



# AGENDA

## Special Call

Community Redevelopment Agency Meeting

Wednesday, October 6, 2021, 6:30 P.M.

Commission Chamber, Town Hall

535 Park Avenue, Lake Park, 33403

<b>Michael O'Rourke</b>	—	<b>Chair</b>
<b>Kimberly Glas-Castro</b>	—	<b>Vice-Chair</b>
<b>Erin Flaherty</b>	—	<b>Board Member</b>
<b>John Linden</b>	—	<b>Board Member</b>
<b>Roger Michaud</b>	—	<b>Board Member</b>
<b>Henry K. Stark</b>	—	<b>Board Member</b>
<hr style="border-top: 1px dashed black;"/>		
<b>John O. D'Agostino</b>	—	<b>Executive Director</b>
<b>Thomas J. Baird, Esq.</b>	—	<b>Agency Attorney</b>
<b>Vivian Mendez, MMC</b>	—	<b>Agency Clerk</b>

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

**A. CALL TO ORDER/ ROLL CALL:**

**B. PLEDGE OF ALLEGIANCE:**

**C. SPECIAL PRESENTATION/REPORT:**

1. Presentation by the Department of Public Works and Consultant JMorton on Various Design Options Associated with the Proposed Park Avenue and 10<sup>th</sup> Street Landscape and Streetscape Refresh. Tab 1

2. Presentation by the Department of Public Works on Proposed Use and Revised Design Options for the Newly Acquired CRA Property, Located at 610 7<sup>th</sup> Street. Tab 2

**D. CONSENT AGENDA:**

3. September 1, 2021 Special Call Community Redevelopment Agency Board Meeting Minutes. Tab 3

**E. PUBLIC COMMENT**

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Agency Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

- F. **NEW BUSINESS:**  
4. **Resolution 60-10-21 Artist of Palm Beach County Leasing Agreement for One Park Place in the Park Avenue Downtown District (PADD) of the Community Redevelopment Agency (CRA).**

Tab 4

G. **EXECUTIVE DIRECTOR REPORT:**

H. **BOARD MEMBER COMMENTS**

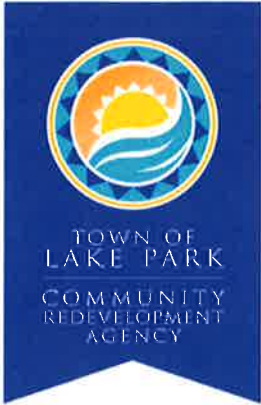
I. **REQUEST FOR FUTURE AGENDA ITEMS:**

J. **ADJOURNMENT**

**The next scheduled Community Redevelopment Agency Board Meeting will be conducted on December 1, 2021.**

# **Special Presentations /Reports**

# TAB 1



## Town of Lake Park Town CRA Meeting

### Agenda Request Form

Meeting Date: October 6, 2021

Agenda Item No. *Tab 1*

**Agenda Title: Special Presentation by the Department of Public Works and Consultant JMorton on Various Design Options Associated with the Proposed Park Avenue and 10th Street Landscape and Streetscape Refresh.**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> SPECIAL PRESENTATION/REPORTS<br><input type="checkbox"/> BOARD APPOINTMENT<br><input type="checkbox"/> PUBLIC HEARING ORDINANCE ON _____ READING<br><input type="checkbox"/> NEW BUSINESS<br><input type="checkbox"/> OTHER: _____ | <input type="checkbox"/> CONSENT AGENDA<br><input type="checkbox"/> OLD BUSINESS |
|--|--|

Approved by Executive Director *[Signature]* Date: *9-29-21*

*[Signature]*  
Roberto F. Travieso/Public Works Director  
Name/Title

<b>Originating Department:</b>  <p style="text-align: center;"><b>Public Works</b></p>	<b>Costs:</b> N/A  <input type="checkbox"/> Finance _____	<b>Attachment 1:</b> - PowerPoint presentation on various design options associated with the proposed Park Ave. and 10th Street landscape and streetscape refresh.
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ OR Not applicable in this case <b>RT</b>  <b>Please initial one.</b>

**Summary Explanation/Background:**

At the direction of the Executive Director, staff requested a proposal from the Town's landscape architect, JMorton ("Consultant"), to provide landscape and hardscape design services for renovations of Park Avenue (from 7th Street, west to 10th Street) and 10th Street (from Park Avenue, north to Northern Drive).



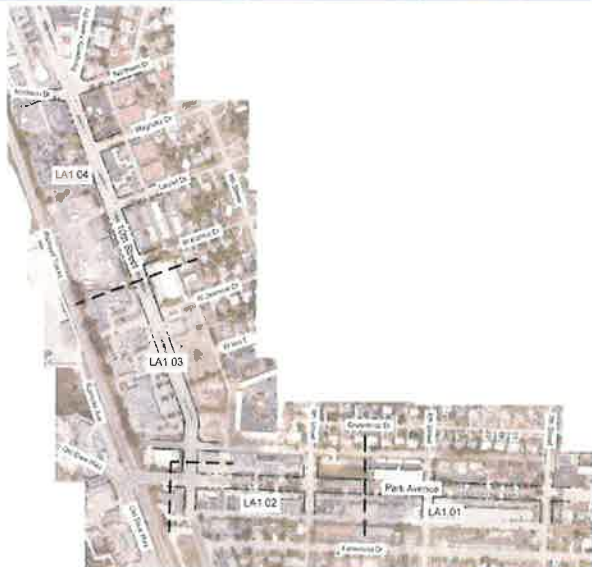
# DESIGN OPTIONS FOR PARK AVENUE & 10<sup>TH</sup> STREET LANDSCAPE AND STREETScape

DEPARTMENT OF PUBLIC WORKS

Project Manager  
Hays Henderson, PLA



## LOCATION, GOALS, AND OBJECTIVES

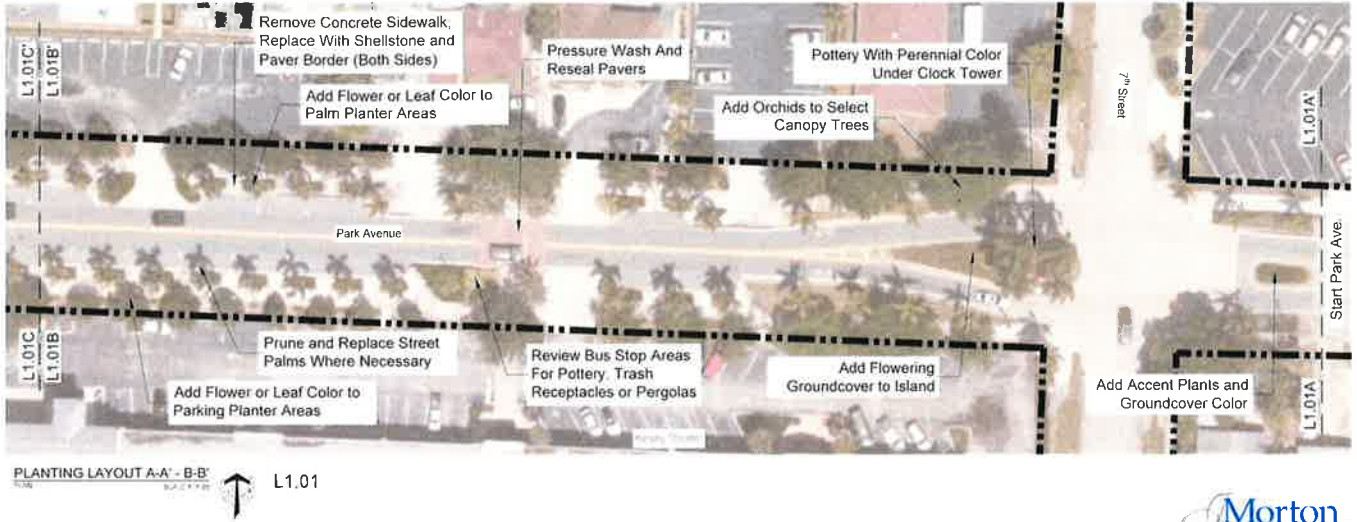


### Goals and Objectives

- 1) Create a complete streetscape environment to make the street network livable and safer for people walking, biking, driving, riding transit, and moving actively with assistive devices.
- 2) Provide for the Health Safety and Welfare of the pedestrian users when interacting with the vehicular traffic both along the street thoroughfare and at designated pedestrian crossings.
- 3) Allow for connectivity with adjacent uses and encourage interaction with commercial properties.
- 4) Prioritize a safe vehicular speed that allows for adequate traffic progress throughout the streetscape.
- 5) Enhance the pedestrian and driving experience along the streetscape through the use of landscape and hardscape elements.
- 6) Update and enhance the pedestrian and vehicular pavement systems through the use of decorative concrete and specialty unit pavers.
- 7) Create an attractive streetscape environment that provides layered amenities through the use of site appurtenances such as raised planters, bench seating, pergolas for shade, water fountains, trash receptacles and landscape lighting.
- 8) Update the existing landscape to provide visual interest and year round color at a minimal maintenance commitment.



# CONCEPTUAL STREETSCAPE PLAN

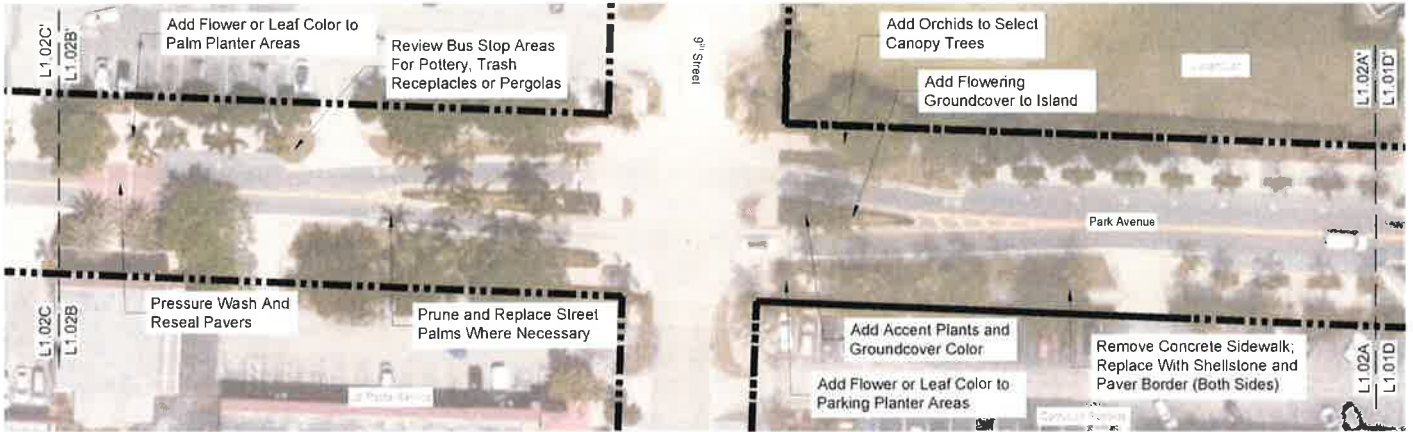


# CONCEPTUAL STREETSCAPE PLAN





# CONCEPTUAL STREETSCAPE PLAN



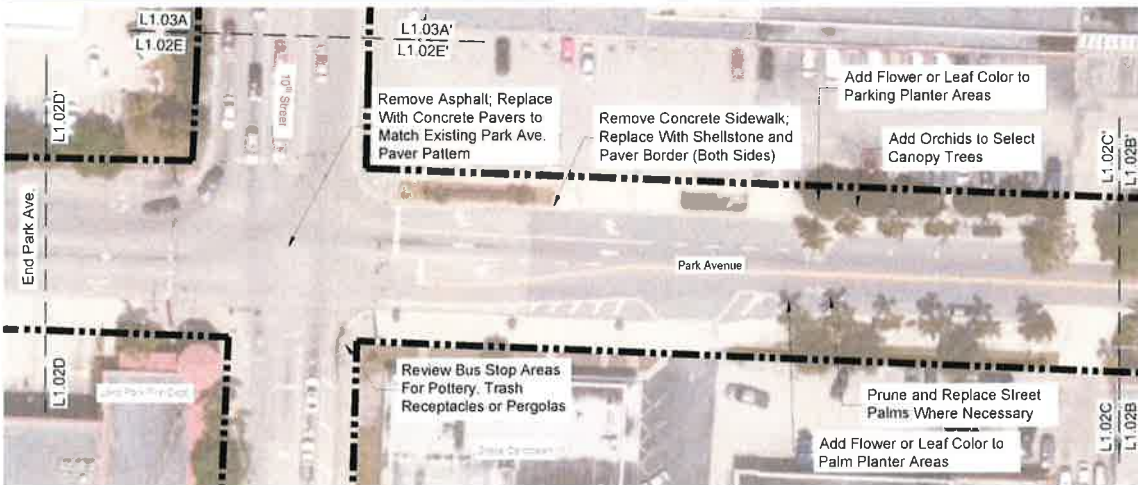
PLANTING LAYOUT A-A' - B-B'  
SCALE: 1" = 20'



L1.02



# CONCEPTUAL STREETSCAPE PLAN



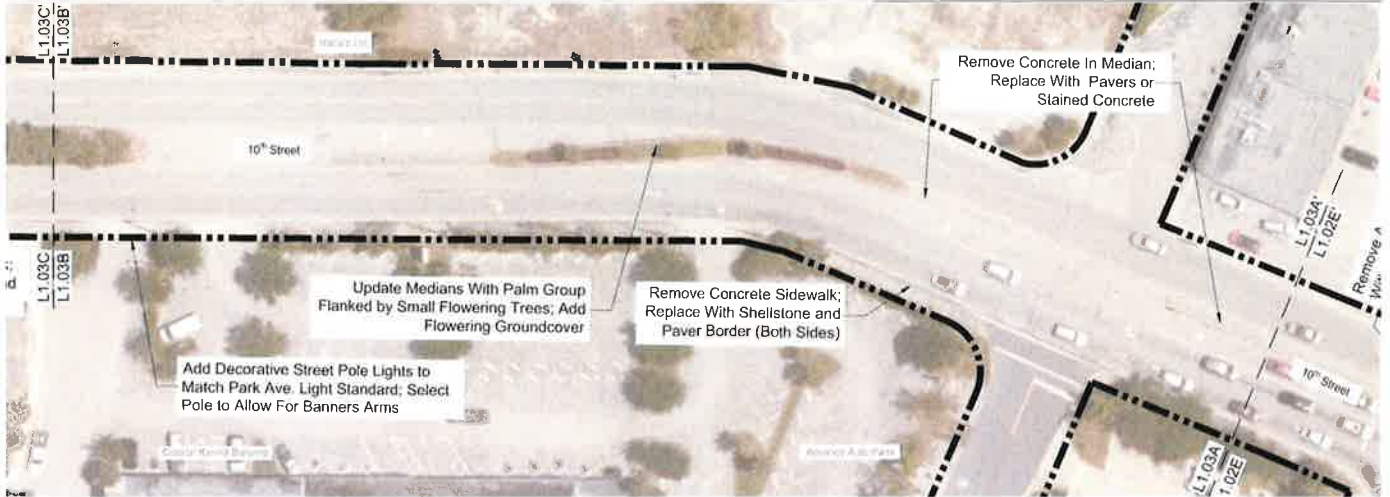
PLANTING LAYOUT C-C' - D-D'  
SCALE: 1" = 20'



L1.02



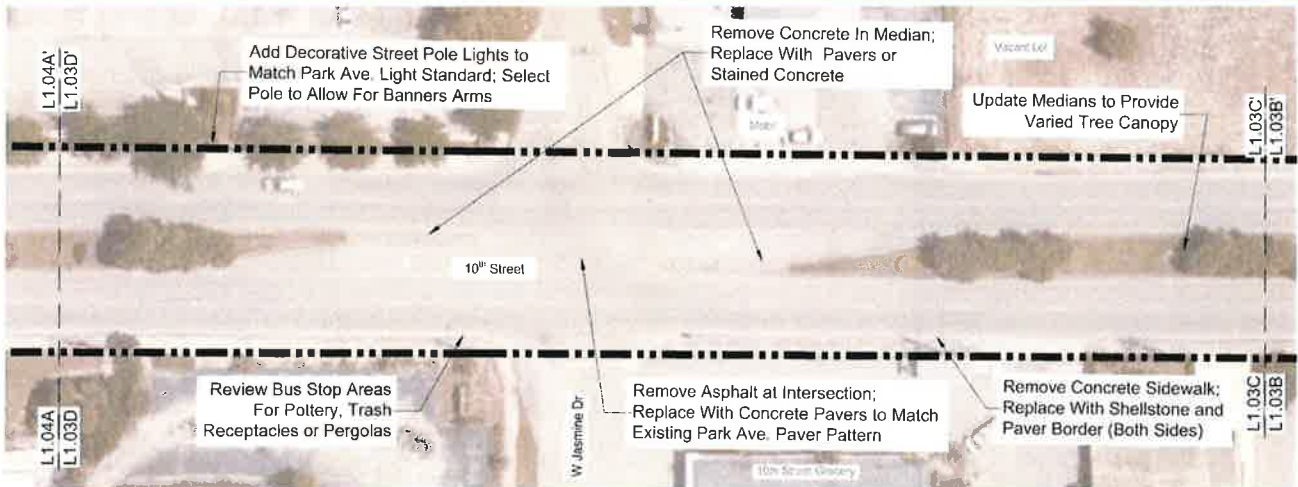
# CONCEPTUAL STREETSCAPE PLAN



PLANTING LAYOUT A-A' - B-B' L1.03



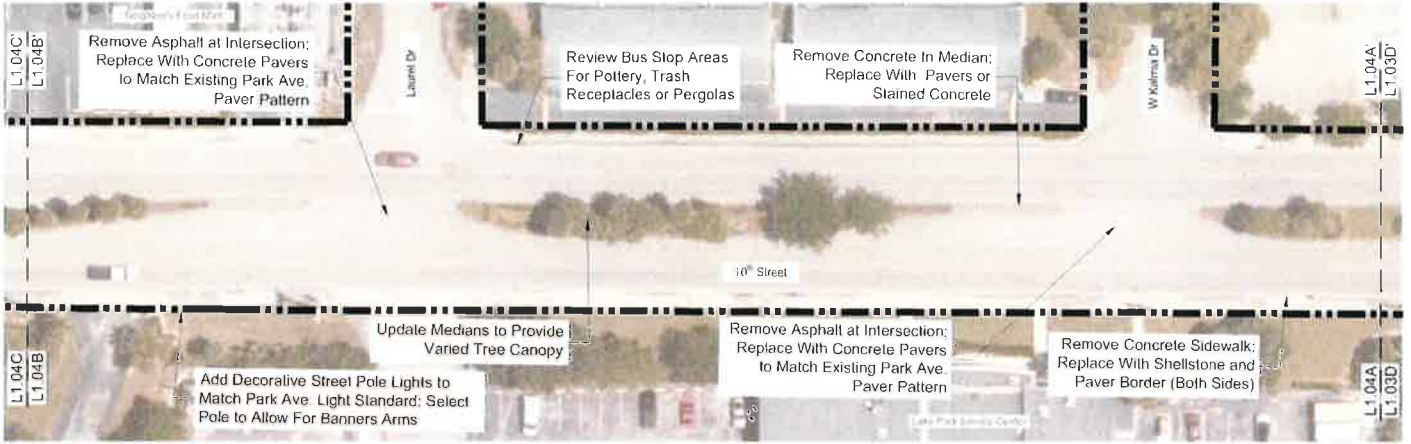
# CONCEPTUAL STREETSCAPE PLAN



PLANTING LAYOUT C-C' - D-D' L1.03



# CONCEPTUAL STREETSCAPE PLAN



PLANTING LAYOUT A-A' - B-B'  
SCALE 1" = 20'  
L1.04



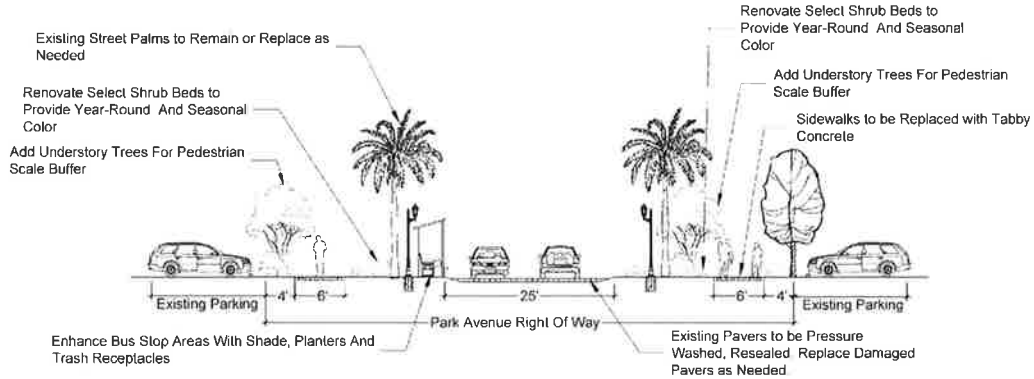
# CONCEPTUAL STREETSCAPE PLAN



PLANTING LAYOUT C-C' - D-D'  
SCALE 1" = 20'  
L1.04



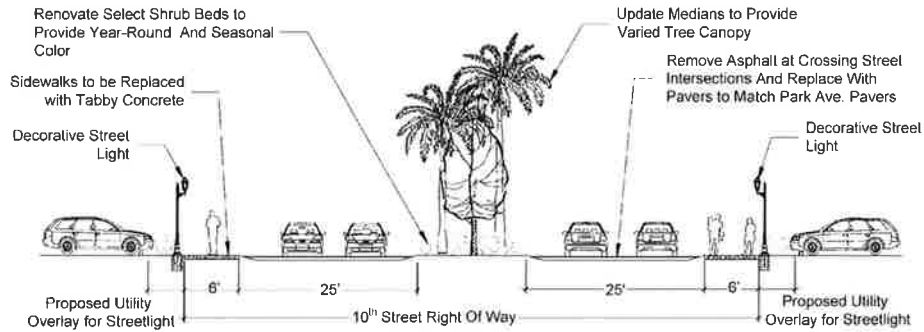
# CONCEPTUAL STREETScape TYPICAL SECTION



**PARK AVENUE TYPICAL SECTION**  
PLAN NIS



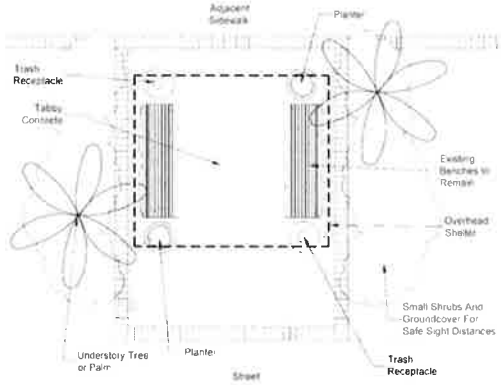
# CONCEPTUAL STREETScape TYPICAL SECTION



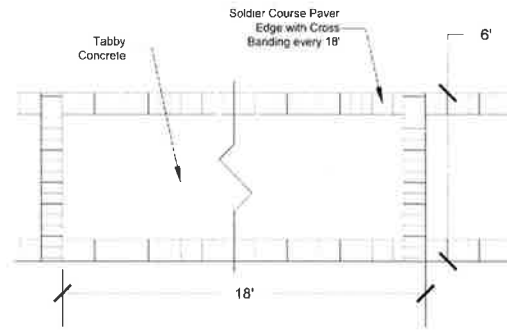
**10TH STREET TYPICAL SECTION**  
PLAN NTS



# CONCEPTUAL STREETScape DETAILS AND SPECIFICATIONS



BUS STOP DETAIL  
1/16" = 1'-0"



SIDEWALK PAVING DETAIL  
1/4" = 1'-0"



# CONCEPTUAL STREETScape PLANT MATERIALS



Live Oak



Gumtree



Eucalyptus



Tabebuia



Butternut



Bismarck



Barron Holly



Gege Tree



Sabal Palm



Ficus Palm



Royal Palm



Emperor Palm



Date Palm



Bahama Canoe



Ficus



# CONCEPTUAL STREETScape PLANT MATERIALS



Coccoloba



Dwarf Yaupon Holly



Smirnov Stager



Sheep Bushwood



Orange Bird of Paradise



Copperleaf



Jasmine



Dwarf Jasmine



Fuchsia Plant



Golden Broom



Green Island Ficus



Faxon's Ampel



Natal Plum



Dwarf Oleander



Pumbago



# CONCEPTUAL STREETScape PLANT MATERIALS



Red Iris



Panicum



Thymus



Ti Plant



Golden Crepe



Snake Plant



Muhly Grass



Broomrape



Flamingo Plant



Acorus Fern



Lily Turf



Pines



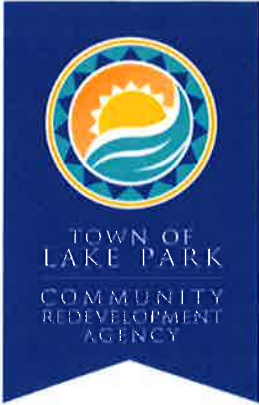
Society Garlic



Yellow Blackbe



# TAB 2



**Town of Lake Park Town CRA Meeting**

**Agenda Request Form**

**Meeting Date: October 6, 2021**

**Agenda Item No. *Tab 2***

**Agenda Title: Special Presentation by the Department of Public Works on Proposed Use and Revised Design Options for the Newly Acquired CRA Property, Located at 610 7th Street.**

- SPECIAL PRESENTATION/REPORTS**     **CONSENT AGENDA**
- BOARD APPOINTMENT**     **OLD BUSINESS**
- PUBLIC HEARING ORDINANCE ON \_\_\_\_\_ READING**
- NEW BUSINESS**
- OTHER: \_\_\_\_\_**

**Approved by Executive Director** \_\_\_\_\_ **Date:** 9-29-21

*RT* **Roberto F. Travieso/Public Works Director**  
 Name/Title \_\_\_\_\_

<b>Originating Department:</b>  <p align="center"><b>Public Works</b></p>	<b>Costs: N/A</b>  <input type="checkbox"/> Finance _____	<b>Attachment 1:</b> - PowerPoint presentation on proposed use and design options for the newly acquired CRA property, located at 610 7th street, adjacent to the new CRA municipal parking lot.
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" type="checkbox"/> <b>Not Required</b>	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ or Not applicable in this case <u>RT</u> <b>Please initial one.</b>

**Summary Explanation/Background:**

During the July 7, 2021 Special Call Meeting of the Community Redevelopment Agency (CRA), the Board approved the purchase of a property abutting the CRA's public parking lot (currently under construction) and located at 610 7th Street.



At the direction of the Executive Director, Agency staff investigated several options for potential uses of this strategically located property.

During the September 1, 2021 meeting of the Community Redevelopment Agency (CRA), the Board was presented with three (3) proposed uses for said property: 1. Parking Lot Expansion, 2. Dog Park, and 3. Pocket Park.

All options presented carried an approximate cost of \$98,000.00, including demolition of the structure.

During the CRA meeting, the Board discussed various options and narrowed their preference to the Option 2 and Option 3, with the Dog Park garnering the most support.

Staff offered to further refine design elements for the Dog Park and return to the Board with additional information for further discussion.

The department is now prepared to update the board on the refined design options for the Dog Park during the October 6, 2021, Special Call Community Redevelopment Agency meeting.

**Recommended Motion: There is no motion. For discussion only.**

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# DESIGN OPTIONS FOR PROPOSED USE OF CRA PROPERTY LOCATED AT 610 7<sup>TH</sup> STREET

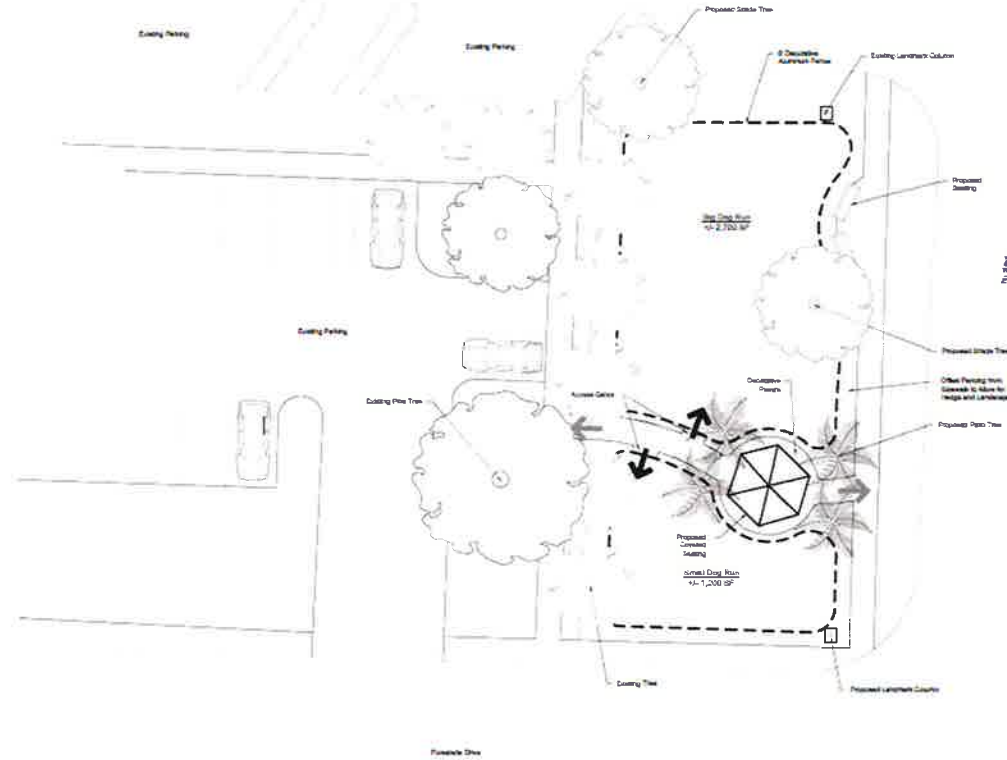
DEPARTMENT OF PUBLIC WORKS



**Roberto Travieso**, Director  
**John Wille**, Capital Projects Manager



# DOG PARK DESIGN OPTION 2



# SAMPLE URBAN SETTING DOG PARK



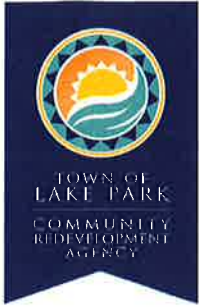
# DESIGN OPTION 3: POCKET PARK



# **Consent Agenda**

# TAB 3





**Community Redevelopment Agency  
Agenda Request Form**

**Meeting Date: October 6, 2021**

**Agenda Item No. *Tab 3***

**Agenda Title: September 1, 2021 Community Redevelopment Agency Board Meeting Minutes.**

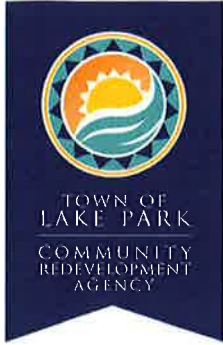
- SPECIAL PRESENTATION/REPORT     **CONSENT AGENDA**  
 OLD BUSINESS     NEW BUSINESS  
 OTHER:

Approved by Executive Director: *Jim Aguilera* Date: *9-8-21*

*Vivian Mendez, Town Clerk, MMC*  
Name/Title

<b>Originating Department:</b>  <b>Agency Clerk</b>	Costs: \$ <b>0.00</b> Funding Source: Acct. # <input type="checkbox"/> Finance _____	<b>Attachments:</b> <b>Meeting Minutes</b> <b>Exhibit A-B</b>
	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes <input type="checkbox"/> I have notified everyone _____ or Not applicable in this case ____ <b>Please initial one.</b>

**Recommended Motion: I move to approve the September 1, 2021 Community Redevelopment Agency Board Meeting Minutes.**



**Minutes**  
**Town of Lake Park, Florida**  
**Community Redevelopment Agency**  
**Wednesday, September 1, 2021, 6:30 P.M.**  
**Town Hall Commission Chamber,**  
**535 Park Avenue, Lake Park, Florida 33403**

The Community Redevelopment Agency (CRA) Board met for a regular meeting on Wednesday, September 1, 2021 at 6:30 p.m. Present were Chair Michael O'Rourke, Vice-Chair Kimberly Glas-Castro, Board Members Erin Flaherty, Roger Michaud, Henry Stark Executive Director John D'Agostino, Agency Attorney Thomas Baird, and Agency Clerk Vivian Mendez. Board Member John Linden attended via Zoom.

Agency Clerk Mendez performed the roll call and Assistant Executive Director Bambi McKibbon-Turner led the pledge of allegiance.

**SPECIAL PRESENTATION/REPORT:**

**1. Presentation of the Fiscal Year 2021/2022 Community Redevelopment Agency Budget.**

Executive Director D'Agostino reviewed the CRA Budget. Chair O'Rourke questioned the associated landscape costs (design and improvements) for the CRA. Executive Director explained the associated costs were coupled within sidewalk improvements funds. Vice-Chair Glas-Castro asked for clarification on staff's recommendation to rent or purchase the holiday tree and menorah. Executive Director D'Agostino answered that staff would rent or purchase as desired by the CRA Board. Vice-Chair Glas-Castro asked for clarification regarding paying off the debt owed on 800 Park Avenue (Art on Park) so the bond is free and clear, allowing flexibility in use of the building. Executive Director D'Agostino explained the payoff was not provided for within the CRA Budget but in a balance carry-forward to be voted on by the Town Commission. Finance Director Lourdes Cariseo announced the pay-off for 800 Park Avenue was approximately \$100,000.00. Board Member Flaherty questioned the cost benefit analysis of renting (\$10,000.00) as to purchasing (\$20,000.00) the holiday tree. Special Events Director Riunite Franks explained that the estimates were received from Brandano Display, Inc. Chair O'Rourke expressed concerns regarding the execution for landscape and design. He announced he was in support of paying down debt within the CRA. Board Member Linden joined the meeting via Zoom at 6:50 p.m. Discussion ensued regarding the holiday tree rental, per consensus the CRA Board agreed to rent the holiday tree as opposed to purchase. Board Member Stark suggested the Board consider various locations for future holiday tree lighting ceremonies. He announced that he had a holiday tree that he would rent to the Town for \$1.00 per year for potential savings. Chair O'Rourke thanked Board Member Stark for his suggestion. Finance Director Cariseo explained that per the carry forward for 800 Park Avenue and the holiday tree rental adjustment, the CRA Revenue/Expenditure totals \$1,621,738.00.

**2. Request for Direction from the Community Redevelopment Agency Regarding Potential Uses for the Newly Acquired Property, Located at 610 7<sup>th</sup> Street.**

Public Works Director Roberto Traveiso introduced Project Manager John Wille to present design options for the property located at 610 7<sup>th</sup> Street (see Exhibit “A”). Design one- parking lot expansion, design two- fenced dog park, design three- Pocket Park. Board Member Michaud announced his support for design option two; Chair O’Rourke announced his support for design options two and three. Board Member Flaherty announced his support for design option three. Board Member Linden suggested surveying Town Residents. Board Member Stark questioned if staff considered alternative design options. Project Manager Wille announced that he was open to suggestions. Board Member Stark explained that he was in support of design options two and three. Vice-Chair Glas-Castro reviewed the benefits of each design option. Project Manager Wille announced that he would explore the alternative of re-evaluating the dog park and the pocket park for additional review by the CRA Board. The CRA Board thanked Mr. Traveiso and Mr. Willie for their presentation.

**CONSENT AGENDA:**

**Motion: Board Member Flaherty moved to add agenda items six and seven to the consent agenda; Board Member Michaud seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Erin Flaherty	X		
Board Member John Linden	X		
Board Member Roger Michaud	X		
Board Member Henry Stark	X		
Vice-Chair Kimberly Glas-Castro	X		
Chair Michael O’Rourke	X		

Motion passed 6-0.

**3. July 7, 2021 Community Redevelopment Agency Board Meeting Minutes**

**4. August 4, 2021 Special Call Community Redevelopment Agency Board Workshop Minutes.**

**6. Request to Authorize the Community Redevelopment Agency (CRA) Executive Director to Accept a Proposal from Landscape Architecture Firm JMorton for the Provision of Professional Services Associated with the Proposed Park Avenue and 10<sup>th</sup> Street Landscape and Hardscape Refresh.**

**7. Resolution 53-09-21 Authorizing and Directing the Executive Director to Renew Property and Casualty Insurance Coverage from the Florida Municipal Insurance Trust for the Community Redevelopment Agency for Fiscal Year 2022.**

**Motion: Board Member Michaud moved to approve the consent agenda; Board Member Flaherty seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Erin Flaherty	X		
Board Member John Linden	X		
Board Member Roger Michaud	X		
Board Member Henry Stark	X		
Vice-Chair Kimberly Glas-Castro	X		
Chair Michael O'Rourke	X		

Motion passed 6-0.

**NEW BUSINESS**

**5. Resolution 45-08-21 Adopting the Fiscal Year 2021/2022 Community Redevelopment Agency Budget.**

Executive Director D'Agostino announced that the debt pay-off for 800 Park Avenue, the Lease of the holiday tree, and phase in of the landscape design would be included in the CRA Budget as discussed earlier in the meeting.

**Motion: Vice-Chair Glas-Castro moved to approve Resolution 45-08-21 Adopting Fiscal Year 2021/2022 Community Redevelopment Budget; Board Member Flaherty seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Erin Flaherty	X		
Board Member John Linden	X		
Board Member Roger Michaud	X		
Board Member Henry Stark	X		
Vice-Chair Kimberly Glas-Castro	X		
Chair Michael O'Rourke	X		

Motion passed 6-0.

**EXECUTIVE DIRECTOR REPORT:**

Executive Director D'Agostino announced the following comments within Exhibit "B".

**BOARD MEMBERS COMMENTS:**

**Board Member Flaherty** had no comments.

**Board Member Linden** suggested that the same presentation made at the Florida League of Cities Conference be made at a future CRA Board Meeting.

**Board Member Michaud** had no comments.

**Board Member Stark** had no comments.

**Vice-Chair Glas-Castro** had no comments.

**Chair O'Rourke** had no comments.

**ADJOURNMENT**

There being no further business to come before the CRA Board and by unanimous vote, the meeting adjourned at 7:53 p.m.

\_\_\_\_\_  
Chair, Michael O'Rourke

\_\_\_\_\_  
Agency Clerk, Vivian Mendez, MMC

\_\_\_\_\_  
Agency Deputy Clerk, Shaquita Edwards, MPA, MMC

Town Seal

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2021



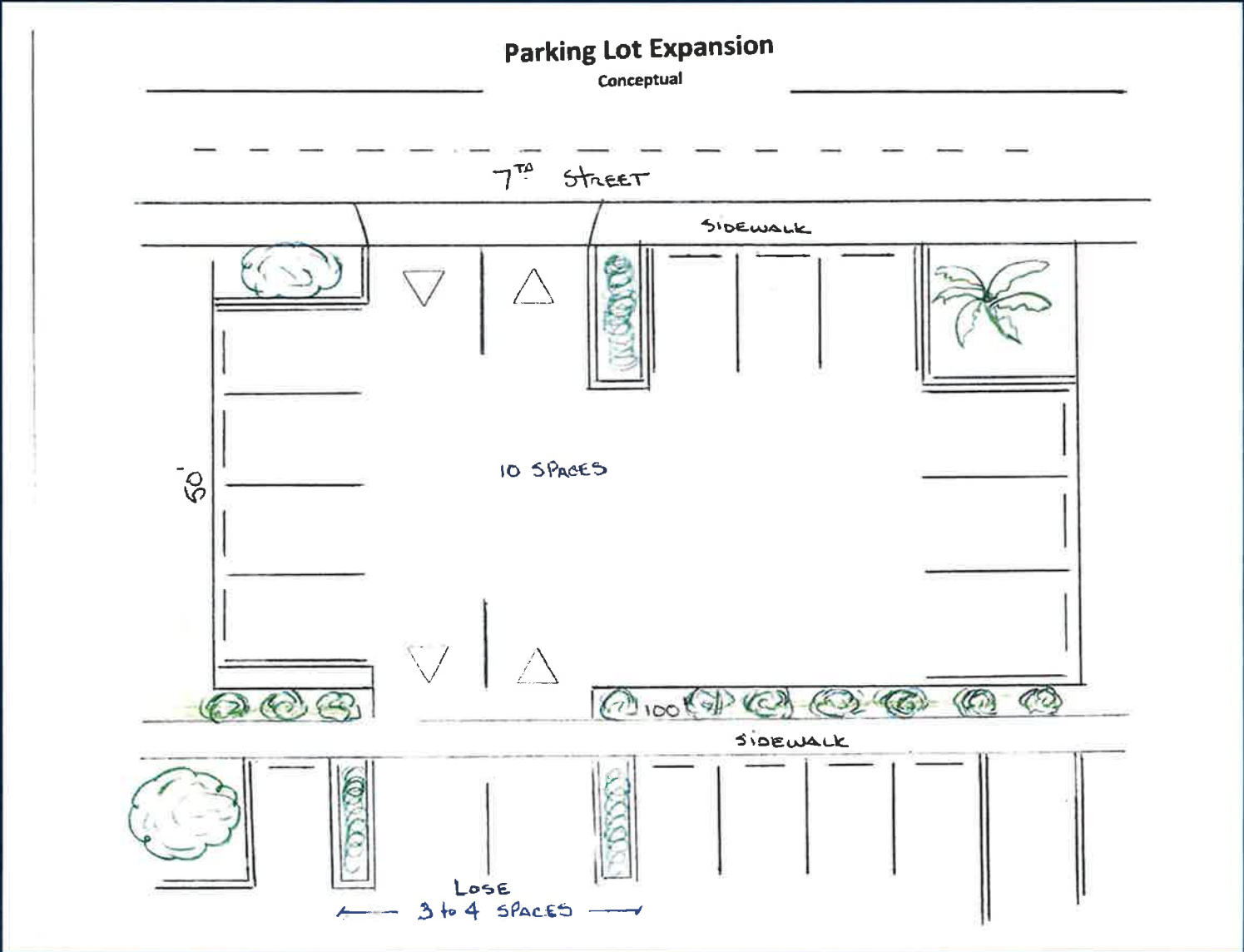
# Community Redevelopment Agency

## Special Call Meeting

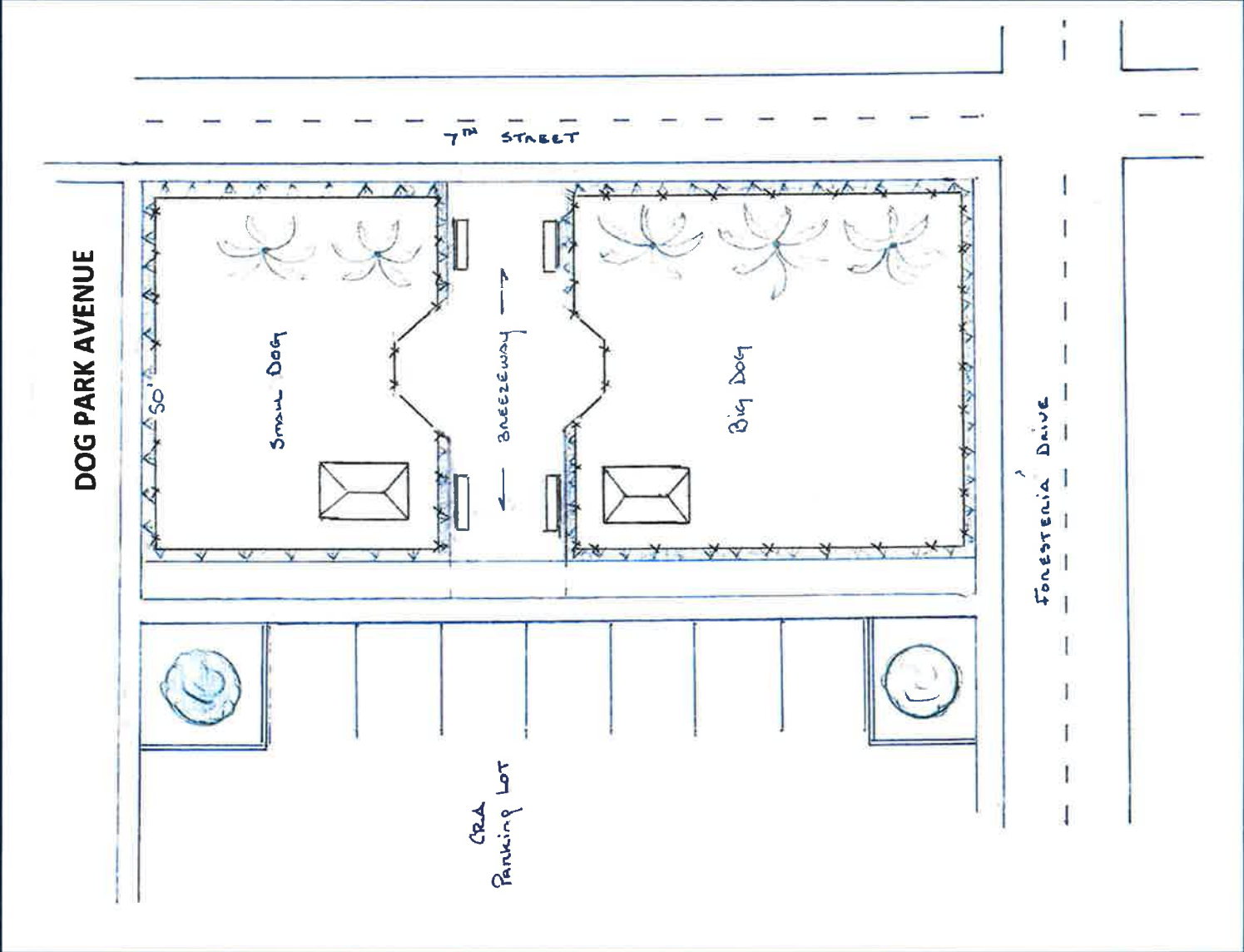
### September 1, 2021

Design Proposals for Use of Property at 610 7th Street

# Design Option 1



# Design Option 2





# Design Option 3

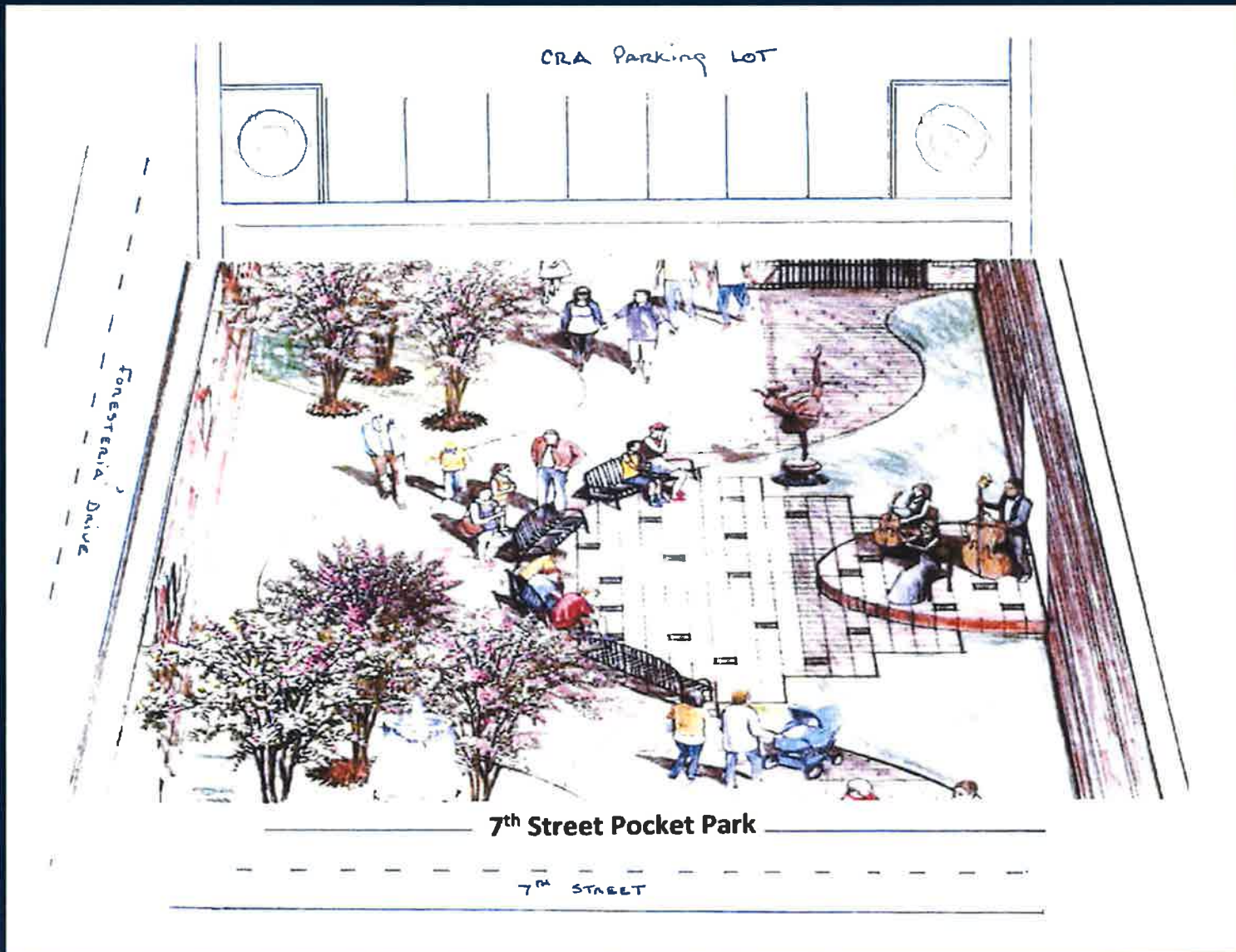


Exhibit "B"



## EXECUTIVE DIRECTOR COMMENTS CRA BOARD MEETING

Wednesday, September 1, 2021

### CRA Parking Lot Ribbon Cutting Ceremony:

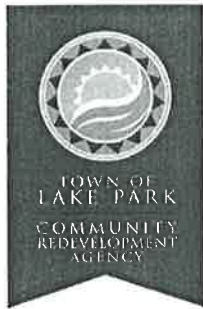
The CRA Parking Lot is 100% completed. The Town will officially open the new CRA parking lot with a ribbon-cutting ceremony tomorrow, September 2, at noon. The address is 711 Foresteria Drive. Refreshments will be served.

### Community Development Department Information:

- Brooklyn Cupcakes in the 796 10<sup>th</sup> Street plaza is moving forward. There was some unanticipated Seacoast work that is now back on track and permits should be submitted soon. It is anticipated the work will take a couple of months therefore, Brooklyn Cupcakes will likely open sometime in October at this point. A grant application for assistance with the grease trap and possibly additional work may be forthcoming.
- Cups & Cones is an ice-cream shop that has been in operation in Palm Beach Gardens. The owner lives in Lake Park and want to operate in Lake Park. Consequently, she signed a lease at a unit located at 501 10<sup>th</sup> Street. She only discovered after signing that a grease trap is needed. She is working with contractors on estimates, but will likely need assistance and submit for a CRA grant.
- Oceana Coffee (1301 10<sup>th</sup> Street – corner of Northern Drive) – is working on finalizing their renovation plans for their main roasting house/retail/food kitchen concept. The proposal will be to completely redevelop the site and it is estimated to be submitted within the next couple of months.

# **New Business**

# TAB 4



**CRA  
Agenda Request Form**

Meeting Date: October 6, 2021

Agenda Item No. *Tab 4*

**Agenda Title: Artists of Palm Beach County Lease Agreement for One Park Place in the PADD District of the CRA**

- |   |   |
|---|---|
| <input type="checkbox"/> SPECIAL PRESENTATION/REPORT  | <input type="checkbox"/> CONSENT AGENDA           |
| <input type="checkbox"/> OLD BUSINESS                 | <input checked="" type="checkbox"/> NEW BUSINESS: |
| <input type="checkbox"/> DISCUSSION FOR FUTURE ACTION | <input type="checkbox"/> OTHER                    |

Approved by Executive Director: *[Signature]* Date: *9-29-21*  
 John O. D'Agostino, Executive Director

Name/Title

<b>Originating Department:</b>	Costs: \$ Funding Source: Acct. # <input type="checkbox"/> Finance _____	<b>Attachments:</b> <ul style="list-style-type: none"> <li>Palm Glades Real Estate Lease for One Park Place.</li> <li>Memorandum of Agreement.</li> <li>Resolution Authorizing the Executive Director and the Mayor to sign the lease agreement.</li> </ul>
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**Summary Explanation/Background:** The Executive Director back in 2019 established a memorandum of agreement between the Lake Park Community Redevelopment Agency and the Artists of Palm Beach. The attached agreement represents the interests that the CRA maintains in supporting the arts district and the Artists of Palm Beach to remain in the CRA. The attached agreement signed by Joe Friedman and the Executive Director to the CRA represents a period of uncertainty between the CRA and the Artists of Palm Beach

and the Board of Directors. The intent of the agreement is to provide the non-profit organization with support necessary to keep them in the CRA. The CRA designated a portion of the PADD as an Arts District. The Executive Director recommended to the Board of Directors that the use of the property by a private Not for Profit organization violated the bond language for the use of the property. The intent was to continue to work with the organization to find a suitable location for the Artists, preferably within the CRA. On November 15, 2019, an agreement was entered into to keep the Artists of Palm Beach within the CRA boundaries. Unfortunately, the evaluation of the bond language meant that the Artists could not continue at the 800 Park Avenue building, which was a significant setback for the organization. Remember, the Artists remained at the site for several years before the evaluation of the Bond Language that require "municipal purpose use" for the building became an issue.

The organization is committed to the Town of Lake Park and the CRA. They are interested in the CRA and desire to expand their scope of work to include festival-type events focused on the Arts in the PADD. Fortunately, the only viable Arts group to respond to previous requests for Proposals for the use of the building was the Artists of Palm Beach.

**Recommended Motion:** Move to approve the lease agreement terms and require the Mayor and Executive Director of the CRA to sign said agreement.

ADDENDUM



September 7th, 2021

One Park Place  
801 Park Ave 101E,  
Lake Park, FL,  
33404

Re: One Park Place, Lake Park, FL

Dear Officers of One Park Place LLC,

Further to our recent showing, *Artists of Palm Beach County*, is submitting the following proposal to lease  $\pm 2350$  SF in *One Park Place, Lake Park, FL 33404*, as follows:

**TENANT:** The Artists of Palm Beach County

**LOCATION:** 801 Park Ave,  
1st Floor East Cap  
~~Boynton Beach~~, FL 33426  
Lake Park

**PREMISE SIZE:**  $\pm 2350$  Square Feet

**USE:** Offices/Gallery

**LEASE TERM:** Five (5) years, w/5-year option

**LEASE COMMENCEMENT:** On or before Nov 8th, 2021 or upon completion of Landlord's Work as evidenced by the issuance of a Certificate of Occupancy by the proper municipal authorities. Tenant shall have access 15 days prior to Lease Commencement for installation of FF&E.

Date to Follow after update from the architect on August 8<sup>th</sup>, 2021

**GROSS RENT:** \$17.00/SF, escalating by 3% annually

Funds are approved by the City of Lake Park.

**OPERATING EXPENSES:** Operating Expenses are included in the Gross Rent and subject to the 3% annual escalation as set forth above.

**ABATEMENT:** The first two (2) months of Gross Rent will be abated.

**STORM PROTOCOLS:** Landlord shall provide and install window/door protection as required by tenant in the event of a hurricane.

Izzy Martinez  
RSI Asset Management LLC  
November 11, 2020

**DELIVERY OF PREMISES:** Landlord shall deliver the demised premises in "turn-key" condition. Such definition of the acceptance of the Premises shall provide for the following: All existing mechanical systems, air conditioning equipment and electrical shall be in good working order and comply with any and all regulatory authorities therein. Landlord shall be responsible for repair or replacement of HVAC unit(s).

**TENANT'S ELECTRICITY:** Electricity is provided Tenant.

**TENANT'S JANITORIAL:** In-suite janitorial services are the responsibility of Tenant.

**PREPAID RENT:** First month's rent shall be payable upon execution of this Lease.

**SECURITY DEPOSIT:** An amount equivalent to first month's Gross Rent shall be tendered at time of lease execution.

*(Submission of this lease proposal to you does not constitute an option or first right to the space, but is merely for your review and consideration. Until a formal lease document is executed by both parties, this proposal shall not be binding upon either party.)*

If the above terms are acceptable to your client, please have them sign where indicated below and return to me at your earliest convenience so they may be incorporated into a formal Lease Agreement for review. Thank you for your ongoing assistance in facilitating this transaction.

Sincerely,

Palm Beach Glades Real Estate

\_\_\_\_\_  
Aaron Brown  
Managing Agent

Date: \_\_\_\_\_

READ, ACKNOWLEDGED AND AGREED:

Park Place One LLC.

By: \_\_\_\_\_  
-NAME- One Park Place LLC.

Date: \_\_\_\_\_

APPROVED FOR SUBMISSION:

By: \_\_\_\_\_  
John D'Agostino  
Town Manger

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Michael O'Rourke  
Mayor of Lake Park Fl.

Date: \_\_\_\_\_



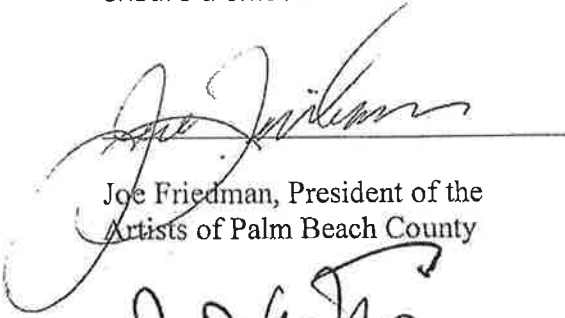
Memorandum of Agreement between the Artists of Palm Beach and the Community  
Redevelopment Authority

November 15, 2019

The Artists of Palm Beach County, hereafter known as APBC, agree to move forward with the Community Redevelopment Authority in partnership to find a new home in the CRA District. The CRA Agrees to financially fund on behalf of the APBC Rent, moving costs, storage costs, and, if necessary, to build out a 2,500 square feet space to accommodate the needs of APBC. The full build-out costs will be incurred by the CRA if the Artists cannot find a suitable location with existing walls, flooring, electrical, plumbing, etc. Concerning rent, the CRA agrees to the following: for three years, the Community Redevelopment Authority will pay 100% of rental costs, and after that, the CRA will reduce rental payments by 25% in each of the next four years.

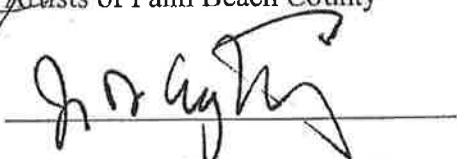
The CRA agrees to work out arrangements with the APBC in the event the non-profit cannot find a location by November 21, 2019. Therefore, the CRA recognizes that while the November 21, 2019 date has been noticed to APBC, that date is not firm if APBC cannot find a location before November 21, 2019.

We continue to support and will continue to work with the Artists of Palm Beach County to ensure a smooth transition to a new location in the CRA.



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Joe Friedman, President of the  
Artists of Palm Beach County



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John D'Agostino, Executive Director of the  
Community Redevelopment Authority

**RESOLUTION 60-10-21**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR AND THE EXECUTIVE DIRECTOR OF THE CRA TO EXECUTE A SEVEN-YEAR LEASE AGREEMENT ON BEHALF OF THE ARTISTS OF PALM BEACH COUNTY FOR AN OFFICE GALLERY AGREEMENT FOR THE USE OF REAL PROPERTY AT 801 PARK AVENUE THE LICENSE AGREEMENT IS BETWEEN THE TOWN OF LAKE PARK AND THE ARTISTS OF PALM BEACH COUNTY AND ONE PARK PLACE LLC; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Town has all of the powers and authority conferred upon it according to the Florida Constitution and Chapter 166, Florida Statutes and the CRA under; and Part III of Chapter 163 Community Redevelopment Act; and

**WHEREAS**, the Lease Agreement with Park Place LLC, the Artists of Palm Beach County, will lease plus or minus 2,350 square feet of office/gallery space on the first floor east cap. The use of the premise will be for Office and Gallery displace for members of the Artists of Palm Beach County; and

**WHEREAS**, the Executive Director entered into a Memorandum of Agreement with the Artists of Palm Beach County to fund on behalf of the Artists of Palm Beach County Rent, Moving Costs, storage costs, and if necessary, fund total build-out costs. In exchange, the CRA will pay 100% of the rental costs for the first three years, and after that, the CRA will reduce rental payments by 25% in each of the next four years. The lease agreement will be for seven years; and

**WHEREAS**, the gross rent per square foot will be \$17.00 per square foot with an escalation clause of 3% per annually; and

**WHEREAS**, the Executive Director recommends that the CRA enter into the Lease Agreement as stipulated on page 5.8 of the CRA plan in accordance with the Downtown Arts and Antiques District whereby the CRA may offer incentives to attract major tenant(s), Artists and developers, including but not limited to financial assistance for training, leasing, parking, architectural and engineering design, off-site infrastructure, payment of utility and impact fees and other development costs associated with Lease Agreement for seven years; and.

**WHEREAS**,

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA:**

**Section 1.** The foregoing recitals are incorporated herein.

**Section 2.** The Mayor and Executive Director is hereby authorized and directed to

execute the Lease Agreement with One Park Place LLC on behalf of The Artists of Palm Beach County attached hereto and incorporated herein as set forth in the **Addendum** of the Lease Agreement.

**Section 3.** This Resolution shall be effective upon execution.