

ANNUAL REPORT FISCAL YEAR 2015/16



TOWN OF
LAKE PARK

COMMUNITY
REDEVELOPMENT
AGENCY

**TOWN OF LAKE PARK, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY**

ANNUAL REPORT FOR FISCAL YEAR 2015/2016

The Town of Lake Park, one of the earliest master-planned communities in South Florida still retains many of the characteristics of its original plan which was set out by Harry Seymour Kelsey back in 1919. Nearly 80 years later, in 1996, the Town of Lake Park Community Development Agency (CRA) was established. The original CRA plan identified a series of problems and needs, as well as some general opportunities for the designated area. Figure 1 is a map of the Lake Park CRA in context to the physical boundaries of the entire Town of Lake Park.



In January of 2010, the CRA adopted a revised Community Redevelopment Agency Plan in an effort to update the vision for the “downtown” and commercial/industrial areas of the Town.

The following are the some of the priorities that the Executive Director has been pursuing this fiscal year. They include:

- Promote the sale of the 940 Park Avenue (Sorota Property) and combining that property with other parcels to create an anchor development project at the intersection of Park Avenue and Tenth Street.
- Promote and support the redevelopment of other parcels along Park Avenue.
- Identification of key parcels within the CRA along Park Avenue for redevelopment. Such parcels include: The Old Park Avenue Barbeque Building, 918 Park Avenue and 940 Park Avenue as referenced above.
- Promotion of the Arts and art related initiatives such as the Back Alley Arts Festival (Mural Display).
- Passage of the Mural Ordinance and the Commission’s Support of the First Mural Application by A.J. Brockman.

- Strengthening the connections between Northlake Boulevard, primarily along Tenth Street and Old Dixie Highway.
- Linking the Land Use Development Regulations for the Mixed Use District along US Route One with businesses in the CRA.
- Creation of a linear Park from US Route One and Seventh Street connecting development along US Route One Mixed Use Development District with the CRA.
- The redevelopment of a number of small retail shops to specialty retail shops along Park Avenue throughout the 700-900 blocks of the CRA.
- The continuation of our efforts to build and diversify the Town's tax base within the CRA.

ACTIVITIES

During the 2015-2016 fiscal year, a number of initiatives were discussed and undertaken by the CRA. An outline of such activities is as follows:

December 2, 2015:

A meeting of the CRA Board was held at which the following actions were taken:

- Reviewed Primary Revenue Sources to the Redevelopment Agency
- Approval of Minutes for the Special Call CRA Board Meeting of August 19, 2015
- Discussed incentives for attracting businesses into the CRA

March 2, 2016:

- A meeting of the CRA Board was held at which the Annual Report of the CRA for FY 2014/2015 was accepted by the Board, and the minutes of the December 2, 2015 CRA Board meeting were approved.
- A mandatory Pre-Bid Conference was held for bidders interested in submitting a comprehensive Market Analysis for the CRA. After a review of the scope of services for the Market Analysis, staff recommended that the CRA not proceed with the initial scope and to refine the scope to accurately reflect the deliverables desired.

June 1, 2016:

At a regular CRA Board meeting held on this date, various rail initiatives were discussed with Kim Delaney, Ph.D., Director of Strategic Development and Policy for the Treasure Coast Regional Planning Council which consisted of Brightline, formerly All Aboard Florida, FEC Coastal Link and Quiet Zone topics. Dr. Delaney discussed in her presentation that the responsibility for the crossing at Silver Beach Road would be shared between the Town of Lake Park and the City of Riviera Beach. The train conductor would be responsible for blowing the train whistle at certain locations along the rail right-of-way. The Palm Beach County and the State of Florida have updated and executed maintenance agreement with all Aboard Florida that presume the additional costs associated with the project. Dr. Delaney explained that improvements to the rail corridor would establish complete sidewalks across grade crossing and pedestrian gates as well as to ensure the highest degree of safety, and explained that the fencing plan has not been presented but it would most likely accompany the project. Dr. Delaney continued the presentation by explaining the FEC Tri-Rail Coastal Link Project extension providing service from Miami-Dade County to Pam

Beach County. She explained that the FEC Coastal Link and Complete Streets Project addressed land-use patterns and implementations for state-wide consideration. Projected plans to be implemented in neighboring municipalities that include bike lanes, on street parking and land configuration.

The following additional actions took place at this June 1, 2016 CRA Board meeting, as follows:

- Approval of CRA Board Meeting Minutes of March 2, 2016,
- Setting the date for a Special Call Meeting for FY 2016-2017 Budget for Wednesday August 10, 2016 at 6:30 pm. (annual budget initiatives included: Park Avenue Beautification, Infrastructure Development [additional parking is needed to accommodate activates at the Brewhouse Gallery and Kelsey Theatre. Housing, Façade Improvement Grants, Marketing and Community Activities]).

August 10, 2016:

A Special Call CRA Board meeting was held at which the following actions took place:

- Fiscal Year 2016/2017 budget was discussed and Resolution No 27-08-16 was approved to adopt the CRA Budget for FY 2016-2017
- Approval of Special Call CRA Board Meeting Minutes of June 1, 2016; and
- Authorizing and directing the Executive Director to Accept Property and Casualty Insurance Coverage through Preferred Governmental Insurance Trust for CRA for Fiscal Year 2016/2017

The CRA Board will continue to hold Quarterly meetings and allowing for Special Call meetings from time to time when warranted through extenuating circumstances.

The CRA Executive Director continues to work with the owners of One Park Place to encourage completion of the building. The owners have improved the outside of the property by painting and addressing exterior and interior Code violations under a New Master Building Permit. Ninety percent of the property improvements are completed. During this past fiscal year period, the Master Building Permit was issued on June 10, 2016; however, it expired on January 14, 2017. The Town will take the property owners to the Special Magistrate Hearing on March 2, 2017 to address the expired Master Building Permit.

Property completion is crucial to activity along the Park Avenue Business Corridor. The Board and Staff remain vigilant in getting an occupancy permit completed on the building. The Property is for sale by Reichel Real Estate for \$6.9 million. Various minor issues remain unresolved by the property owner such as; landscaping, the water is not turned on and appliances have not been installed.

NEW BUSINESSES

During the 2015-2016 fiscal year, a number of new businesses were opened (and several name changes/changes of ownership/location changes occurred) within the CRA. These were as follows:

CRA Businesses October 2015 through September 2016 (verification if they are still in operation has not been conducted)

Palm Beach Upholstery Inc 1309 S Killian Drive	Cory Pimm 1309 S Killian Dr Lake Park, FL 33403 561-478-9408	Upholstery & Window Treatments	New Business
<i>Florida Homes & Condominiums</i> 1001 W. Jasmine Drive	Gilbert Trower 238 Bravado Lane Palm Beach Shores, FL 33404 giltrower@mac.com 561-373-4313	Real Estate Office/Sales	New Business
<i>HP/HR Renal Investments, Inc.</i> 116 Miller Way #7	Hans Pierson/Renuka Pierson 17736 123 rd Terrace North Jupiter, FL 33478 954-658-5249	Manufacturing/Retail of Firearms	New Business
<i>The Kelsey Theatre</i> 700 Park Avenue	Rhonda Jo Brockman/700 Park Avenue Holdings, LLC 700 Park Avenue Lake Park, FL 33403 info@brewhousegallery.com 561-328-7481	Theatre	Ownership Transfer
Economical Auto Car LLC 902 Old Dixie Hwy. #1	Junior Dzierwa 902 Old Dixie Hwy. #1 Lake Park, FL 33403	Auto Repair	New Business
DHD Tax Service LLC 917 Park Avenue	Dieufort Datis 917 Park Avenue Lake Park, FL 33403	Tax Services	New Business
Best Solution Multi-Service 501 10 th Street #513	Julner Viljean 5135 Glencove Lane West Palm Beach, FL 33415	Tax preparer and other filing service	New Business
Palm Beach Spa Medics LLC 836 Park Avenue	Alice Dudley 836 Park Avenue Lake Park, FL 33403	Cosmetology Salon	New Business
Dalian Xindali Import & Export USA 840 13 th Street #42	Jian Dong 2391 Old Dixie Hwy. Riviera Beach, FL 33404	Import/Export Car Parts	New Business

Lugnut Customs Inc. 801 15 th Street, #3	Lewis Isenberg 340 Martin Avenue Greenacres, FL 33463	Auto Repair	Location transfer
NL Auto Services Inc DBA AAMCO Transmission 1320 10 th Street	Lee Konsker 366 Mohawk Lane Boca Raton, FL 33487 561-848-6994 Cell 561-451-5882	Auto Repair	Ownership Transfer
AMC Custom Builders 1568 Watertower Road	Christopher C. Harris 1568 Watertower Road Lake Park, FL 33403	Business Office	New Business
Ro Jays Musician Services 700 Old Dixie Highway, STE 206	Roger Worthy 700 Old Dixie Highway, Ste. 206 Lake Park, FL 33403	Music Instruction Studio	New Business
Preventative Fire Services 1233 Old Dixie Highway, #5	Leslie Trafeler 1233 Old Dixie Highway #5 Lake Park, FL 33403	Office/Warehouse	New Business
Bonanza Entertainment LLC 700 Old Dixie Highway	Belinda Hemmings 1225 W 285 th Street Riviera Beach, FL 33404	Recording Studio	New Business
Mattress by Appointment 1125 Old Dixie Highway	Leonard Bladgett 1125 Old Dixie Highway Lake Park, FL 33403	Retail Store	New Business
Northlake Care Center 750 Bayberry Drive	Northlake Facility, Inc. 4302 Hollywood Blvd., #369 Hollywood, FL 33021	Nursing Home	Name Change
At the Hairnet 748 Park Avenue, #E	Kerri Olah-Brennan 800 Bannock Terrace Palm Beach Gardens, FL 33418	Salon	New Business
Burton Productions, LLC 791 Park Avenue, #3	Thomas Burton Jr. 791 Park Avenue, #3 Lake Park, FL 33403	Home Office	New Business
Elohim Jireh Landscape, Inc. 1210 Gateway Road, #1	Victor Stewart 1016 Indian Trace Circle, #308 Riviera Beach, FL 33407	Office Warehouse	Additional Business

Marine Plumbing Company, LLC 110 10 th Street	Robert Mullaney 110 10 th Street Lake Park, FL 33403	Office Warehouse	New Business
Palm Chic Boutique 748-D Park Avenue	Joseph Heilner 207 Woodlake Drive Jupiter, FL 33458	General Retail	New Business
Spectrum Collision & Auto Repair 1145 Water Tower Road	Khaled Grayeb 1145 Water Tower Road Lake Park, FL 33403	Auto Body and Paint	New Business
JPR Auto Repair 1230 Gateway Rd, Suite 7 & 8	Nile Ovant 1230 Gateway Rd., Suite 7 Lake Park, FL 33403	Auto Repair	New Business
Mrs. Manning's Consignment 941 Park Avenue	1250 Rosegate Blvd. Riviera Beach, FL 33404	Retail Store	New Business
Grapes Furniture D/B/A Good Things 1194 Old Dixie Hwy., Suite 102	Rosemary Jackson 1194 Old Dixie Hwy., Suite 102 Lake Park, FL 33403	Retail Store	New Business
Kelsey Vintage Goods 748-B Park Avenue	Michael Silberman 748-B Park Avenue Lake Park, FL 33403	Retail Store	New Business
Wide World of Cars 1301 10 th Street	Jerry Lee 1301 10 th Street Lake Park, FL 33403	Auto Dealer	Ownership Transfer
Empire Barbershop 910 10 th Street	Jonathan Urena 910 10 th Street Lake Park, FL 33403	Barbershop	New Business
All Ways Entertainment 732 Park Avenue	James Robertson 16345 Randolph Siding Road Jupiter, FL 33478	Professional Office	New Business
Coastal Life Realty 1194 Old Dixie Hwy., STE 10	Roy Flournoy 1194 Old Dixie Hwy., Ste 10 Lake Park, FL 33403	Professional Office	New Business
Diversified Roofing 1194 Old Dixie Hwy., Ste 17	Mathew Drozd 1194 Old Dixie Hwy., Ste 17 Lake Park, FL 33403	Business Office	Location Transfer

Lamia Neighborhood 1205 10 th Street	Sirajul Siraj 1205 10 th Street Lake Park, FL 33403	Convenient Store	New Business
Coastal Life Development 1194 Old Dixie Hwy. #10	Roy Flournoy 1194 Old Dixie Hwy., #10 Lake Park, FL 33403	Professional Office	New Business
Exclusively Hybrid 990 Old Dixie Hwy.	Alexander Valler 990 Old Dixie Hwy., #9 Lake Park, FL 33403	Auto Repair	New Business
PB Dance Academy 936 Park Avenue	Palm Beach Dance Academy Inc. 736 Park Avenue Lake Park, FL 33403	Dance Studio	Location Transfer
Silver Spoon Restaurant 934 Park Avenue	Rurel Allen 934 Park Avenue Lake Park, FL 33403	Restaurant	Location Transfer

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY

Balance Sheet*
As of September 30, 2016

Statement of Revenues, Expenditures
and changes in Fund Balance*
For the Year Ending September 30, 2016

Assets

Cash & Equivalents	\$ 215,403
Accounts Receivable	\$ 1,687
Notes Receivable	\$ 28,679
Due from other funds	-
Total Assets	<u>\$ 245,769</u>

Liabilities

Accounts Payable	\$ -
Accrued Payroll	-
Due to other funds	279,280
Total Liabilities	<u>\$ 279,280</u>

Fund Balance

Restricted	\$ -
Unrestricted	(33,510)
Total Fund Balance	<u>\$ (33,510)</u>

Total Liabilities & Fund
Balance

\$ 245,770

Revenue

Taxes	\$ 210,238
Intergovernmental	391,433
Investment Earnings	767
Other	-
Total Revenue	<u>\$ 602,438</u>

Expenses

Personnel Services	\$ 66,442
Operating Expenses	199,506
Grants	3,925
Capital Expenses	-
Debt Service	260,648
Total Expenses	<u>\$ 530,521</u>

Net change in Fund Balance \$ 71,917

Fund Balance, beginning \$ (105,427)

Fund Balance, ending \$ (33,510)

* Unaudited

Note

Fund Balance improved by: \$ 71,917



Hometown District



Commerce District



Arts District

MEMBERS OF THE BOARD OF DIRECTORS

James DuBois	Chair
Kimberly Glas-Castro	Vice-Chair
Rhonda “Jo” Brockman	Board Member
Erin T. Flaherty	Board Member
Christiane Francois	Board Member
Anne Lynch	Board Member
Michael O’Rourke	Board Member

STAFF OF THE CRA

John D’Agostino	Executive Director
Thomas J. Baird, Esq.	Agency Attorney
Vivian Mendez, CMC	Agency Clerk



**TOWN OF LAKE PARK
COMMUNITY REDEVELOPMENT AGENCY**

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