

ANNUAL REPORT FISCAL YEAR 2017/18



TOWN OF
LAKE PARK

COMMUNITY
REDEVELOPMENT
AGENCY

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

ANNUAL REPORT FOR FISCAL YEAR 2017/2018

The Town of Lake Park, a professionally laid-out the Olmstead firm is also one of the earliest master-planned communities in South Florida, and continues to retain many of the characteristics of its original plan, set out by Harry Seymour Kelsey back in 1919. In 1996, 23 years ago, the Town of Lake Park Community Redevelopment Agency (CRA) created by vote of both the Town Commission and the Palm Beach County Board of County Commission.



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 purpose of this CRA Annual Report is to provide updated information from previous priorities and initiatives the Executive Director has pursued in Fiscal Year 2017/2018. They include:

- In the Last report, the 940 Park Avenue (Sorota Property) was for Sale. The property languished without a serious offer or purchase and sale agreement. The CRA under the direction of the Executive Director, proposed to the CRA Board that the CRA act as a facilitator for development of the following properties:
 - 924 Park Avenue – owned by Todd W. Dry, site of the current Silver Spoon Restaurant;
 - 936 Park Avenue – owned by Salvatore Mirra, site of the old Rosita’s meat market;
 - 940 Park Avenue – owned by the Joseph Sorota Trust (Richard Sorota)

- 935 Foresteria Drive – owned by Richard E. Bertram and Todd R. Bertram, site of the current Barbie’s Restaurant; and
 - Publicly-owned alleyway behind 940 and 936 Park Avenue
- The CRA facilitated meetings between the owners and an agreement of \$3.75 million was established. The intent was to create a Request for Qualifications or Proposals to generate developer interest in the separate parcels at the sale price of \$3.75 million. Staff worked on the development of the Request for Qualifications, which extended into Fiscal Year 2018/2019.
 - The vision for the CRA downtown development initiatives includes the initiatives set forth in the 2010 revised CRA Plan and the following vision for economic development of the downtown area of the CRA. Successful development of any downtown area requires the creation of a live-work-recreate environment in the downtown area. Dedicated IT proposes to hire 108 employees with an average salary of \$58-68,000 per year. The CRA is working with interested developers to create greater density mixed use projects along Park Avenue. The development of micro units in the downtown area will generate restaurants, cafe's shops, specialty boutique stores, and place a significant demand on vacant retail space in the downtown district of the CRA.
 - Two microbreweries were identified to be locating in the downtown area of the CRA in part because of recently passed Ordinances allowing microbreweries to locate in the Park Avenue Downtown District. The economic impact of such establishments in the downtown area of the CRA is significant. Microbreweries will increase the number of food establishments along the Park Avenue Downtown District. In a recent article, entitled “Craft Beer Has a Big Impact on Small Towns and Forgotten Neighborhoods” it is stated that: “brewing is behind plenty of comeback stories in cities and rural areas across the United States”. The article further states: “One brewery opened in an old Dollar General Discount Store in a sparsely occupied town square. The brewery and taproom has become a community hub and catalyst-keeping businesses open later” and that: “Breweries, taprooms, and bars have always been about more than beer, serving as community hubs, gathering places and sources of local identity and pride. The Craft Beer Industry to the US economy contributed \$55.7 Billion. In North Carolina alone, the craft brewery industry generated \$1.2 billion and over 10,000 jobs in 2014 alone.” NOBO microbrewery will can craft beer with the label identifying that it is “made in Lake Park”. Coastal Karma is another microbrewery that plans to open in the downtown CRA area in 2019. The change in the downtown Ordinance by the Town Commission allowing for microbreweries passed by the Commission will have a significant economic impact on the CRA’s local economy creating jobs and bringing excitement to an existing Old Florida Mediterranean style downtown district.
 - To complete the vision of millennials along Main Street, the need for open-air cafés, roasting houses for millennials to congregate will have a positive economic impact to the PADD/CRA area. The coffee industry to the US economic in 2015 was valued at \$225.2 billion. Coffee related economic activity comprises approximately 1.6% of the total US Gross Domestic Product (GDP). Consumers spent \$74.2 billion on coffee in 2015. The coffee industry created more than 1,694,710 jobs in the US Economy and generated close to \$28 billion in taxes. The 918 Park Avenue approved site plan calls for a coffee shop, professional counseling offices and a high end SPA. The challenge to this historically designated location is access to the business from Park Avenue. Because the two owners were unable to reach an agreement on access, the new business will be the only one on Park Avenue to have a rear alleyway access to the business site.

The Arts continues to play a significant role in the CRA. The Back Alley Arts Mural Festival in 2019 will draw thousands of people to the PADD. Many commercial spaces remain vacant. 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 Target, Lowes and Home Depot. In response to a Scope of Services provided by Town staff to the Treasure Coast Regional Planning Council (TCRPC) which called for TCRPC to conduct a review and update as needed the market analysis and description of existing conditions contained in the 2010 CRA Plan, on October 25, 2017, TCRPC presented to the CRA Board a CRA Market Study and Branding Report in which it identified a marketing plan for the CRA. At its September 5, 2018 meeting, the Executive Director advised the CRA Board of the need to hire a marketing firm for implementing the marketing strategies recommended by TCRPC in its report to the CRA. At the meeting, the CRA Board authorized the Executive Director to issue a Request for Letters of Interest (RFLI) for the implementation of a marketing plan for the CRA. This RFLI occurred in Fiscal Year 2017/2018.

- The Community Garden located between the 700 and 800 blocks of Foresteria Drive in the CRA was closed, and the Executive Director and staff has been aggressively pursuing funding to construct a 300 space-parking garage originally designated in the CRA Master Plan along this area. As Dedicated IT and the microbrewery open in 2019, demand for parking will significantly increase. The parking calculations in the local ordinance calculate all existing parking available in the CRA. Several developers have expressed concern that businesses attracted to their specific location desire to have a designated location for self and valet parking available within close proximity to their businesses.
- A significant focus of the CRA continued to be the sale of the 801 Park Avenue property (also known as One Park Place), owned by Sidney Spiegel of Coreslab International. In August of 2018, the owner a final Certificate of Occupancy. The tax obligation with a Certificate of Occupancy will significantly increase. The certificate of occupancy will motivate the investor to sell the property to a developer who will hopefully fulfill the vision for the property and develop the second parcel. To encourage the right developer with a shared vision to purchase and occupy the property, the CRA in the upcoming fiscal year will propose a greater density development project for the adjacent vacant parcel. Micro unit development of between 50 and possibly 60 units of housing and increasing the height of the structure from three to four stories may motivate the right developer with a share CRA/developer vision to move forward with development plans.

Balance Sheet as of September 30, 2018: For the second consecutive year, the CRA will operate from a positive fund balance. The unaudited balance sheet for the Town of Lake Park Community Redevelopment Authority shows an unrestricted Fund Balance of \$219,749 and a restricted fund balance of \$48,090. We remain good stewards of our public funds and continue to use them for economic growth and development, and to expand our CRA tax base. The fund balance improved by \$77,684.

Summary of Yearly meeting Activities: During the 2017-2018 Fiscal Year, the CRA Board at various meetings throughout the year discussed a number of topics and initiatives. A summary of actions taken by the CRA Board is set forth below.

October 25, 2017 Special Call: The CRA Board participated in a Market analysis and Visioning Workshop facilitated by Kim Delaney, Ph.D., Director of Strategic Development and Policy at TCRPC, Tom Lavash of WTL & Associates and Tom Moriarity of Retail Development Strategies LLC. Dr. Delaney asked the CRA

Board if there were additional programs and alternative strategies the Board would like to be part of future discussions and changes in zoning and mixed-use initiatives were suggested, as well as marketing the CRA as a vibrant, walkable arts-district and close community. Dr. Delaney asked CRA Board to consider drafting Mission, Vision and Value Statements for the CRA and indicated that TCRPC would assist in creating statements for consideration. History, diversity and economic sustainability were identified as important pillars for the vision of the CRA.

December 20, 2017 Special Call: The CRA Board discussed the reuse of the 800 Park Avenue building.. The Executive Director proposed that the building be used for the establishment of a Palm Beach County Sheriff's Office (PBSO) substation the physical location of which in the downtown area would serve as a deterrent to crime for current and future business investors in the area. Further, would enable the Town to install and maintain Smart City surveillance technology at that location for which the Town would actively pursue grant funding from the U.S. Department of Justice. The CRA Board rejected the use of the 800 Park Avenue Building as a PBSO substation and discussed the potential use of the building by a non-profit organization as long as the building was open to the public. Following discussion and presentations by representatives of two interested non-profit organizations and by consensus the Board directed the Executive Director to issue a Request for Proposals for the use of the 800 Park Avenue building by a non-profit tax-exempt organization.

January 23, 2018 Commission/CRA Workshop: The CRA Board and the Town Commission held the first two joint workshop on the Park Avenue Downtown District (PADD). Discussion focused on signage, permitted uses adding Art District to the PADD definitions. The purpose of this workshop was to discuss the PADD Code regulations codified in Town Code Section 78-70; to identify opportunities to make the regulations more business friendly; and to identify opportunities to promote redevelopment through Code modifications. Discussion ensued regarding window coverings for businesses fronting Park Avenue including different types of window treatments while preserving the ability of PBSO to view the inside of businesses fronting Park Avenue. Arts and cultural uses which will foster a distinct identity for the PADD, and finally the 801 Park Avenue property which hopefully will return to the tax rolls with a second building when constructed will then complete the Park Avenue north street wall design. The need for affordable retail and commercial space in the PADD to encourage retail start-ups, pop-up businesses and new concept businesses was also discussed as a way to reduce the high level of commercial vacancies in the PADD. The goal was discussed of creating a more intense mixed-use district for the PADD with additional density and along with the elimination of outdated supplementary regulations related to alleyway screening walls, window covering and the need to modernize the permitted use table for signage. The next steps were identified as including a workshop date for possibly March 2018 and a Public Hearing process, which may occur either May or June of 2018 to submit and approve required Code amendments.

March 7, 2018: The Executive Director presented the Annual Report of the CRA for Fiscal Year 2016/2017, which was unanimously accepted by the CRA Board.

The Executive Director presented the appraisal report on 940 Park Avenue property for consideration by the CRA Board of possible purchase of this property. The CRA Board decided not to purchase the property. The CRA Board expressed a desire to create a gateway development project at the West end of Park Avenue.

Dr. Kim Delaney of TCRPC and her team presented the Lake Park CRA Market Study/Branding Findings and Recommendations and guided the CRA Board through its review of the study. In response to the question as to how the CRA and the Town can overcome the public's perception, Dr. Delaney suggested that the

CRA/Town use Palm Beach County partners such as the Palm Beach North Chamber of Commerce and reviewed some of the slides presented as part of the study as ideas to market the CRA/Town.

April 30, 2019 Special Call: The CRA Board of Directors authorized the payment to the Housing Leadership Council of invoices for this organization's assistance in the preparation of the Fannie Mae Smart city Technology Initiative grant application.

June 6, 2018 Meeting: Resolution 27-06-18 extending the Current CRA Downtown Landscape Maintenance Contract with Terracon Services, Inc. through fiscal Year 18/19 was approved. The CRA Board approved a mission and vision statement for the CRA, and approved economic development incentives such as façade grants and loans for businesses to locate in the CRA.

August 20, 2018 Meeting Special Call: The Executive Director advised the CRA Board that Dedicated IT and Noble Brewery will provide an update regarding the building located at 754 Park Avenue at the September 5, 2018 CRA Board meeting. Consideration of Resolution 46-08-18 Accepting the Community Redevelopment Agency Budget for Fiscal Year 2018/2019 was postponed to the September 5, 2018 CRA Board meeting due to the absence of three CRA Board members at this meeting.

August 22, 2018 Call CRA/Commission Workshop: This was the second CRA Board and Commission to discuss the PADD. Because of this workshop, the Commission agreed to consolidate signage Codes into Chapter 70 of the Town Code. The new signage code for the Town separating out sign usage in the PADD from the rest of the Town signage code was discussed. A unique section of the Code for signage would only apply to the PADD area. Discussion took place regarding expanding the PADD Boundaries within the CRA to include density residential developments, Airbnb's, Bed and Breakfasts as uses and possibly boutique hotels as possible PADD uses. It was noted that another meeting prior to Ordinance adoption maybe required. The Executive Director stated that either November or December of 2018 for the next PADD Workshop is possible.

September 5, 2018 Meeting: Dedicated IT provided a status update on the demolition and reconstruction of a portion of the 754 Property to include a restaurant, microbrewery and corporate headquarters for the company. Adam Steinhoff and Erin Underhill (co-owners of Dedicated IT) provided the CRA Board with a progress update. Resolution 46-08-18 accepting the Community Redevelopment Agency Budget for Fiscal Year 2018/2019 was approved. Resolution 49-09-18 Authorizing the Executive Director to Renew Property and Casualty Insurance Coverage from the Preferred Governmental Insurance Trust for the CRA for Fiscal Year 1028/2019 was also approved.

CRA BUSINESS APPLICATION COMPLETION LIST

October 1, 2017 – September 30, 2018

Business Name and Location <i>(if different than mailing address)</i>	Business Owner & Mailing Address	Type of Business	Reason for BTR	Email Address	# of New Employees
International Exotic Motorsports LLC	Pierre Desrosier 1200 Old Dixie Hwy #3, Lake Park, FL 33403	Auto Sales/ Dealership	New Business	iemslc@yahoo.com	1
All Safe Security & Lock	Diana Rogers & Chris Barrett 947 Park Ave, Ste A Lake Park, FL 33403	Security Sales & Services/ Locksmith	New Business	sales@yoursecurityexperts.com	5
ASAP Tax & Fingerprint Plus	Sharon/Lita Mitchell/ Phillip Cunningham 907 Park Ave Lake Park, FL 33403	Tax Prep/ Fingerprint	New Business	info@asaptaxplus.com	6
Aya Beauty Supply LLC	Binbidio Raymond Pierre 911 Park Ave Lake Park, FL 33403	Retail	Location Transfer	Jonclooney36@gmail.com	2
Basis Whole Body Wellness	Dr Philip Scuderi 501 10 th St Ste 517-523 Lake Park, FL 33403	Medical/ Physical Therapy	New Business	duphil@gardenshealth.com	4
Black Cat Social Club LLC	Jimmy Adolphe & Johnathan Urena 910 10 th St, Ste C Lake Park, FL 33403	Recreational Club	New Business	jreed@tadawrecords.com	4
Campus Wellness Group LLC	Danielle Hoberman 511 10 th St, Ste 511 Lake Park, FL 33403	Professional Office/ Wellness	New Business	campuswellnessgroup@gmail.com	6
Contemporary Living	Cynthia Heathcoe 736 Park Ave Lake Park, FL 33403	Retail Furniture	New Business	cynthia@mycontemporaryliving.com	3
Cornerstone Services Group LLC	Rob Korkes 1183 Old Dixie Hwy #G Lake Park, FL 33403	General Contractor/ Warehouse/ Shop	New Business	Thewoodworkeroffice@gmail.com	3
Dollz Bar LLC	Cliffeshia Bell 700 Old Dixie Hwy #101 Lake Park, FL 33403	Hair Salon/ Braid Salon	New Business	Dollsbar700@gmail.com	1
Exquisite Dance LLC	Eliseo Ruiz 732 Park Ave Lake Park, FL 33403	Dance Studio	New Business	eliseo@hotmail.com	1
Florida Roadway Signs, Inc	Brittani Ricci 1137 Silver Beach Rd Lake Park, FL 33403	Roadway Sign Manufacturing	Name Change	brittani@floridaroadwaysigns.com	5

Grace Caribbean Restaurant LLC	Kervens Jean Baptiste and Eristin Jean Baptiste 940 Park Ave, Ste 107 Lake Park, FL 33403	Restaurant	New Business	gracecaribbean@gmail.com	4
Jacky Love	Jacquelin Lamour 796 10 th Street, Unit #C Lake Park, FL 33403	BARBER SHOP	Location Transfer	N/A	2
JC Quality Stone	Juan Rdoriguez 210 Brant Dr Lake Park, FL 33403	Stone Installation	New Business	jcqualitystone@yahoo.com	2
King of Fitness of Palm Beach Inc	John King 914 Park Ave Lake Park, FL 33403	Personal Training	New Business	Jking9069@yahoo.com	1
KSTYLES Kouture	Kadian Cox 941 Park Ave Lake Park, FL 33403	Retail-Boutique	New Business	kstyleskouture@gmail.com	1
Lake Park Book Store	Patrick Ziolkowski 525 10 th St,#513 & #515, Lake Park, FL 33403	Book Store	New Business	N/A	3
Martindale Sofa and Fine Furniture Inc	Vilma Montano & Jaime Martinez 844 Park Ave Lake Park, FL 33403	Reupholster/ Repairs/Service	Name Change Only	Jr1871456@gmail.com	0
O'NIQUE	Gabriela R. Ramalho 920 9 th St Lake Park, FL 33403	HOME OFFICE ONLY (Chocolates Business)	New HOME Business	onique@oniquelife.com	1
Papito Meat & Produce	Richard Pichardo 798 10 th St Lake Park, FL 33403	Grocery Store	Ownership Transfer	Rg8589@gmail.com	2
Park Avenue Chiropractic	Dr. Patrick Dennis 728 Park Ave Lake Park, FL 33403	Chiropractic	Location Transfer	chioparkavenue@gmail.com	0
Pro Fab of Lake Park	Kenia Tejada 206 10 th St Lake Park, FL 33403	Paint & Body	Ownership Transfer	profaboflakepark@gmail.com	0
Prosperity Financial Group Inc DBA Ambassador	Nikki Booth 125 Miller Way Bay 22 Lake Park, FL 33403	Auto Dealership	New Business	insurance@caboos.com	2
Screen Works by Shawn, Inc	Shawn Booth 132 Miller Way #5, Lake Park, FL 33403	Fence Builders	New Business	Screenworksbyshawn@yahoo.com	2
Silver Spoon/ Allen Enterprises Of Palm Beach County LLC	Rurel Allen 932 Park Ave Lake Park, FL 33403	Restaurant	Additional Business	Silver Spoon940@gmail.com	0
Simplified Inc	Jean M Chardon 1300 Gateway Rd Lake Park, FL 33403	General Construction	New Business (Additional Business)	jean@simplifiedinc.com	2
Smart Marine Solutions llc	1125 Old Dixie Hwy #9 Lake Park FL 33403	Sportfish yachts outfitters	New Business	eric@sportfishparts.com	2

Southern Deli Provisions, LLC	RYAN SPENCE 849 15 TH STREET, UNIT 5	Distributor	Location Transfer	gina@southern-deli.com	3
Spinodiamond Diesel 849 15 TH STREET, UNIT 7	JOSEPH SPINO 11320 56 TH ROAD NORTH WEST PALM BEACH, FL	Truck Modifications	New Business	spinodiamonddiesel@yahoo.com	1
World Health Source LLC	Alison Rampersad 1250 Old Dixie Hwy #5 Lake Park, FL 33403	Online Internet Supplements	New Business	alison@whslab.com	2
Yoi Auto Service LLC	Gioi Van Pham 1140 Watertower Rd, Ste 1, Lake Park, FL 33403	Auto Mechanic Repair	Name Change	Yoi.autoinc@gmail.com	0

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY

Balance Sheet*
As of September 30, 2018

Statement of Revenues, Expenditures
and changes in Fund Balance*
For the Year Ending September 30, 2018

Assets

Cash & Equivalents	\$	487,632
Accounts Receivable	\$	-
Notes Receivable	\$	3,863
Due from other funds		-
Total Assets	\$	<u>491,495</u>

Liabilities

Accounts Payable	\$	50,214
Accrued Payroll		-
Due to other funds		<u>173,442</u>
Total Liabilities	\$	<u>223,656</u>

Fund Balance

Restricted	\$	48,090
Unrestricted		<u>219,749</u>
Total Fund Balance	\$	<u>267,839</u>

Total Liabilities & Fund Balance	\$	<u>491,495</u>
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Revenue

Taxes	\$	307,994
Intergovernmental		571,727
Investment Earnings		258
Other		<u>1,808</u>
Total Revenue	\$	<u>881,787</u>

Expenses

Personnel Services	\$	176,605
Operating Expenses		248,319
Grants		75,243
Capital Expenses		43,432
Debt Service		<u>260,504</u>
Total Expenses	\$	<u>804,103</u>

Net change in Fund Balance \$ 77,684

Fund Balance, beginning	\$	<u>190,155</u>
Fund Balance, ending	\$	<u>267,839</u>

* Unaudited

Note	
Fund Balance improved by:	<u>\$ 77,684</u>



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



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