



# AGENDA

## Special Call

**Community Redevelopment Agency Meeting**  
**Wednesday, February 16, 2022, 6:00 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:**

None

**D. CONSENT AGENDA:**

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

**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:**

2. Updates from Business Flare on the Community Redevelopment Agency (CRA) Master Plan. Tab 2

**G. EXECUTIVE DIRECTOR REPORT:**

**H. BOARD MEMBER COMMENTS**

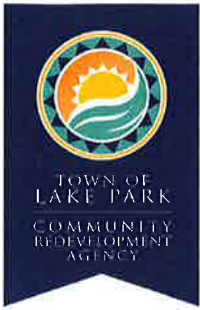
**I. REQUEST FOR FUTURE AGENDA ITEMS:**

**J. ADJOURNMENT**

**The next scheduled Community Redevelopment Agency Board Meeting will be conducted on March 2, 2022.**

# **Consent Agenda**

# TAB 1



**Community Redevelopment Agency  
Agenda Request Form**

**Meeting Date: February 16, 2022**

**Agenda Item No.**

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

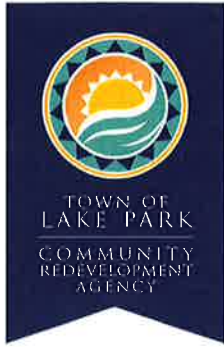
- SPECIAL PRESENTATION/REPORT     **CONSENT AGENDA**  
 OLD BUSINESS                                     NEW BUSINESS  
 OTHER:

Approved by Executive Director: *[Signature]* Date: 1-7-22

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

<b>Originating Department:</b>  <b>Agency Clerk</b>	Costs: \$ 0.00 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 I have notified everyone _____ OR Not applicable in this case ____ <b>Please initial one.</b>

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



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

The Community Redevelopment Agency Board met for a regular meeting on Wednesday, December 1, 2021 at 6:30 p.m. Present were Chair Michael O'Rourke, Vice-Chair Kimberly Glas-Castro, Board Members Erin Flaherty, John Linden, Roger Michaud, and Henry Stark, Executive Director John D'Agostino, Agency Attorney Thomas Baird, and Recording Secretary Kimberly Rowley.

Recording Secretary Rowley performed the roll call and led the pledge of allegiance.

**SPECIAL PRESENTATION/REPORT:** None

**PUBLIC COMMENT:**

Christopher O'Brien, 405 Southwind Drive, North Palm Beach, 33408, proposed Townhouses on 7<sup>th</sup> Court and Bayberry Drive.

**CONSENT AGENDA:**

- 1. October 6, 2021 Special Call Community Redevelopment Agency Board Meeting Minutes.**
- 2. Resolution 72-12-21 Amend an Agreement with Vincent and Sons Landscaping, Inc. and Authorize Landscaping Services for the CRA Municipal Parking Lot and 610 7<sup>th</sup> Street.**
- 3. Request to Authorize and Direct the Community Redevelopment Agency (CRA) Executive Director to Accept a Proposal from BG Group, LLC, for the Demolition And Material Removal and Disposal of the CRA Property Located at 610 7<sup>th</sup> Street.**

Board Member Linden pulled item 2 – Resolution 72-12-21 from the Consent Agenda.

**Motion: Board Member Michaud moved to approve items 1 and 3 on the consent agenda; Board Member Linden seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Flaherty	X		
Board Member Linden	X		
Board Member Michaud	X		
Board Member Stark	X		

Vice-Chair Glas-Castro	X		
Chair O'Rourke	X		

Motion passed 6-0.

**2. Resolution 72-12-21 Amend an Agreement with Vincent and Sons Landscaping, Inc. and Authorize Landscaping Services for the CRA Municipal Parking Lot and 610 7<sup>th</sup> Street.**

Board Member Linden asked if they would power wash the sidewalks. Public Works Director Travieso stated that twice-a-year power washing of the parking lot and 610 7<sup>th</sup> Street was included in the proposal. Additionally, staff was looking at technology that would reduce the iron content in the irrigation to slow the appearance of brown spots in the concrete. He explained that additional power washing could be done for an additional charge.

**Motion: Board Member Linden moved to approve items 2 on the consent agenda; Board Member Michaud seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Flaherty	X		
Board Member Linden	X		
Board Member Michaud	X		
Board Member Stark	X		
Vice-Chair Glas-Castro	X		
Chair O'Rourke	X		

Motion passed 6-0.

**NEW BUSINESS:**

**4. Resolution 73-12-21 Authorization to Sign PBSO Contract to Provide Police Services within the CRA Park Avenue Downtown District.**

Executive Director D'Agostino explained the item.

**Motion: Board Member Michaud moved to approve Resolution 73-12-21; Board Member Linden seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Flaherty	X		
Board Member Linden	X		
Board Member Michaud	X		
Board Member Stark	X		
Vice-Chair Glas-Castro	X		
Chair O'Rourke	X		

Motion passed 6-0.

**5. Resolution 74-12-21 Authorizing and Directing the Chairman to Execute a Contract with Business Flare LLC, for Consulting Services Associated with Evaluating, Revising, and Updating the CRA Master Plan.**

Executive Director D’Agostino and Community Development DiTommaso explained the item (see Exhibit “A”). Vice-Chair Glas-Castro asked about the annexation portion of the schedule of fees. Community Development Director DiTommaso explained that if it were determined to peruse annexation, Business Flare has included the fees to their proposal to peruse this option. The total cost would not exceed \$85,000 for this project. Chair O’Rourke invited Mr. Tiller to explain the history of Business Flare. Mr. Tiller explained the history of Business Flare. Vice-Chair Glas-Castro asked what was the most recent master plan written by Business Flare. Mr. Tiller explained that they have been writing a plan for West Coconut Grove CRA and the Village of Palm Springs. Chair O’Rourke asked what public outreach ideas they had in mind for the Town. Mr. Tiller stated that they have a meeting scheduled with Town staff to discuss some ideas. In the past they have conducted workshops, charsets, surveys, open house sessions, webinars and virtual options for added participation.

**Motion: Board Member Stark moved to approve Resolution 74-12-21; Board Member Flaherty seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Flaherty	X		
Board Member Linden	X		
Board Member Michaud	X		
Board Member Stark	X		
Vice-Chair Glas-Castro	X		
Chair O’Rourke	X		

Motion passed 6-0.

**6. Artist of Palm Beach County discussion on 800 Park Avenue CRA Property.**

Executive Director D’Agostino introduced Mary Jane Zapp who presented to the Board (see Exhibit “B”). Chair O’Rourke asked if any funds were raised by Artist of Palm Beach County for what was presented. Ms. Zapp stated that the Town Manager D’Agostino has provided a letter indicating that the Town would assist with funding. Chair O’Rourke and Ms. Zapp discussed, at length, the interest of using 800 Park Avenue, cost for interior and exterior design and fund raising. Executive Director D’Agostino explained that the letter referenced referred to finding a location for the Artist of Palm Beach County within the Community Redevelopment Agency for the purpose of maintaining an arts activity on Park Avenue. He stated that the letter does not refer to a cost because the Artist were still looking for space to rent. The Board Members were interested in fixed cost for what was presented. The Board discussed, at length,



what they wanted from the Artist of Palm Beach County as it related to cost for the designs shown, possible grants to fund the project and a business plan that would include how the Artist of Palm Beach County would be self-sufficient in the future. They also discussed what to do with the Recreation Department that are currently using the building. Special Events Director Franks explained that 800 Park Avenue was the Recreation building. Town staff has an office in the Recreation building. They have events scheduled for next year. She explained that the Town loves the Artist of Palm Beach County, however, she expressed concern with giving up the building.

Public Comment:

Peggy Kennard, 131 Doolen Court, North Palm Beach – spoke in support of the Artist of Palm Beach County.

Maxine Schreiber, 2480 Presidential Way, West Palm Beach – spoke in support of the Artist of Palm Beach County working together with Town staff to share the space.

Linda Miller, 339 Eagleton Golf Drive, Palm Beach Gardens – spoke in support of Artist of Palm Beach County.

Assistant Town Manager/Human Resources Director Turner explained that sharing space with Town staff could raise Risk Management issues. She explained that the Recreation building would be used for the summer camp program, therefore anyone working in that building would need to undergo a level 2 background check to work near children.

Chair O'Rourke asked the Artist for their patience as the Board makes a decision on how to move forward with the use of the building. Executive Director D'Agostino explained that the Town needs a community center to serve the community. The Board would discuss the use of the Recreation building at a later date.

**EXECUTIVE DIRECTOR REPORT:**

None

**REQUEST FOR FUTURE AGENDA ITEMS:**

None

**BOARD MEMBERS COMMENTS:**

**Board Member Flaherty** had no comments.

**Board Member Linden** had no comments.

**Board Member Michaud** had no comments.

**Board Member Stark** asked if there were grants available to assist an organization like the Artist of Palm Beach County to assist with their vision. Board Member Linden explained that the Diversity and Inclusion Council may have grant opportunities in the

future, but the Artist of Palm Beach would need a location before they could apply for grants.

**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 the meeting adjourned at 8:17 p.m.

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Chair, Michael O'Rourke

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Agency Clerk, Vivian Mendez, MMC

Town Seal

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



Exhibit "A"

**CRA  
Agenda Request Form**

**Meeting Date: December 1, 2021**

**Agenda Item No.**

**Agenda Title: A RESOLUTION OF THE TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY (CRA) AUTHORIZING AND DIRECTING THE CHAIRMAN TO EXECUTE A CONTRACT WITH BUSINESS FLARE LLC, FOR CONSULTING SERVICES ASSOCIATED WITH EVALUATING, REVISING, AND UPDATING THE CRA MASTER PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**Approved by Executive Director:** *John D'Agostino* **Date:** 11/19/21

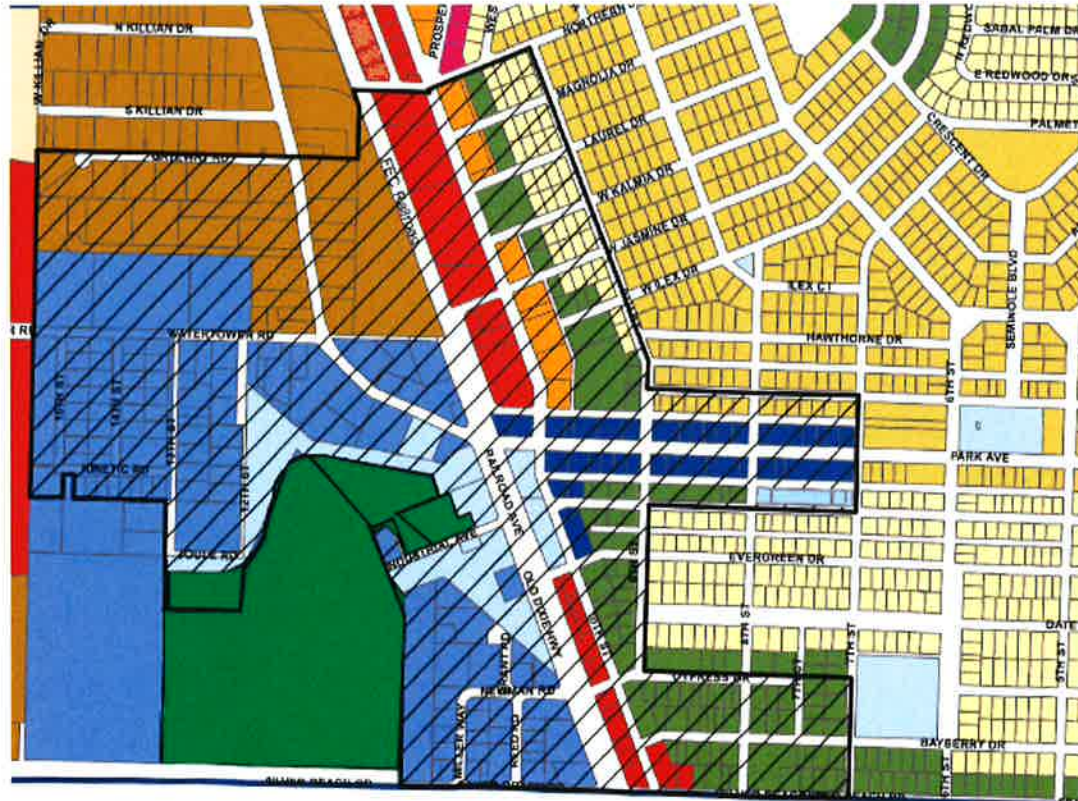
*John D'Agostino* / CRA Executive Director

Nadia Di Tommaso / Community Development Director

<b>Originating Department:</b>  <b>Community Development</b>	Costs: \$ 85,000 / Legal Review Funding Source: CRA / Legal Acct. #110-520-34000 / #108	<b>Attachments:</b> → RFQ 105-2021 → RFQ Proposals (Total of 5) → Evaluation Committee Scoring Sheets → Resolution 7412-21 and Contract for Business Flare
	<input type="checkbox"/> Finance <u><i>Flare</i></u>	

**Summary Explanation/Background:**

The Town's existing Community Redevelopment Area (CRA) is identified in the map with the black boundary →



The CRA Board has discussed updating the Community Redevelopment Area (CRA) Plan at prior workshops. RFQ 104-2021 was first advertised on July 25, 2021 and did not solicit any proposals. The project was re-bid through RFQ 105-2021, on September 2, 2021. The RFQ was advertised for “**Request for Statement of Qualifications (RFQ105-2021) to Engage a Consultant Experienced in Community Redevelopment Agency Planning to Evaluate, Revise, and Update the Community Redevelopment Agency Plan for the Town of Lake Park in Lake Park, FL.**” – copy of RFQ enclosed. The RFQ included details on the CRA Board’s comments and discussions for the CRA Area.

A bid opening was held on October 4, 2021 and an Evaluation Committee Meeting was held on October 11, 2021. Five proposals were received (copies enclosed) and were ranked by the Evaluators who included John D’Agostino, Town Manager; Roberto Travieso, Public Works Director; Karen Golonka, Planner; and Nadia Di Tommaso, Community Development Director (scoring sheets enclosed). Business Flare receiving the most points. Contract preparation then ensued.

Business Flare provided a details schedule of steps that are required to be undertaken for the CRA Plan update, which includes public outreach and meetings and final adoption in April/May 2022. At this time, a new Finding of Necessity is not anticipated however, this will be explored by Business Flare as well. If one is needed, this will be revisited by Staff and the Board.

**Recommended Motion: I move to APPROVE Resolution 7412-21 to award the contract to Business Flare in the amount of \$85,000.**

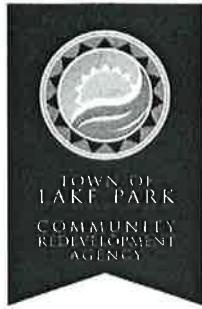


Exhibit "B"

**CRA**  
**Agenda Request Form**

**Meeting Date: December 1, 2021**

**Agenda Item No.**

**Agenda Title: Artists of Palm Beach County discussion on 800 Park Avenue CRA property.**

- SPECIAL PRESENTATION/REPORT     CONSENT AGENDA  
 OLD BUSINESS     NEW BUSINESS:  
 DISCUSSION FOR FUTURE ACTION     OTHER

**Approved by Executive Director:** John O. D'Agostino    **Date:** 11/19/21  
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>• Future programs.</li></ul>
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**Summary Explanation/Background:** Mary Jane Zapp, President of the Artists of Palm Beach County, desires to address the Board regarding the use of the 800 Park Avenue property. Currently, the Town's Park and Recreation Supervisor occupy the property. The plan for the town after COVID restrictions eased and the spread of the virus continues to decline to begin to run recreation programs out of the 800 Park Avenue Property. We also have plans to increase the number of summer camp participants in the 22-23 Fiscal Year. In addition, the Park Avenue property should accommodate future programs such as monthly senior luncheons, Mahjong games for teens and seniors, movie nights (including popcorn, drinks etc.) for children and families.

The trailer space is inadequate and cannot be used recreational programs moving forward.

The Artists of Palm Beach County have taken measurements of the property and are very excited to return to their original home. There will need to be interior renovations to the property to accommodate the Artists. If the Board decides to move in that direction, we will make the necessary improvements according to the Board's wishes.

**Recommended Motion:** No motion is necessary.



## RECREATION BUILDING PROGRAMS

### Youth Programs

#### 1. Summer Camp

- We would be able to move the current Summer Camp Program to the 800 Park Avenue Building. This would allow us to have a more comfortable space for the 20 campers and 5 staff members that we have.
- The campers would now be able to have indoor activities during rainy days or canceled field trips.
- We would be able to have a wall to separate the campers from the parents during the sign in and sign out process.
- While Summer Camp is in session no other programs will occur in the building.
- In the future, we would like to expand the number of kids that are being served in the Summer Camp Program. Due to the limited capacity of the Recreation Trailer and the bus we are only able to serve 20 kids. Moving to the 800 Park Building will give us the space needed to double that number. If we still have the same bus we would have to include alternating field trip days for campers.

### Senior Programs

#### 1. Silver Sneakers

- We currently have a Silver Sneakers Class that meets in the Indoor Pavilion on Monday, Wednesday and Friday from 10:00 am – 11:00 am. This class would move to the 800 park Avenue Building. The class is free to participants with participating insurance plans and \$5.00 for those without.

#### 2. Forever Young Senior Program

- The Special Events Department would like to start a new program for seniors that will meet in the 800 Park Avenue building. The program will provide a variety of programs, activities and trips for the both residents and non-residents. A registration fee will apply.
  - Senior Social - We will host a special themed event once a month (possibly the first Friday) from 11:00 am – 2:00 pm. For example, in February we will host a Valentine's Day themed event complete with decorations and chocolates. Each event will include a catered lunch, music and dancing. When appropriate we will also try to bring in live entertainment.

- **Monday Movie** - We will host a movie day twice a month (possibly the first and third Monday) from 11:00 am – 2:00 pm. Program participants will be able to pick the movies that they would like to watch each month. The Special Events Department will provide popcorn, candy, water, soda and coffee.
- **Mah Jongg** -The Special Events Department will partner with an outside instructor that currently hosts Mah Jongg games for the City of Palm Beach Gardens. The games will be played on a weekly basis from 10:00 am – 2:00 pm.
- **Bingo** -The Special Events Department will host weekly Bingo games from 10:00 am – 2:00 pm. The games will be organized by the Recreation Supervisor.

### **Teen Program**

- The Special Event Department will start a new program just for teens 13-17 years old. The program could be offered once a week from 3:00 pm – 6:00 pm. All participants would have to be Lake Park residents and pre-registered by a parent or guardian. The focus of the program would be to have a fun and safe space for teens to socialize, exercise and have positive interactions with peers and volunteers. The program could include board games, card games, trivia and having guest speakers on various topics. We have already received some interest from volunteers in the community that would like to assist with a teen program.

### **Instructor Lead Programs**

- The Special Events Department has been approached by several instructors wanting to have various programs in the Town of Lake Park. However, due to only having the Indoor Pavilion to use we have had to turn away some of them. Having a dedicated space would allow us to accommodate more health & wellness (**Kickboxing, Yoga and Zumba**) and lifestyle programs (**Karate, Dance, Music and Art**). Many of these programs could be taught by our Recreation Supervisor or we would partner with outside instructors. The programs could occur in the evening during the week and on the weekend.

### **Meeting Space**

- The Special Events Department would like to offer a free meeting space for local non-profit organizations and HOAs. Currently, the only free space in the Town of Lake Park is located inside of the Library. We have received requests from organizations asking if there is another space to use simply because the Library is a “quiet zone”.





Thank you for considering our proposal for our use of the 800 Parl Ave building, and giving us this platform as our opportunity to do so.

We understand that you want to improve your properties that you own as well as make full use of them for the Lake Park Community. We asked our new member, Juan Bernal, an artist and architect, to assist us with our presentation. We took this opportunity to look at improving the use and appearance of the outside of 800 Park Ave as well as the function of the inside.

Starting with the outside and seeing the façade as it is now, and how it would look and function with a wrap-around Spanish style portico/arcade terrace area and tower addition. The tower would be used as a “Landmark” feature to display banners and flags announcing activities and highlight artists awards and events. It would attract attention to the building and be changed often to encourage people to check on it for developing events to look forward to. The outside covered terrace or “The (Art) Terrace” can be used night and day for events regardless of the weather, giving roofed space to artist, craft and music groups of the town of Lake Park to display or sell their work, give performances, from church groups who quilt to aspiring elementary or middle school musicians, to Saturday sidewalk sales. The permanent nature of the structure gives events a sense of place and permanence that people depend on and look to for what is available for activities for them. We feel this would bring a lot of energy to the building and interaction with the community would evolve and grow organically with the feature of the covered terrace and tower. The big garage door on the east side allows us to open the covered terrace to the interior of the gallery community space and circulate throughout the building.

Next we move inside. All during the long discussions of our gallery needs our focus has been simplicity and flexibility. Kyle Bartholomew, our architect for the 801 building, did a beautiful job on the reception area and moveable walls. We would like to use those designs and concepts in the 800 building.

The entry would be through a gallery area showcasing the show of the month with a featured artist in one of the windows. Moveable walls will display the show. One of the walls will have recessed units, as seen, for sculpture and 3/D pieces, the other moveable walls will have doors as end panels to facilitate storage of folding tables and chairs inside. There will also be moveable pedestals, bins with artworks for sale, card racks and jewelry cases (with locks). The walls (moveable and fixed) will all be 1/2” plywood with drywall primed with magnetic primer and painted white. This is necessary to enable the hanging of artwork with nails/screws/and also magnets. Moving into the rented artist spaces they will be on the west side in back of the reception desk, which, as shown, has a feature wall in back of it that will receive the electricity from the ceiling. The resident artist spaces are facing each other with a wide 8’ corridor between them that also can accommodate bins of art to browse through. These ‘walls’ separating the artist spaces will be also the plywood/drywall construction of the other fixed, side, and moveable walls, magnetic primer and white paint.

The community classroom area is also open and versatile, encompassing an area for screen viewing/usage, with the ability to be closed off and private with moveable walls or opened up by the oversized garage door to the covered terrace area and gallery for open houses, receptions, and events. There is room for meetings, classes, art salons, painting instructions, collage classes, clay hand building, flower arranging, poetry nights, even book clubs in the corner ‘salon’ area for coffee on the sofa.

Keeping things open and flexible encourages development of all the arts.

The kitchen area needs some updating, we need some storage built in as well, and to make improvements to the lighting. We may need to paint the floor. We need a programmable lock for the door that we can change monthly and work by push button combination. The complete list is being compiled.

Our aim is to provide support and development of the arts community in Lake Park. We will do this through use of this building and by using the assets of the Town of Lake Park to draw people to events driven by and participating with Artists of Palm Beach County.

We are a volunteer group. In order to pay for our monthly expenses and insurance we need to generate income that has historically included membership fees, resident artist spaces, shows, (which we charge entry fees for) classes, sales of art,

(members keep 75% of sales prices, nonmembers keep 65%) auctions and other events. Although we rely on our members a great deal, we will more than likely want to hire a gallery manager for all the activity we expect. We hope that we can encourage participation in the arts with the Town of Lake Park for the benefit of artists and all other businesses in Lake Park. We like to think of ourselves as part of the town and part of the heart of it. We look forward to making this presentation at the Dec 1, 2021 CRA meeting, as discussed. We will have more information with this presentation, this was put together as fast as we could to accommodate the time frames that we have been dealing with. We are switching gears here as the town communicates with us on this project. Please contact me if you think of anything else the board would like to see or hear about that evening.

# ARTISTS OF PALM BEACH COUNTY

Proposed improvements for the outside and inside of  
the 800 Park Avenue Building.

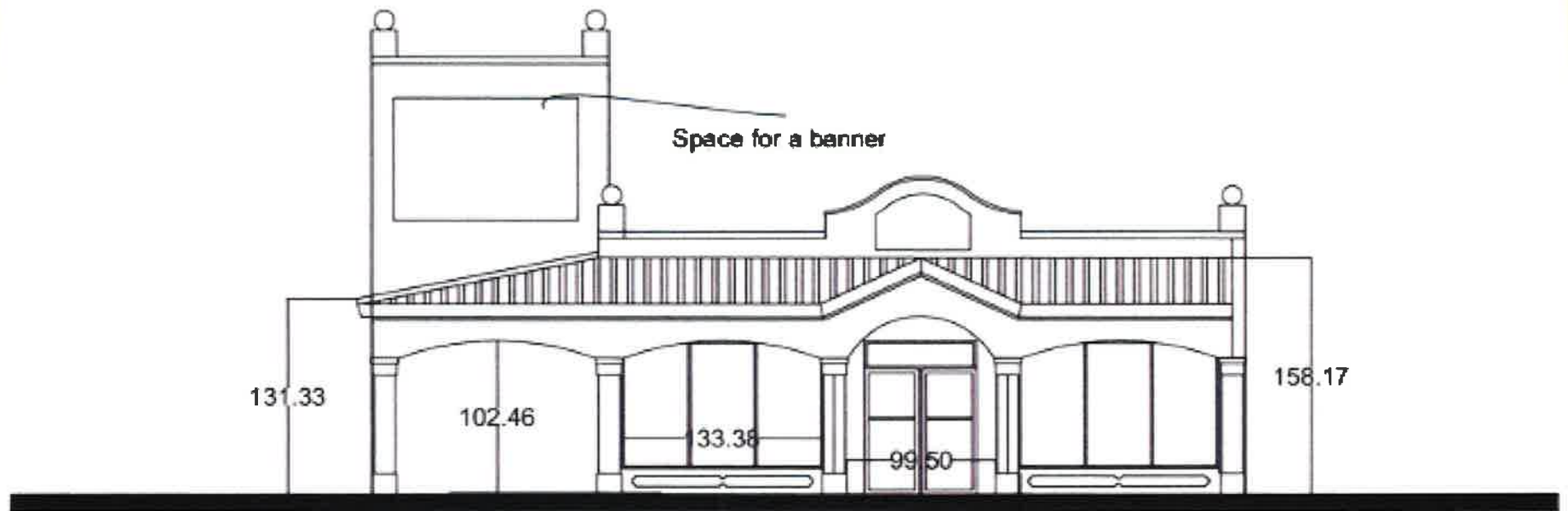


# 800 PARK AVENUE



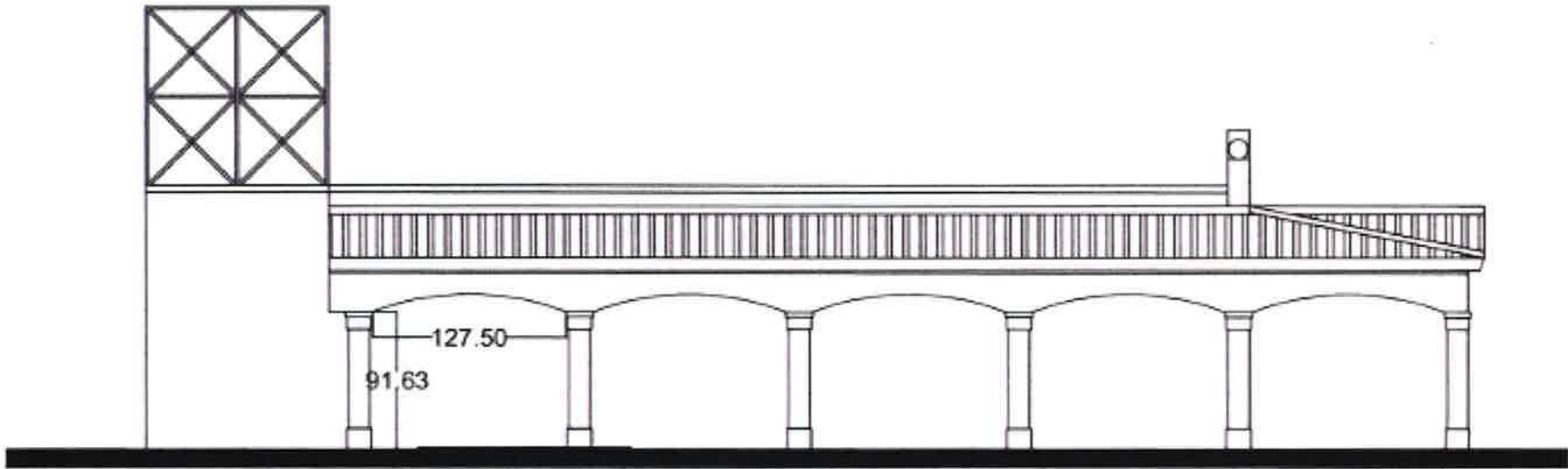
Actual North Facade

# TOWER WITH LANDMARK NORTH FACADE



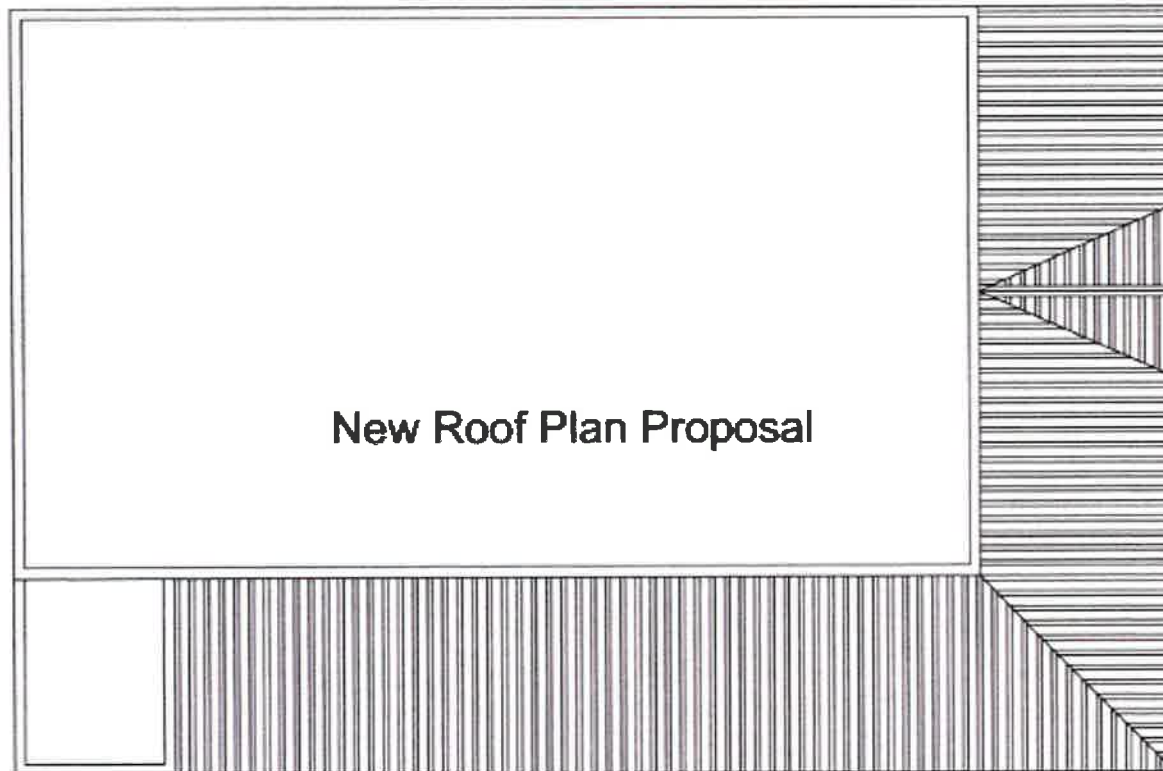
Proposal for North Facade

# OUTSIDE WRAP-AROUND SPANISH STYLE PORTICO/ARCADE TERRACE

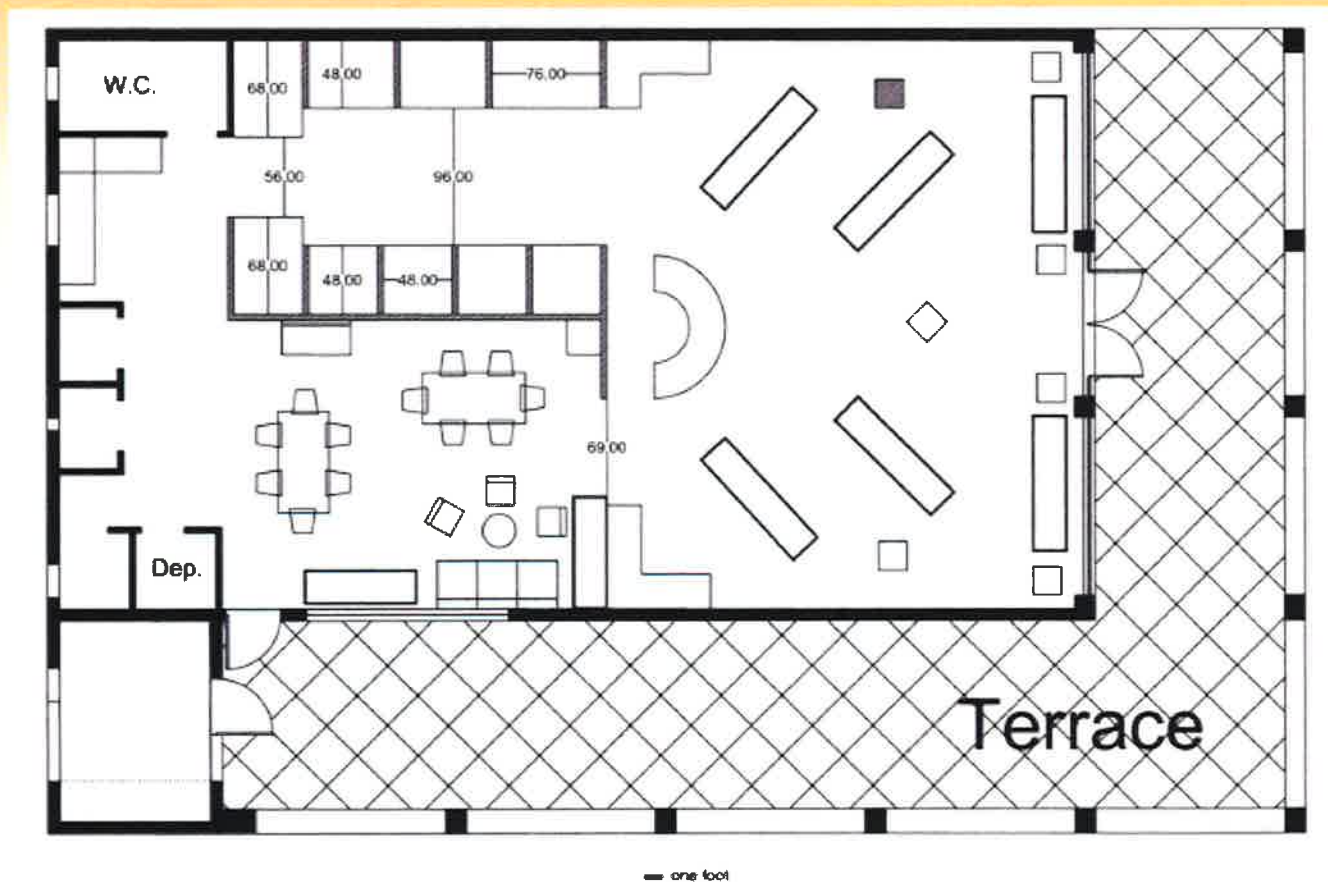


East -Lateral- Facade

# ADDITIONAL ROOF FOR THE TERRACE



# INTERIOR LAYOUT VIEW PLUS TERRACE





# INTERIOR RENDERING



# INTERIOR RENDERING



# INTERIOR RENDERING



# ACTIVITIES FOR TOWN YOUTH



# ACTIVITIES FOR TOWN YOUTH





TOWN OF LAKE PARK  
PUBLIC COMMENT CARD

CRA  
Comment

MEETING DATE: 12/1/21

**Cards must be submitted before the item is discussed!!  
\*\*\*Three (3) minute limitation on all comments**

Name: Christina O'Brien  
Address: 405 Scotland Blvd NPB 33408

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following Agenda Item:  
\_\_\_\_\_  
\_\_\_\_\_

I would like to make comments on the following Non-Agenda Item(s):  
Proposed townhomes - 7 CFA Bayberry  
\_\_\_\_\_  
\_\_\_\_\_

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.





TOWN OF LAKE PARK  
PUBLIC COMMENT CARD

MEETING DATE: 12/6/21

**Cards must be submitted before the item is discussed!!**  
**\*\*\*Three (3) minute limitation on all comments**

Name: Christopher O'Brien  
Address: 405 Southland Drive

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following Agenda Item:

\_\_\_\_\_

\_\_\_\_\_

I would like to make comments on the following Non-Agenda Item(s):

CRA Development.

\_\_\_\_\_

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.



TOWN OF LAKE PARK  
PUBLIC COMMENT CARD

CRA  
F.6.

MEETING DATE: 12-1-21

**Cards must be submitted before the item is discussed!!**  
**\*\*\*Three (3) minute limitation on all comments**

Name: Peggy Kennard

Address: 1311 Deolen Ct NPB

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following Agenda Item:

F-6

I would like to make comments on the following Non-Agenda Item(s):

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

2





TOWN OF LAKE PARK  
PUBLIC COMMENT CARD

MEETING DATE: 12/1/2021

**Cards must be submitted before the item is discussed!!**  
**\*\*\*Three (3) minute limitation on all comments**

Name: Maxine Schreiber  
Address: 2480 Presidential Way, #501, W.P.B. 33401  
If you are interested in receiving Town information through Email, please provide your E-mail address: maxine@schreiberstudio.com

I would like to make comments on the following Agenda Item:  
APBC

I would like to make comments on the following Non-Agenda Item(s):

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

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Name: LINDA Miller  
Address: 339 Eagleton Golf Dr, PBG

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following Agenda Item:

800 Park Ave

I would like to make comments on the following Non-Agenda Item(s):

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

4

# **New Business**

# TAB 2



Business Flare is working on updating the CRA Master Plan for the Town pursuant to their contract approved by Resolution 74-12-21. Meetings with Department Heads to gather input and feedback have been held. A public workshop series was also held on January 29, 2022. This agenda item is being provided as an opportunity for Business Flare to review some of the observations they have gathered so far with the CRA Board; review the public input received; and provide an overview of what Business Flare believes the key goals and strategies for the plan ought to be based on the information and input gathered so far and their analysis of the CRA. The CRA Board is being given an opportunity to react to the information and ask questions as needed. Business Flare will also provide explanations on areas that require further exploration, such as the expansion of the CRA boundaries, possible land acquisition, and residential uses. This will facilitate with the draft plan that will then be presented pursuant to the following schedule of next steps:

**Wednesday, March 16, 2022** (regular TC meeting night) – Special Call CRA Workshop to commence at 6pm (for review of draft that includes input from public workshop series and workshop of Feb. 16)

**Monday, April 4, 2022** (regular P&Z/LPA meeting night) – Local Planning Agency at 6:30pm (action meeting on proposal or courtesy presentation – TBD depending on changes proposed by Business Flare)

**Wednesday, April 20, 2022** (regular TC meeting night) – Special Call CRA Meeting to Adopt the Final Revised CRA Plan

**Recommended Motion: For discussion.**

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Town of Lake Park, FL

# Special Call CRA Workshop

*February 16, 2022*





## Today's Agenda

1. Project Timeline
2. Existing Market Conditions
3. Public Input
4. Key Areas of Focus
5. Next Steps



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# Project Timeline

We Are Here

**1.**

Background and  
Market Analysis

**2.**

Meetings and Public  
Workshop

**3.**

Board Input & Draft  
Plan

**4.**

Adoption

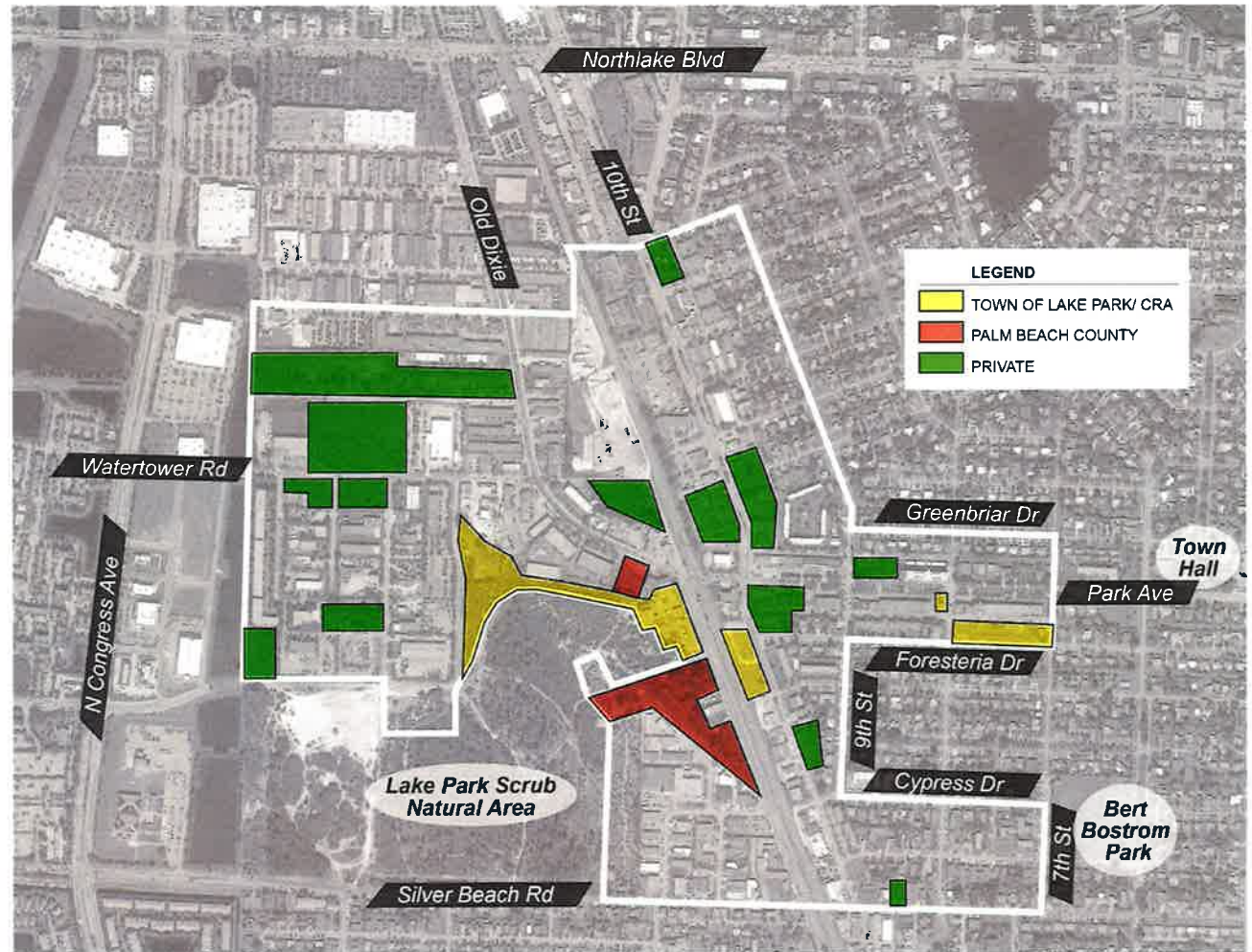
# Opportunity Drivers

BUSINESS FLARE®  
Investment Drivers™



# Existing Conditions

- Limited land availability
- Land control
- High demand
- Entrepreneurship
- Market access



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- Land control
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LAKE PARK RESIDENT WORKFORCE EMPLOYMENT BY INDUSTRY



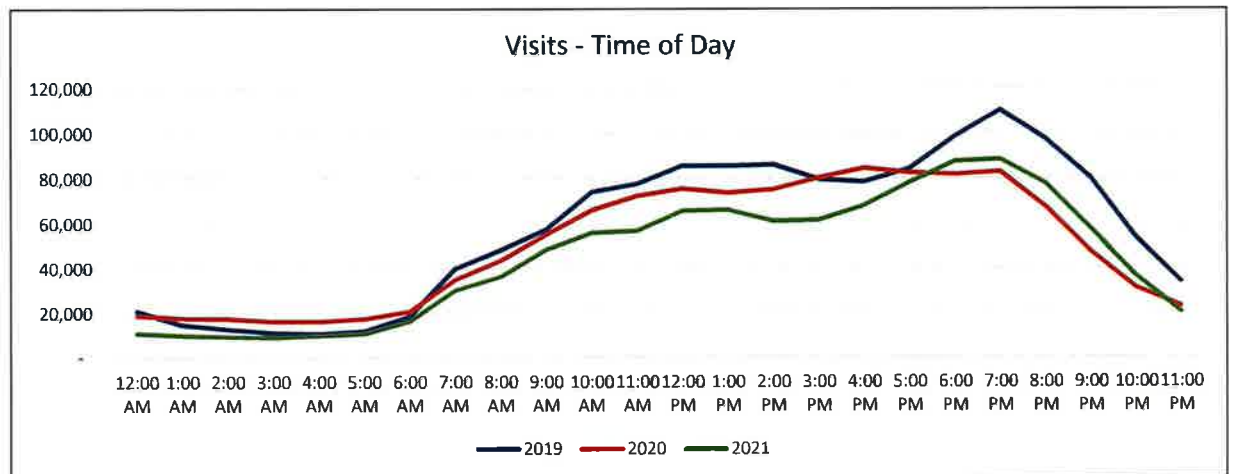
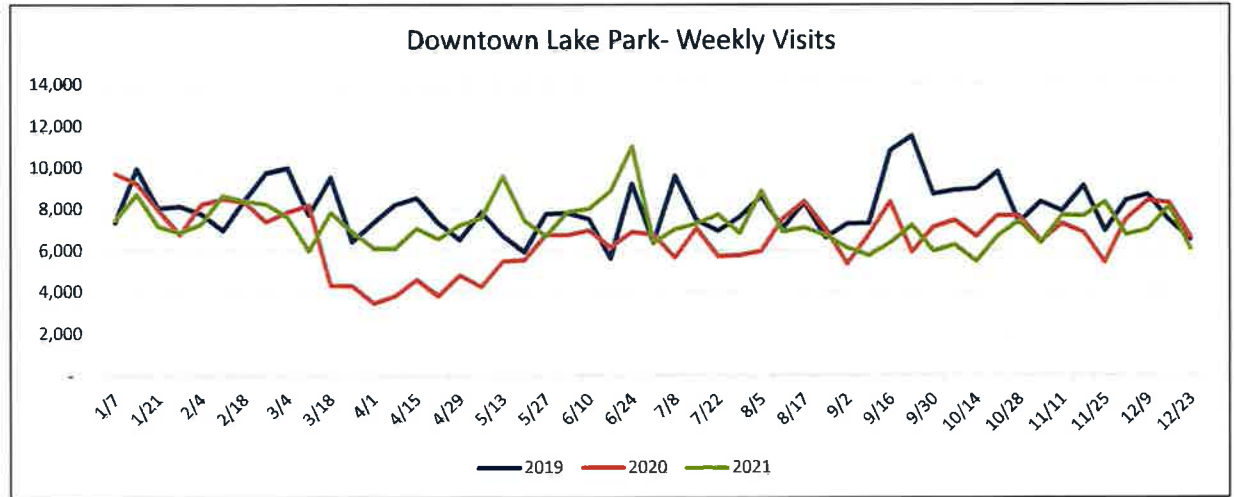
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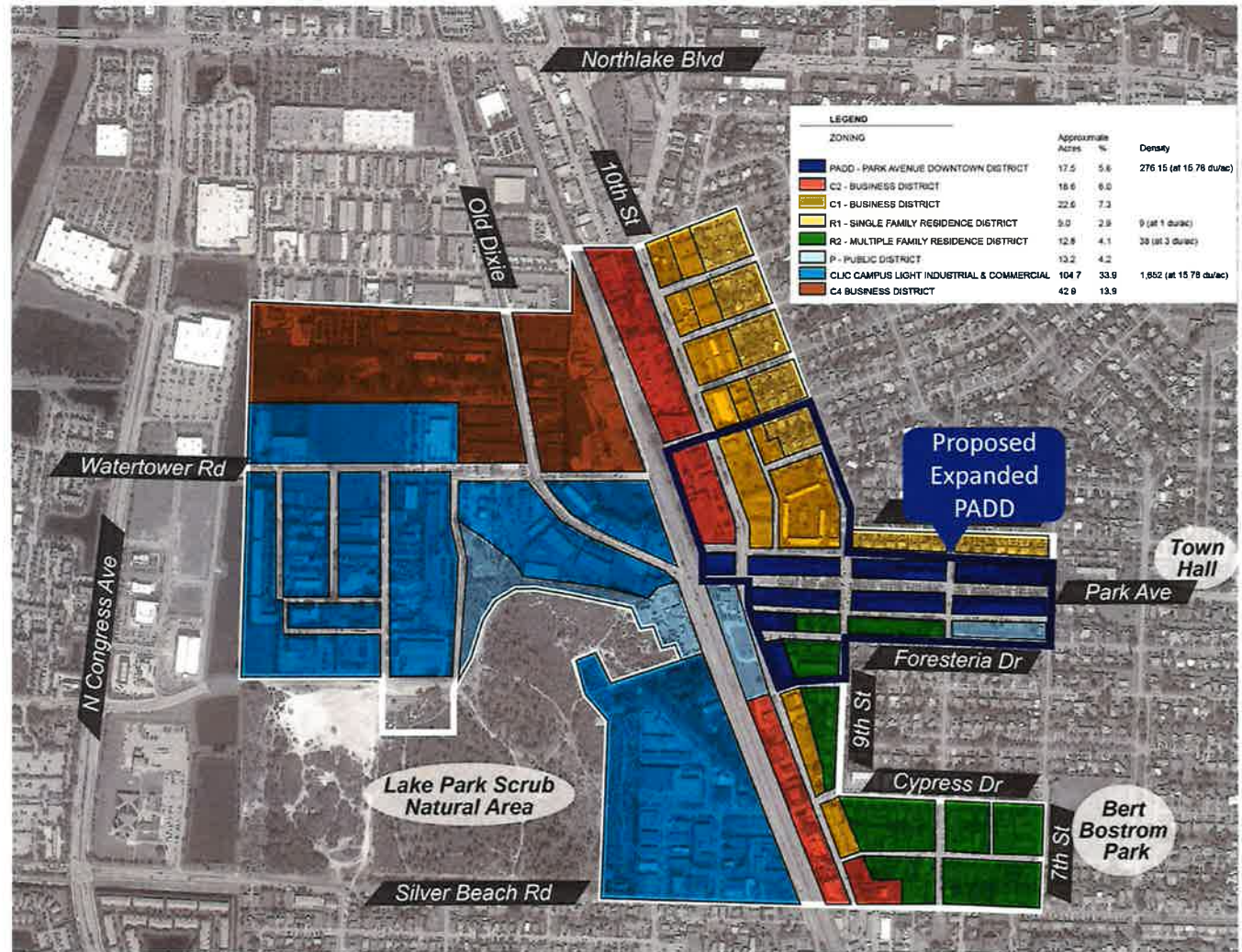
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# Private Capital Pipeline Projects

1. Dalfen Industrial
2. Dedicated IT on Park Avenue
3. NoBo Brewing Company
4. Oceana Coffee Project
5. Coston Marine
6. DXD Capital Self Storage

## Not in CRA:

- Silver Beach Industrial Park
- Nautilus 220 (332 units)
- Northlake Promenade Apartments (250 units)
- 315 Federal Hwy (100 units)



# Public Input

## *What we heard*

- Aesthetics
- Gateways
- Quality of life
- Community pride
- More shopping
- Parking



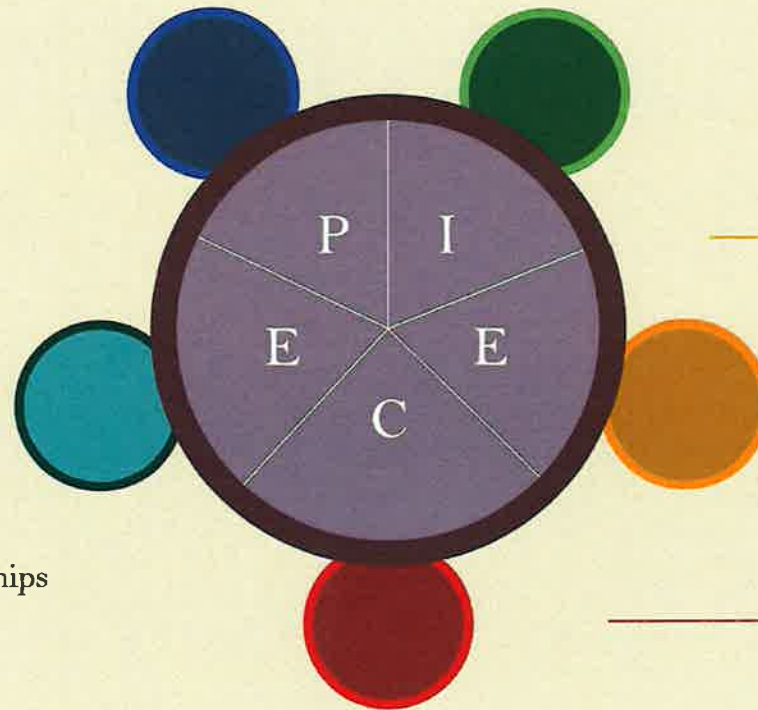
# PIECE ANALYSIS™ OF LAKE PARK CRA

## PRESERVE

Historical Charm  
Historic Grid Pattern/ Layout  
Landscape  
Legacy Businesses  
Railroad Connection

## ENHANCE

Downtown Feel & Identity  
A Reason to Come Here  
The Experience  
Park Ave by Night  
Smaller Retail Spaces  
Local Businesses Network/ Partnerships  
Residential Offerings



## INVEST

Creating a Destination  
Public Events/ Farmer's Market  
Main Street Programming  
Commercial Facades  
Marketing & Promotion of Town

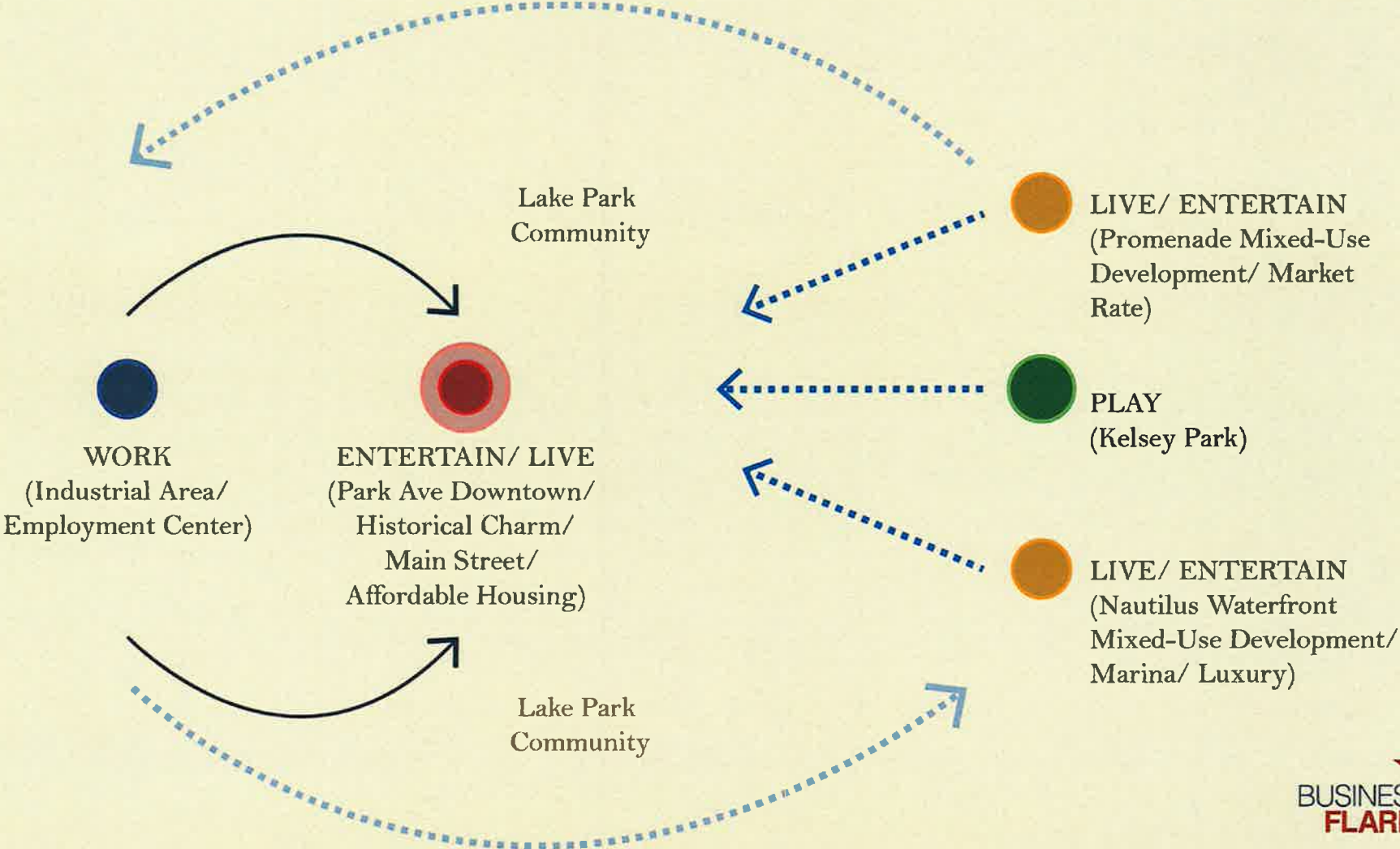
## EXPOSE

Historic Downtown  
Vibrant, Active, and Walkable  
Planning History  
Frederick Law Olmsted  
Industrial Opportunity  
Pleasant Place to Live

## CAPITALIZE

Small Town Charm  
Industrial Space  
Accessibility

# SUSTAINABILITY ANALYSIS OF LAKE PARK CRA



# Key Areas of Focus

1. Downtown
2. 10<sup>th</sup> Street
3. Housing
4. Industrial Workforce

## Topics

- Identity and brand.
- Aesthetics & gateways.
- Agility & testimonials.
- Champions network.
- Seamless connectivity.
- Grow market share.
- Creatives.
- Adaptive Reuse.
- Recreation and entertainment.
- Economic development.



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# Areas of Further Analysis

1. Land acquisition
2. Residential development
3. Justify CRA expansion
4. Public Private Partnerships
5. Adaptive Reuse
6. Connectivity



# Next Steps

- Finalize Plan Draft
- Present Draft Plan to CRA Board (March 16)
- Present Plan to P&Z Board (April 4)
- Adoption of Final Plan by Town Commission (April 20)

Thank You

Q&A



**BUSINESS  
FLARE®**