROVELETS ADDN NO 1 AMND
Detail	<p>32-year old office building with 10,804 square feet on .30 acres. Built in 1984, building is single-story with virtually no visibility from Forest Hill Boulevard. Building is low-slung, with low floor-to-ceiling heights, and lack of windows and natural light, limiting rents and redevelopment potential without substantial capital investment. Commercial brokers indicate rents of approximately \$12/SF in building, which are suppressed versus comparably aged commercial buildings on arterials with similar connectivity to I-95. High degree of vacancy illustrated by lack of tenants on office sign. Economic deterioration of site suppresses redevelopment potential of adjacent sites on Forest Hill Boulevard, and depreciated rents produce oversupply of low-value office space within redevelopment district, causing further stagnation for redevelopment.</p>
Photo	

Location Address	1499 FOREST HILL BLVD 101
Municipality	LAKE CLARKE SHORES
Parcel Control No.	34-43-44-08-06-005-0114
Subdivision	FLA MANGO GROVELETS ADDN NO 1 AMND
Detail	<p>32-year old office building with 10,804 square feet on .30 acres. Built in 1984, building is single-story with virtually no visibility from Forest Hill Boulevard. Building is low-slung, with low floor-to-ceiling heights, and lack of windows and natural light, limiting rents and redevelopment potential without substantial capital investment. Commercial brokers indicate rents of approximately \$12/SF in building, which are suppressed versus comparably aged commercial buildings on arterials with similar connectivity to I-95. High degree of vacancy illustrated by lack of tenants on office sign. Economic deterioration of site suppresses redevelopment potential of adjacent sites on Forest Hill Boulevard, and depreciated rents produce oversupply of low-value office space within redevelopment district, causing further stagnation for redevelopment.</p>
Photo	

Location	1501 FOREST HILL BLVD UNITS 101, 102, 103
Municipality	LAKE CLARKE SHORES
Parcel Control No.	34434408360001030, 34434408360001010, 34434408360001020
Subdivision	FOREST HILL PROFESSIONAL CONDOMINIUM
Detail	Condominium office building built in 1980. 36-year-old building is single-story with virtually no visibility from Forest Hill Boulevard. Building is low-slung, with low floor-to-ceiling heights, and lack of windows and natural light, limiting rents and redevelopment potential without substantial investment. Most recent building transactions occurred from 2004-2007, totaling \$775,000 in reported purchase prices for all three condo units. Current assessed values are approximately \$651,000 for the three condo properties, indicating economic depreciation of the units directly. Further, the lower-rent office space contributes to the oversupply of Class B and Class C available office inventory in the district, further depressing rents for adjacent parcels and contributing to economic stagnation in the redevelopment district.
Photo	

The Town of Lake Clarke Shores looks forward working with Palm Beach County to remedy these conditions of slum and blight with an aggressive, proactive redevelopment program that will compel reinvestment and economic development activity.

Sincerely,

Town of Lake Clarke Shores



Daniel P. Clark, P.E.
Town Administrator

Exhibit 4
Correspondence



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor
Hal R. Valeche, Vice Mayor

Paulette Burdick
Shelley Vana

Steven L. Abrams
Melissa McKinlay
Priscilla A. Taylor

County Administrator

Verdenia C. Baker

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Affirmative Action Employer"*



*printed on sustainable
and recycled paper*

VIA REGISTERED MAIL

December 14, 2015

Robert M. W. Shalhoub, Mayor
Town of Lake Clarke Shores
1701 Barbados Rd.
Lake Clarke Shores, FL 33406

Re: Information Request for Proposed Community Redevelopment Area

Dear Mayor Shalhoub:

Thank you for providing the County advance notice and the opportunity to review the request by the Town of Lake Clarke Shores to create a Community Redevelopment Area (CRA). County staff received the letter on November 23, 2015, and has conducted an initial review of the Finding of Necessity Report.

Pursuant to the Chapter 163.410, Florida Statutes, the County has 30 days after receipt of the request to notify the Town of any additional information Palm Beach County requires for completing the review. Additionally, the Board of County Commissioners has 120 days from the date all required information is received to make a decision.

As such, Palm Beach County requests the following information from the Town:

- Provide the official legal description to the proposed boundaries of the CRA.
- Provide the source of the information listed on page 15 and 16 of the Finding of Necessity Report. The figures from the Property Appraiser indicate the Town of Lake Clarke Shores Assessed Values for Tax Year 2014 was \$265.7 million. The chart on page 15 of the report reflects \$233.0 million. We want to make sure we are comparing the same numbers.
- Provide the Traffic Study which would indicate that there is inadequate street layout, parking facilities, roadways, bridges or public transportation facilities.



- In addition to the blight criteria addressed in the report, the area must have a substantial number of deteriorated or deteriorating structures. Provide documentation on how the proposed area meets the definition of "Blighted Area" which per Chapter 163.340(8), F.S., means "an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property."

If you have any questions or comments, please contact Patricia Behn, Principal Planner, at 561-233-5332.

Sincerely,

A handwritten signature in black ink, appearing to read "Lorenzo Aghemo".

Lorenzo Aghemo
Planning Director

c: The Honorable Shelley Vana, District 3 Commissioner Daniel Clark, Town Administrator, Town of Lake Clarke
Verdenia Baker, County Administrator Shores
Rebecca D. Caldwell, PZ&B Executive Director
John Wilson, PBC Director Budget
Bob Banks, PBC Chief Land Use Co. Attorney
Patricia Behn, PBC Principal Planner



**Department of Planning,
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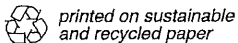
Melissa McKinlay

Priscilla A. Taylor

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



VIA REGISTERED MAIL

March 21, 2016

Robert M. W. Shalhoub, Mayor
Town of Lake Clarke Shores
1701 Barbados Rd.
Lake Clarke Shores, FL 33406

Re: Information Response on Proposed Community Redevelopment Area

Dear Mayor Shalhoub:

Pursuant to the County's request for additional information sent to the Town on December 17, 2015, the Planning Division received the Town's response letter on March 9, 2016. County staff will conduct a review of the additional information related to the Finding of Necessity Report and will provide an analysis to the County's Administration.

Pursuant to the Chapter 163.410, Florida Statutes, the County has 30 days after receipt of additional information to notify the Town whether such additional documentation is complete. This letter serves to formally notify the Town that all of the additional information requested is complete.

If you have any questions or comments, please contact Patricia Behn, Principal Planner, at 561-233-5332.

Sincerely,

Lorenzo Aghemo
Planning Director

c: The Honorable Shelley Vana, District 3 Commissioner Daniel Clark, Town Administrator, Town of Lake Clarke Shores
Verdenia Baker, County Administrator
Rebecca D. Caldwell, PZ&B Executive Director
John Wilson, Budget Division Director, PBC
Bob Banks, PBC Chief Land Use Co. Attorney
Patricia Behn, Principal Planner, PBC

t:\planning\intergovernmental\cra\lake clarke shores new cra\2016-03-24 county response to lcs\county response to lcs additional docs.docx

Exhibit 5
Proposed CRA Street View Photos

Exhibit 5 - Proposed CRA Street View Photos

This exhibit provides the façade of the buildings within the Lake Clarke Shores proposed CRA. Through a windshield study and utilizing the Google Map street viewer application, 26 of 43 structures were screen captured at a street view level. 17 structures were not visible from the street. The photos from Google Map were taken December 2014. Photo IDs 15, 16 and 17 were taken in 2015.

The map below identifies the location of each photo with an ID number.

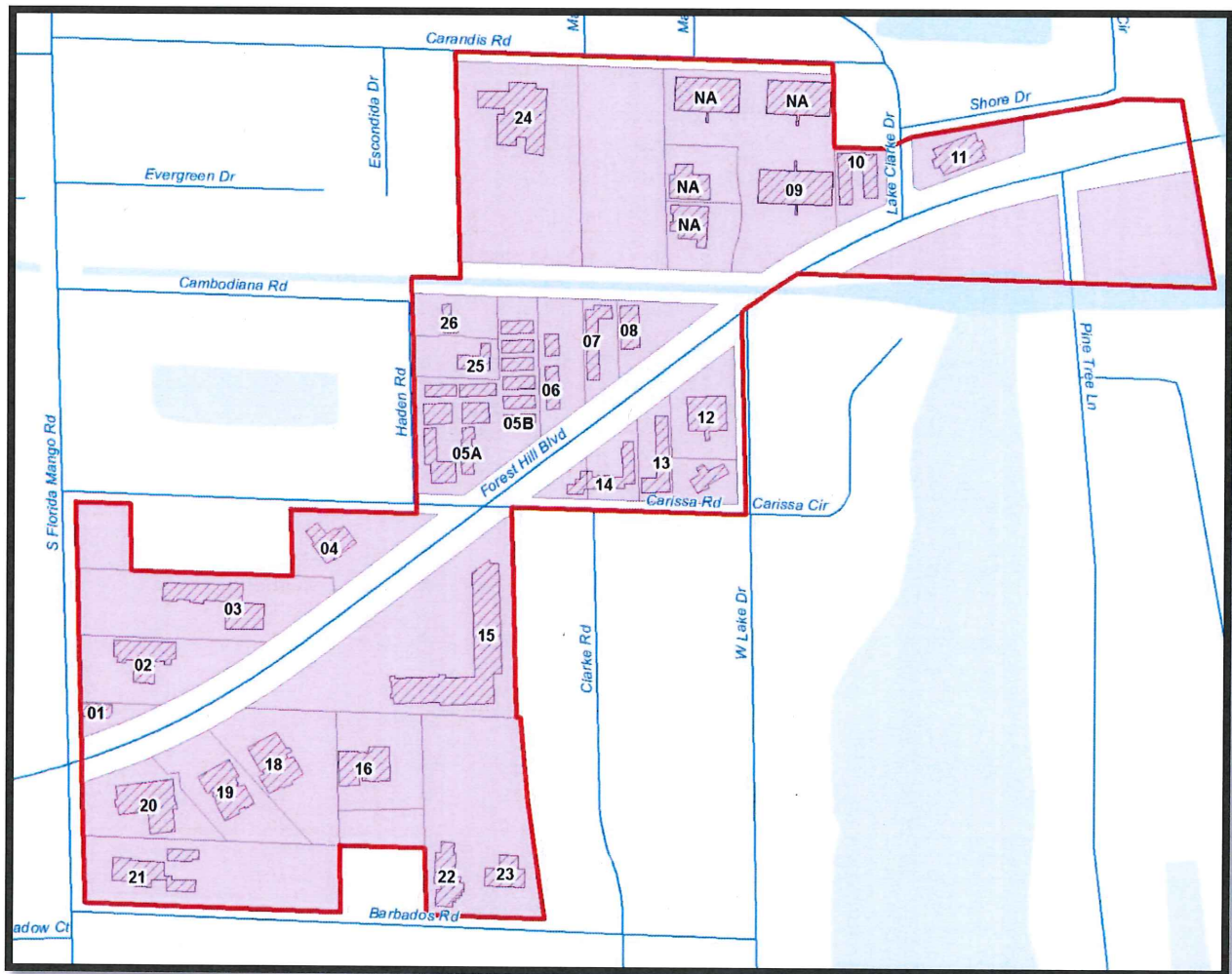


Photo ID: 01 - Commercial



Photo ID: 02 - Office



Photo ID: 03 – Civic Assembly



Photo ID: 04 - Office



Photo ID: 05A – Multi-family Residential



Photo ID: 05B – Multi-family Residential



Photo ID: 06 – Multi-family Residential



Photo ID: 07- Commercial/Office



Photo ID: 08 – Commercial/Office



Photo ID: 09 - Commercial/Office



Photo ID: 10 – Multi-family Residential



Photo ID: 11 – Commercial/Office



Photo ID: 12 – Commercial/Office

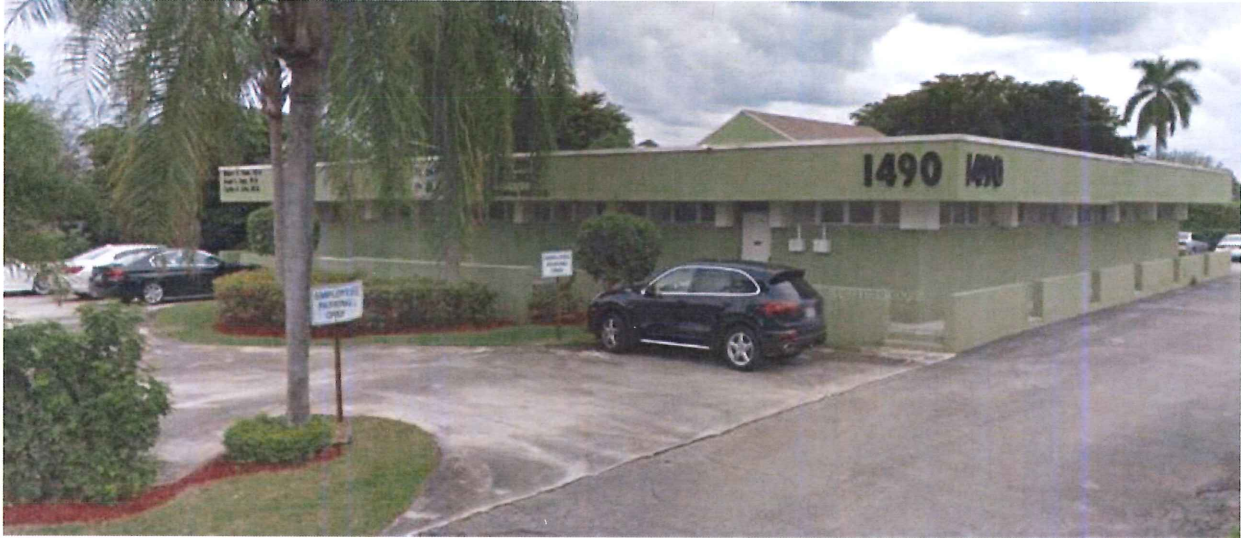


Photo ID: 13 – Multi-family Residential



Photo ID: 14 – Multi-family Residential



Photo ID: 15 – Commercial/Office



Photo ID: 16 – Commercial/Office



Photo ID: 17 – Commercial



Photo ID: 18 – Commercial/Office



Photo ID: 19 – Commercial/Office



Photo ID: 20 – Commercial/Office



Photo ID: 21 – Civic Assembly



Photo ID: 22 – Government Office



Photo ID: 23 – Government Office



Photo ID: 24 – Civic Assembly



Photo ID: 25 – Multi-family Residential



Photo ID: 26 – Single-family Residential

