

# ANNUAL REPORT FISCAL YEAR 2016/17



TOWN OF  
LAKE PARK

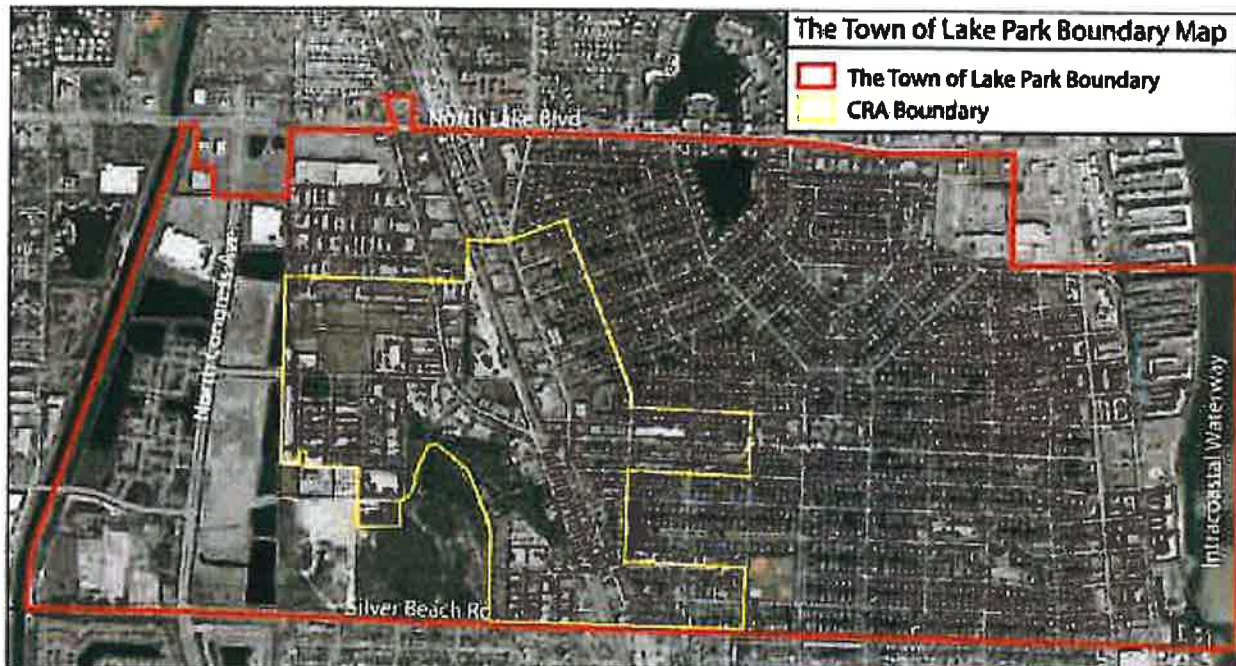
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COMMUNITY  
REDEVELOPMENT  
AGENCY

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

**ANNUAL REPORT FOR FISCAL YEAR 2016/2017**

The Town of Lake Park, one of the earliest master-planned communities in South Florida and 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 is an update on the previous priorities the Executive Director has pursued this past fiscal year. They include:

- The 940 Park Avenue (Sorota Property) is now for Sale. The Last report to the Board discussed the need to promote the sale of the property. The owner passed away and family members are interested in selling the property. The Executive Director ordered an Appraisal on the property from Anderson & Carr Appraisers. The Market Value Appraisal came in at \$ 750,000.00. If the CRA by vote of the Board of Directors desires to purchase the property from the Sorota Family, purchase price must not exceed the market value price. The Executive Director negotiated a right of first refusal with the family after the passing of Joe Sorota Senior.

- The sale of the Park Avenue Barbeque building located at 754 Park Avenue to Dedicated IT is complete. Dedicated IT will relocate its corporate headquarters to this location. Dedicated IT will employ One Hundred and Eight employees of which fifty to fifty-eight employees will be located at the 754 Park Avenue building. The average salary of \$58,257 is at least 115% above the Palm Beach County average wage. The rehab costs for the building are over One Million Dollars. In addition, the building will house a microbrewery and a restaurant. Next door to the 754 Park Avenue, property is a new gastropub called Brick and Barrel. The CRA's Façade Grant/Construction Program will commit a total of \$400,000 towards façade improvements and construction subsidies over the next five years. The 754 Park Avenue building has remained vacant for well over ten years. In order to bridge the equity gap between the property owners and the Bank the CRA proposed to provide a loan guarantee of \$1,047,000 to Valley National Bank. The terms and conditions of the loan guarantee requires the Town to guarantee the loan amount until the loan to value ratios reach twenty-five percent or five years whichever is sooner. Having a high tech company headquartered on Park Avenue will spur development and provide employees with options for live entertainment at the Brewhouse Gallery and Kelsey Theatre. Lunch and dinner at restaurants like Casper's, Brick and Barrel or any number of specialty shops and food establishments along Park Avenue will also be options for employees working on Park Avenue. Dedicated IT employees will spend money during the day and evening hours.
- Promotion of the Arts is an ongoing effort in the CRA. The Mural event along the back alley of the 700 to 800 block of Park Avenue have attracted over 3,000 attendees in a given weekend. The event has resulted in a temporary economic boom to the local merchants along Park Avenue. Many commercial spaces remain vacant along Park Avenue. Underperforming retail space located along Park Avenue in the CRA district is affecting retail sales across the Town despite large box retail giants like Walmart and Target. The CRA must address empty retail space along Park Avenue. With the addition of fifty to fifty-eight employees, earning an average salary of \$58,257 and the increase in demand for upscale eateries and specialty retail shops along Park Avenue will occur.
- The CRA will focus on developing a live, work and play environment along Park Avenue. Unique types of retail and commercial establishments along Park Avenue should support the concept of a unique downtown, a unique experience and create a primary destination place for millennials and residents to live work and recreate.
- The Focus of the CRA will be on the sale of the 801 Park Avenue property. Sidney Spiegel of Coreslab International owns the property. He purchased the property approximately three to four years ago. The owner is on his third building permit. Despite his third building permit, the property remains about ninety-eight percent complete. The tax obligation is minimal because the owner does not have a certificate of occupancy. The certificate of occupancy requires that the building have water, sewer and electricity for the property to be habitable. Once habitable, property taxes to the CRA will substantially increase. The property is important to the revitalization of the Park Avenue Downtown District. Residential properties along Park Avenue will contribute to the economic viability and stability of the district creating that much sought after live, work and play environment for the CRA.
- Job loss within the CRA continues to be of great concern for the CRA. We must develop a strategy to increase job growth within the CRA by attracting new corporate headquarter type businesses, microbreweries, offices and retail establishments.
- Service sector employment will comprise almost fifty percent of all new jobs in Palm Beach County. The largest gains will be in Health Care, Professional and Business Services, Accommodations and Food Service Sectors. The Focus of the CRA will be to attract those business sectors to the CRA as well.

- The CRA must address its negative image problem to attract new markets, retain and recruit new businesses and improve and strengthen its tax base over the next five to ten years. The branding of the CRA and the Town of Lake Park will support efforts to attract new business markets.

#### **Balance Sheet as of September 30, 2017:**

For the first time in several years, the CRA will operate with a positive fund balance. Our fund balance improved by \$109,895 leaving the CRA with a positive fund balance of \$76,385 after erasing a negative cash balance of (\$33,510). We must remain good stewards of our public funds and use them to encourage growth and development, expand our CRA tax base and to encourage further development while at the same time reducing slum and blighted conditions in the CRA.

**Summary of Yearly Activities:** During the 2016-2017 Fiscal Year, the Board of Directors discussed a number of initiatives. A summary follows of the items discussed at each of the CRA Meetings and Special meetings of the Board of Directors.

**December 7, 2016 Meeting:** The Board of Directors allowed the 800 Park Avenue Building to continue to be used by the Artists of Palm Beach County and the Board also granted permission for an artist to use the Kiln in the newly established Kiln Room.

The continued use of the 800 building will require the CRA to go out to bid and seek competitive proposals for the reuse of the 800 building. A subsequent follow-up meeting of the Board of Directors discusses in detail use limitations given the bond authorization for the acquisition of the 800 Park Avenue Property as well as explaining in detail the bidding process.

**January 18, 2017 Meeting:** The CRA proposed a license addendum to include the Artists of Palm Beach County for Liability Insurance as it pertains to the 800 Park Avenue property. In the license agreement between the parties, the Artists of Palm Beach County is required to pay for Insurance on the building.

**March 1, 2017 Meeting:** The Board of Directors reviewed and accepted the Executive Director's Annual Report on the preceding year's activities of the CRA. The most important aspect of the March 1, 2017 meeting was the decision of the board to move forward with a CRA Market Analysis/Branding plan to be by the Treasure Coast Regional Planning Council. In order to do so, CRA Staff recommended a budget adjustment for \$55,250 to pay for the market analysis/branding for the CRA and the Town of Lake Park. In order to pay for the market analysis, a total of \$30,250 was transfer request needed to satisfy the \$55,250 expenditure.

**June 7, 2017 Meeting:** Resolution 38-06-17 authorized the Mayor as the Chairman of the Board of Directors of the CRA to sign a Treasure Coast Regional Planning Council Branding and Marketing interlocal Agreement. The Board also approved funding for the Park Avenue Street Improvement Project from the 700 Block of Park Avenue to just before 10<sup>th</sup> Street. The physical enhancement of the roadway including crosswalk improvements and thermoplastic striping was part of the improvements. Further, a drainage pipe under the 700 block of Park Avenue was leaking compromising the foundation of the road. Funds for repair of the drainage pipe came from Stormwater Enterprise Funds.

Florida Surfing Museum came before the board to make a formal request as an organization interested in the reuse of 800 Park Avenue property. The CRA purchased the property through a bond authorization that placed limitations on the use of the building. The use must have a public purpose or benefit and the CRA could only charge a nominal rental fee for the use of the property.

Finally, a date was set for a Special Call meeting for the Approval of the Fiscal Year 2017-0218 operating budget for the CRA. The date is August 2, 2017.

**Special Call Meeting of June 21, 2017:** Resolution 43-06-17 authorizing the Chairman of the Board to sign an Interlocal Agreement to spend \$50,000 appropriated funds for roadway repairs including paver brick, crosswalk brick restoration and other essential repairs between the 700 and 900 block of Park Avenue.

**August 2, 2017 Meeting:** Resolution 62-08-17 was approved establishing the CRA Budget for Fiscal Year 2017-2018. The highlights of the budget included an appropriation of \$100,000 for the 754 Park Avenue property Façade/Construction Grant Program. The request is for a total of \$400,000 over five years. The first three years of the grant are at 100,000 each year the Fourth and Fifth Year are funded at \$50,000.

The budget has funds available for marketing Park Avenue Downtown in Lake Park.

**September 6, 2017 Meeting:** The sole purpose of the meeting was to secure property casualty and liability insurance for the CRA buildings and operations.

**CRA BUSINESSES - Note Verification if they are still in operation has not been conducted.**

**CRA Business Tax Completion List 10/01/2016 thru 09/30/2017**

<b>Business Name</b>	<b>Business Owner Contact Info &amp; Mailing Address</b>	<b>Type of Business</b>	<b>Reason for BTR</b>	<b>Email Address</b>
A & L Auto Sales 1050 Old Dixie Hwy. #1	Alvaro Lemos 183 Pleasantwood Drive Wellington, FL	Vehicle Sales	New Business	<a href="mailto:Ajl78@hotmail.com">Ajl78@hotmail.com</a>
Cawley O'Dell Enterprises, Inc. 804 Old Dixie Hwy., #3	Jeffrey Cawley PO Box 14445 Palm Beach, FL 33408	Office/ware house	Ownership Transfer	<a href="mailto:cawleyodell@bellsouth.net">cawleyodell@bellsouth.net</a>
Classic Auto Brokers 804 Old Dixie Hwy., #1	Gene Johnson 804 Old Dixie Hwy., #1 Lake Park, FL 33403	Vehicle Sales	New Business	<a href="mailto:Joann3372@gmail.com">Joann3372@gmail.com</a>
Suncoast Auto (DBA AAmco Transmission) 1320 10 <sup>th</sup> Street	Charles Daniels 2298 Bay Village Court Palm Beach Gardens, FL 33410	Auto Repair	Ownership Transfer	<a href="mailto:Charlie1bc@aol.com">Charlie1bc@aol.com</a>
Florida Drive Line 1133 Old Dixie Highway, # 10	Michael Confort 1133 Old Dixie Highway, # 10 Lake Park, FL 33403	Auto Repair	New Business	<a href="mailto:Fldl.mike@gmail.com">Fldl.mike@gmail.com</a>
Rare Monkey Entertainment 955 Park Avenue	Raul Zeballos 4521 PGA Blvd. #480 Palm Beach Gardens, FL 33418	Music Studio	New Business	<a href="mailto:maureen@raremonkeyentertainment.com">maureen@raremonkeyentertainment.com</a>
Auto Remarketing, Inc. 950 Old Dixie #13	Navaar Helmus 950 Old Dixie Hwy., #13 Lake Park, FL 33403	Auto Sales Office	New Business	<a href="mailto:williamhelimus@gmail.com">williamhelimus@gmail.com</a>
GC Cabinet Express 1335 Old Dixie Highway #20	Ronald Conner 1335 Old Dixie Highway #20 Lake Park, FL 33403	Business Office	New Business	<a href="mailto:rl1@bellsouth.net">rl1@bellsouth.net</a>

## CRA Business Tax Completion List 10/01/2016 thru 09/30/2017

Ron's Auto Body 1107 Old Dixie Hwy. # B	Ronald Esposito 1107 Old Dixie Hwy. # B Lake Park, FL 33403	Auto Repair	Location Transfer	<a href="mailto:esporab@aol.com">esporab@aol.com</a>
All or Nothing Lake Park Dance 836 Park Avenue	Dominique Franklin 836 Park Avenue Lake Park, FL 33403	Instructional Studio	Ownership Transfer	<a href="mailto:delleroofranklin@yahoo.com">delleroofranklin@yahoo.com</a>
Covert Surveillance 705 13 <sup>th</sup> Street, Unit B	JAG Industries PO Box 212754 Royal Palm Beach, FL 33421	Manufacturing	New Business	<a href="mailto:james@csi-palmbeach.com">james@csi-palmbeach.com</a>
Dial A Rose 700 Old Dixie Highway #111A	Gina Cerise 1837 Pleasant Dr. North Palm Beach, FL 33408	Florist	Location Transfer	<a href="mailto:ginacerise@aol.com">ginacerise@aol.com</a>
Donnini Motor 804 Old Dixie Highway #2	James Donnini 658 W. Indiantown Rd. # 208 Jupiter, FL 33458	Business Office	Location Transfer	<a href="mailto:Oiler20e@aol.com">Oiler20e@aol.com</a>
Five Star Painting 1050 Old Dixie Highway #27	Bryce Boynton 1050 Old Dixie Highway #27 Lake Park, FL 33403	Office Warehouse	New Business	<a href="mailto:bboynton@fivestarpainting.com">bboynton@fivestarpainting.com</a>
PB Jujitsu Club 736 Park Avenue	Jarrod Anderson 601 Heritage Drive #229 Jupiter, FL 33458	Instructional Studio	New Business	<a href="mailto:palmbeachjiujitsuclub@gmail.com">palmbeachjiujitsuclub@gmail.com</a>
RDDGA Services 921 Park Avenue	Gregory Marc 921 Park Ave. Lake Park, FL 33403	Business Office	New Business	<a href="mailto:gregorymarc@yahoo.com">gregorymarc@yahoo.com</a>
SoFlo iRepair Phone Repair 726 Park Avenue	Justin Nealis 726 Park Avenue Lake Park, FL 33403	Business Office	New Business	<a href="mailto:flrepair@sofloirepair.com">flrepair@sofloirepair.com</a>
Academy Health Solutions 525 10 <sup>th</sup> Street #501, 503, 507	Mimi Bieda 1650 S Dixie Highway Boca Raton, FL 33432	Professional Office	New Business	<a href="mailto:mimi@buyhererepayhererealestate.com">mimi@buyhererepayhererealestate.com</a>
Tru Brand 1250 Old Dixie Hwy. #2	Bruce Gross 1250 Old Dixie Hwy. Unit 2 Lake Worth, FL 33403	Business Office	New Business	<a href="mailto:Bruceg49@gmail.com">Bruceg49@gmail.com</a>

**CRA Business Tax Completion List 10/01/2016 thru 09/30/2017**

Voice Chocolate 1194 Old Dixie Hwy. #102 & 103	Rich Peterson 302 Sea Oat Drive, Apt. B Juno Beach, FL 33408	Confection- ary	New Business	<a href="mailto:richepeterson@bellsouth.net">richepeterson@bellsouth.net</a>
Kompa Supermarket 910 10th Street	Euclides Jimenez 910 10th Street Lake Park, FL 33403	Grocery Store	Ownership Transfer/ Name Change	n/a
Mane Life Studio 838 Park Ave.	Rakeshia Rogers 838 Park Ave. Lake Park, FL 33403	Beauty Salon	Ownership Transfer/ Name Change	<a href="mailto:Damasterstylist@yahoo.com">Damasterstylist@yahoo.com</a>
Metal Specialist 1200 Old Dixie #13	Sylvester McRae Dr. 1200 Old Dixie #13 Lake Park, FL 33403	Office Warehouse	New Business	<a href="mailto:vetmcrae@gmail.com">vetmcrae@gmail.com</a>
PB Spa Medics LLC 911 Park Ave.	Alice Dudley 911 Park Ave. Lake Park, FL 33403	Beauty Salon	Location Transfer	<a href="mailto:palmbeachspamedics@yahoo.com">palmbeachspamedics@yahoo.com</a>
Sideline Auto 210 10th Street	Nelson Scheerer 210 10 <sup>th</sup> Street Lake Park, FL 33403	Auto Repair	Location Transfer	<a href="mailto:Sidelineauto66@gmail.com">Sidelineauto66@gmail.com</a>
Fosters Business Broker 1194 Old Dixie Hwy. #15	Howard Foster P.O. Box 31266 Palm Beach Gardens, FL 33420	Business Office	Location Transfer	<a href="mailto:Fosterhoward32@gmail.com">Fosterhoward32@gmail.com</a>
HMR Auto Sales 802 Old Dixie #7	Mark Gardner 1401 Old Dixie Hwy. #103 Lake Park, FL 33403	Vehicle Sales Office	Location Transfer	<a href="mailto:cars@hmrautosales.com">cars@hmrautosales.com</a>
SPG Devices Repair 1200 Old Dixie #6	Peterson Servius 1200 Old Dixie Hwy. #6 Lake Park, FL 33403	Electronic Repair	New Business	<a href="mailto:Lilspg1@yahoo.com">Lilspg1@yahoo.com</a>
Total Image 825 15 <sup>th</sup> Street #3	Faruk Girahovac 5692 Golden Eagle Circle Palm Beach Gardens, FL 33418	Cabinet Manufact- urer	Location Transfer	<a href="mailto:frankhovac@gmail.com">frankhovac@gmail.com</a>



## CRA Business Tax Completion List 10/01/2016 thru 09/30/2017

Academy of Fine Art 748c Park Ave.	Myrtha Barris 1820 Pleasant Drive Juno Beach, FL 33408	Art Studio	New Business	<a href="mailto:myrthabarris@yahoo.com">myrthabarris@yahoo.com</a>
Cellnet Services 957 Park Ave	Kenson Joseph 7044 Galleon Cove Palm Beach Gardens, FL 33418	Business Office	Location Transfer	<a href="mailto:Kensonj220@gmail.com">Kensonj220@gmail.com</a>
Fox Beauty Lounge 700 Old Dixie #101	Marquis Dowling 941 39 <sup>th</sup> Court West Palm Beach, FL 33407	Beauty Salon	New Business	<a href="mailto:stylesbyfoxx@yahoo.com">stylesbyfoxx@yahoo.com</a>
Gail Marshall Interiors 1183 Old Dixie Hwy.	Gail Schneckner 67 Princewood Lane Palm Beach Gardens, FL 33410	Business Office	New Business	<a href="http://gailmarshallinteriors.com">gailmarshallinteriors.com</a>
Juno Ironcraft 1233 Old Dixie Hwy. #16	John Shea 1233 Old Dixie Highway Lake Park, FL 33403	Office/Ware house	New Business	<a href="mailto:john@junoiron.com">john@junoiron.com</a>
Keystone Masonry 1001 W. Jasmine	Paul Rosander 1001 W. Jasmine Dr. # J Lake Park, FL 33403	Business Office	Location Transfer	<a href="mailto:office@keystonemasonrysfl.com">office@keystonemasonrysfl.com</a>
Preventive Fire Services 1233 Old Dixie Hwy. #5	Les Trafelet 1233 old Dixie Hwy. # 5 Lake Park, FL 33403	Office/Ware house	Additional Business	<a href="mailto:tjenkins@preventivefire.com">tjenkins@preventivefire.com</a>
Sunshine Classic Cars 410 Old Dixie Hwy. #8	Nick DeMartino 410 Old Dixie Hwy. #8 Lake Park, FL 33403	Auto Sales Office	New Business	<u>n/a</u>
VE Auto Sales 804 Old Dixie Hwy. #7	Ernestas Vasiliauskas 804 Old Dixie Hwy. #7 Lake Park, FL 33403	Auto Sales Office	Ownership Transfer	<a href="mailto:veautogallery@gmail.com">veautogallery@gmail.com</a>

**CRA Business Tax Completion List 10/01/2016 thru 09/30/2017**

Academy of Fine Art and Studio 738C Park Avenue	Myrtha Barris 1820 Pleasant Drive Juno Beach, FL 33408	Artist's Studio	New Business	<a href="mailto:Myrthabarris@yahoo.com">Myrthabarris@yahoo.com</a>
Ivy and Oak Tattoo Artist Studio 724 Park Avenue	Kevin Goff 234 SE Grove Avenue Port St. Lucie, FL 34983	Art Studio	New Business	<a href="mailto:reinventingkevin@gmail.com">reinventingkevin@gmail.com</a>
Performance Spine and Sport 1408 N Killian Road, Ste 106	Stephen Swaringen 1408 N Killian Road, Ste 106	Professional Office	New Business	<a href="mailto:performancespinesport@gmail.com">performancespinesport@gmail</a>

# TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY

## Balance Sheet\* As of September 30, 2017

## Statement of Revenues, Expenditures and changes in Fund Balance\* For the Year Ending September 30, 2017

### Assets

Cash & Equivalents	\$ 375,706
Accounts Receivable	\$ 1,687
Notes Receivable	\$ 16,199
Due from other funds	-
<b>Total Assets</b>	<b><u>\$ 393,592</u></b>

### Liabilities

Accounts Payable	\$ 15,511
Accrued Payroll	-
Due to other funds	301,696
<b>Total Liabilities</b>	<b><u>\$ 317,207</u></b>

### Fund Balance

Restricted	
Unrestricted	76,385
<b>Total Fund Balance</b>	<b><u>\$ 76,385</u></b>

Total Liabilities & Fund Balance	<b><u>\$ 393,592</u></b>
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### Revenue

Taxes	\$ 257,251
Intergovernmental	485,562
Investment Earnings	509
Other	1,633
<b>Total Revenue</b>	<b><u>\$ 744,955</u></b>

### Expenses

Personnel Services	\$ 136,087
Operating Expenses	201,795
Grants	-
Transfers	36,530
Debt Service	260,648
<b>Total Expenses</b>	<b><u>\$ 635,060</u></b>

**Net change in Fund Balance** \$ 109,895

Fund Balance, beginning	\$ (33,510)
<b>Fund Balance, ending</b>	<b><u>\$ 76,385</u></b>

\* Unaudited

Note

Fund Balance improved by: \$ 109,895



Hometown District



Commerce District



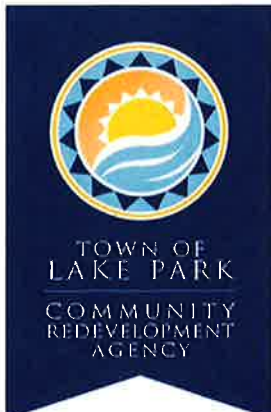
Arts District

**MEMBERS OF THE BOARD OF DIRECTORS**

Michael O'Rourke	Chair
Kimberly Glas-Castro	Vice-Chair
Rhonda "Jo" Brockman	Board Member
Erin T. Flaherty	Board Member
Christiane Francois	Board Member
Anne Lynch	Board Member
Roger Michaud	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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