

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	0	0	0	0	0
Operating Costs	0	0	0	0	0
External Revenues	0	0	0	0	0
Program Income(County)	0	0	0	0	0
In-Kind Match(County	0	0	0	0	0
NET FISCAL IMPACT	0	0	0	0	0
#ADDITIONAL FTE	0	0	0	0	0
POSITIONS (CUMULATIVE	0	0	0	0	0

Is Item Included in Current Budget? Yes ____ No X
Is this item using Federal Funds? Yes ____ No X
Is this item using State Funds? Yes ____ No X

Budget Account No:
Fund Dept Unit

B. Recommended Sources of Funds/Summary of Fiscal Impact:

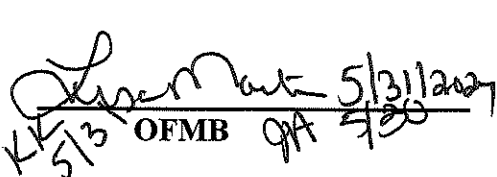
* There is no fiscal impact to this agenda item. If there is a change to the fiscal impact, a new agenda item will be presented to the Board.

C. Departmental Fiscal Review:


_____

III. REVIEW COMMENTS:

A. OFMB Fiscal and/or Contract Dev. and Control Comments:



OFMB 5/3/2027



Contract Dev. & Control
7/16/24

B. Legal Sufficiency



Assistant County Attorney

C. Other Department Review

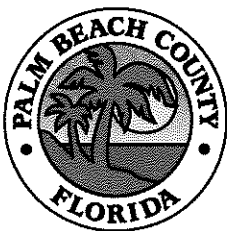
Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.)

Background and Policy Issue: Continued from Page 1

On November 6, 1996, the Palm Beach County BCC approved the Lake Park Community Redevelopment Area Plan through Resolution R-96-1852. The Lake Park Community Redevelopment Master Plan was approved by the Town Commission on November 20, 1996 by Resolution 65-1996. Subsequently, the Town Commission adopted an updated version of the 1996 Redevelopment Plan in 2010 pursuant to Resolution 10-02-10. The 2010 Redevelopment Plan was again amended by the Town Commission in 2022 by Resolution 36-06-22. The Palm Beach County BCC received and filed the amended Redevelopment Plan on January 24, 2023.

Subsequently, the Town of Lake Park CRA authorized the completion of a FON Study pursuant to Chapter 163, Part III, Florida Statutes to evaluate the presence of blighted areas contiguous to the current redevelopment area boundaries. The Town Commission subsequently approved the FON supporting two new CRA Expansion Areas on September 20, 2023, by Resolution 38-05-23. The County is a charter County, and had retained the power to consent to the expansion of the Lake Park CRA boundaries under County Resolution 96-1852. Through the associated Interlocal Agreement, the Town and CRA have agreed to exempt the County from remitting tax increment revenues for the two new CRA Expansion Areas. Tax increment financing for the original CRA area will sunset on September 30, 2039.



PLANNING DIVISION STAFF REPORT

BOARD OF COUNTY COMMISSIONERS, JUNE 11, 2024

I. General Data

Agenda Item: Town of Lake Park Community Redevelopment Area Expansion and Interlocal Agreement

Project Manager: Jeff Gagnon, Deputy Planning Director

Recommendation: Staff recommends a motion to adopt:

- a) a resolution of the Board of County Commissioners (BCC) of Palm Beach County, Florida, concurring with the Town of Lake Park's (Town's) 2023 Finding of Necessity and determination of blighted areas per Section 163.340(8) Florida Statutes, and consenting to the expansion of the Lake Park Community Redevelopment Area for approximately 67 acres of land, known as the 10th Court Area, and the Silver Beach Road Area, in accordance with the Town's 2023 Finding of Necessity (FON); providing for severability and an effective date; and
- b) a resolution of the BCC of Palm Beach County, Florida, authorizing and directing the Mayor to sign an Interlocal Agreement (ILA) between Palm Beach County (County), the Town of Lake Park (Town), and the Lake Park CRA (CRA), exempting the County from having to remit tax increment revenues as set forth in Sec. 163.387, F.S. to the CRA or the Redevelopment Trust Fund for approximately 67 acres of land within the CRA expansion areas, known as the 10th Court area, and the Silver Beach Road Area; providing for severability and an effective date.

II. Item Summary

Summary: The Town of Lake Park has requested to expand the boundaries of the existing Lake Park Community Redevelopment Area. On September 20, 2023, the Town adopted Resolution No. 38-05-23, determining that blight, as defined in Chapter 163.340, Florida Statutes, is present in certain areas of the Town. This Resolution approved a FON, as required by Chapter 163, Part III of the Florida Statutes, in order to expand the boundaries of the Lake Park Community Redevelopment Area to include the 10th Court area (26± acres), and the Silver Beach Road area (41± acres), adding to the existing 293± acres, for a total of approximately 360 acres.

County staff presented concerns to the Town and CRA on the potential loss of County tax revenue within the proposed CRA expansion areas. In response, the Town and CRA have agreed to exempt the County from remitting tax increment revenues to the CRA and the Redevelopment Trust Fund for all land within the CRA expansion areas, known as the 10th Court area, and the Silver Beach Road Area, as identified within the proposed ILA.

Concurrent execution of the ILA in tandem with consenting to the CRA boundary expansion would alleviate the aforementioned County staff concerns. The proposed ILA was executed by the CRA (Resolution 24-05-24) and Town (Resolution 25-05-24) on May 1, 2024, and is now pending BCC consideration.

Staff Assessment: County staff's assessment is that the criteria for the definition of blight from Chapter 163.335, Florida Statutes has been met for the CRA expansion areas, as demonstrated by the FON. As such, staff recommends **approval** of the expansion of the Lake Park CRA with concurrent execution of the ILA to exempt the County from remitting tax increment revenues to the CRA and Redevelopment Trust Fund for all land within the CRA expansion areas.

III. General CRA Information

History and Function of CRAs

In 1969, the State of Florida established the ability for counties and cities to designate areas with significant slum and blight in need of redevelopment as Community Redevelopment Areas (CRAs). According to the Florida League of Cities, the State of Florida has over 200 active CRAs, each of which is managed by an independent Community Redevelopment Agency. In approving a CRA, the effect would be to freeze tax revenues at their current levels with future increases in tax revenue going to the Agency. These agencies are funded by the increase in property tax values within the Community Redevelopment Agency boundary. Any tax revenues from increases in real property value, referred to as "increment," are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area. The CRA retains this percentage of the increase in real property taxes which is referred to as tax increment financing (TIF). This source of revenue is used to fund and finance redevelopment projects, as identified in the CRA Redevelopment Plan and establishes the public incentives to attract private investment within the designated area.

During the 2019 Florida Legislative Session, House Bill 9 (HB 9) was signed into law (Laws of Florida 2019-163) by Governor DeSantis. This law became effective on October 1, 2019 and created s.163.3775 requiring CRAs in existence on October 1, 2019 to be terminated by September 30, 2039 or the expiration date stated in the agency's charter, whichever is earlier. However, the governing board of a creating local government entity may approve the continued existence of a CRA by majority vote. The bill also expanded annual reporting and training requirements, and provided additional guidance as to how revenues in the Redevelopment Trust Fund may be spent.

Process for Creating CRAs

Per Statutory requirements, the process for creating a CRA begins with a local government developing a Finding of Necessity report outlining the blighted conditions in a targeted area. The local government then holds a public meeting to adopt a resolution, which is supported by data and analysis, and make a legislative finding that: (1) the conditions in the area meet the criteria of blight and (2) declare the need for a Community Redevelopment Agency. As Palm Beach County is a charter county, the municipality must obtain approval from the Board of County Commissioners (BCC). The same process is required to expand the boundaries of an existing CRA. The BCC then determines the specific delegation of powers to be granted to the local government. Upon approval by the County, the local government appoints a board as the governing body of the Community Redevelopment Agency. Thereafter, the Community Redevelopment Plan is developed and adopted

to outline the goals and specific projects for the area. Lastly, a Redevelopment Trust Fund is utilized by the Community Redevelopment Agency to direct the increase in real property tax revenues back into the targeted area.

IV. Lake Park CRA History and Current Request

Current Request

The Town of Lake Park has requested consent from the BCC to expand the boundaries of the existing Lake Park Community Redevelopment Area. On September 20, 2023, the Town adopted Resolution No. 38-05-23, determining that blight, as defined in Chapter 163.340, Florida Statutes, is present in certain areas of the Town. This Resolution approved a FON, as required by Chapter 163, Part III of the Florida Statutes, in order to expand the boundaries of the Lake Park Community Redevelopment Area to include the 10th Court area (26± acres), and the Silver Beach Road area (41± acres), adding to the existing 293± acres, for a total of approximately 360 acres. The Town and CRA believe that this expansion would enhance the effectiveness of the investments that the taxing authorities have made into the CRA, and to provide for additional tax base growth in the future.

County staff presented concerns to the Town and CRA on the potential loss of County tax revenue within the proposed CRA expansion areas. In response, the Town and CRA have agreed to exempt the County from remitting tax increment revenues to the CRA and the Redevelopment Trust Fund for all land within the CRA expansion areas, known as the 10th Court area, and the Silver Beach Road Area, as identified within the proposed ILA. Concurrent execution of the ILA in tandem with consenting to the CRA boundary expansion would alleviate the aforementioned County staff concerns. The proposed ILA was executed by the CRA (Resolution 24-05-24) and Town (Resolution 25-05-24) on May 1, 2024, and is now pending BCC consideration.

Lake Park CRA

On April 3, 1996, the Town of Lake Park Commission adopted Resolution 14-1996, finding the existence of blight conditions in that area of the Town known as the Lake Park Community Redevelopment Area, as described in that resolution, and established the CRA for that area. On November 6, 1996, the Palm Beach County BCC approved the Lake Park Community Redevelopment Area Plan through Resolution R-96-1852. The Lake Park Community Redevelopment Master Plan was approved by the Town Commission on November 20, 1996 by Resolution 65-1996. Subsequently, the Town Commission adopted an updated version of the 1996 Redevelopment Plan in 2010 pursuant to Resolution 10-02-10. The 2010 Redevelopment Plan was again amended by the Town Commission in 2022 by Resolution 36-06-22. The Palm Beach County BCC received and filed the amended Redevelopment Plan on January 24, 2023.

Subsequently, the Town of Lake Park CRA authorized the completion of a Finding of Necessity Study pursuant to Chapter 163, Part III, Florida Statutes to evaluate the presence of blighted areas contiguous to the current redevelopment area boundaries. The Town Commission subsequently approved the Finding of Necessity supporting two new CRA Expansion Areas on September 20, 2023, by Resolution 38-05-23. The County is a charter County, and had retained the power to consent to the expansion of the Lake Park CRA boundaries under County Resolution 96-1852. Through the associated Interlocal Agreement, the Town and CRA have agreed to exempt the County from remitting tax increment revenues for the two new CRA Expansion Areas. Tax increment financing for the original CRA area will sunset on September 30, 2039.

V. Data and Analysis

This section provides background and data, including an examination of consistency with the Florida Statutes. The Staff Analysis is included at the end of each subsection.

A. Palm Beach County CRAs

As a charter county, Palm Beach County has the authority to grant or deny any request from a municipality for a delegation of powers to create a CRA. The County currently has 12 CRAs established, with the Town of Lake Clarke Shores CRA being the most recently created in 2016; 11 are within municipalities and one is within unincorporated County (Westgate).

The majority of the CRAs in Palm Beach County, 7 out of the 12 existing, were created in the 1980s when redevelopment activities were a priority for many of the cities that had experienced a migration from downtown areas to suburbs. Two (2) were established in the 1990s, and two (2) were established in the 2000s. The most recent request for a CRA was in 2015 by the Town of Lake Clarke Shores, which was approved by the BCC in 2016 through an interlocal agreement. Table 1 provides the year established, and number of acres for each Palm Beach County CRA.

A number of expansions have occurred in Palm Beach County for CRAs such as Boynton Beach CRA (2006), Jupiter CRA (2011), and Lake Worth CRA (2001). These 12 CRAs vary in size, ranging from 53 acres to just over 1,500 acres. The majority of these areas are in the downtown corridors or coastal areas and aim to revitalize the business districts of the municipality in which they are located.

Table 1: Palm Beach County CRA Acres

CRAs within PBC	Acres	Year Established
Belle Glade	102.07	2001
Boca Raton	227.06	1980
Boynton Beach	1,226.96	1981
Delray Beach	1,503.54	1985
Jupiter	268.25	2002
Lake Clarke Shores	53.00	2016
Lake Park <i>(Proposed)</i>	293.00 +67.00 Total 360	1996
Lake Worth	557.29	1989
PBC: Westgate/Belvedere	1,096.63	1989
Riviera Beach	686.58	1984
WPB: Downtown	576.08	1985
WPB: Northwood	333.47	1993

Staff Analysis:

Of the 12 CRAs in Palm Beach County, the Lake Park CRA is the 8th largest in total acres. This would remain unchanged if the two proposed CRA expansion areas are approved, adding 67 acres, for a total of approximately 360 acres.

B. Consistency with the Florida Statutes

Chapter 163 of the Florida Statutes provides the regulations for CRAs. Palm Beach County is a charter county, and has the authority to grant or deny any request from a municipality for a delegation of powers to a CRA. The Statutes provide that certain criteria must be met in creating/designating a CRA per Chapter 163.340, Florida Statutes. A municipality must demonstrate the existence of slum or blight, which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents. The Statutes further state that there must be evidence of prevailing condition of decay, a severe shortage of housing affordability, and that the area must have blight, which is defined as:

Chapter 163.340, F.S., Definitions. — The following terms, wherever used or referred to in this part, have the following meanings:

(8) "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- (d) Unsanitary or unsafe conditions.
- (e) Deterioration of site or other improvements.
- (f) Inadequate and outdated building density patterns.
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- (h) Tax or special assessment delinquency exceeding the fair value of the land.
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (o) is present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement with the agency or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

Staff Analysis:

The Florida Statutes define a "blighted area" as "a *substantial number* of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress" and

where at least 2 of the 15 blight factors provided within the definition are present. Lake Park's Finding of Necessity Report (Updated August 2023) demonstrates that the proposed expansion areas for the Lake Park CRA meet at least two or more of the required factors of a blighted area:

Requirements for CRA Expansion	Criteria Found in Proposed Expansion Areas of the Lake Park CRA
Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	10th Court presents inadequate parking facilities and street layout with large, underutilized parking lots, back in parking into a major thoroughfare, and 5-point intersection. Silver Beach Road presents inadequate parking on swale areas.
Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.	10th Court and Silver Beach Road real property shows a stagnant position regarding any increase on assessed values. It fails to show any appreciable increase compared to other areas.
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	10th Court suburban shopping plaza shows a faulty layout with large parking lot in front and large, big box building (mostly vacant) on the rear. Its usefulness is underutilized as a potential mixed-use redevelopment project with sidewalk activity and better parking solutions. This site is a "gateway" site to the community.
Unsanitary or unsafe conditions.	10th Court shows unsanitary and unsafe conditions with trash dumpsters in plain view, not asphalted areas, holes in asphalt, cracked sidewalks, and overhead power lines. While Silver Beach Road shows trash on swale areas, and expose trash dumpsters, giving the impression of a deteriorating environment.
Deterioration of site or other improvements.	10th Court shows a large amount of inadequate and outdated buildings.
Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.	The northern expansion area has experienced some negative absorption of retail space, compared to significant positive absorption in the rest of the County. Compared to the rest of the Town and County, office and industrial space in the northern expansion area has a higher vacancy rate (13.4% for office compared to 3.6% in the Town and 8.6% in the County, and 6.2% for industrial compared to 0.5% in the Town and 3.5% in the County. Residential vacancy in the southern expansion area is 3.8% compared to countywide multifamily vacancy of 6.8% according to CoStar. Retail rates in the southern expansion area are \$21.53 per square foot compared to \$24.51 in the rest of the Town and \$32.3 in the County.

Source: Lake Park Finding of Necessity Report

VI. Conclusion and Recommendation

County staff therefore concludes that at least two of the factors are present in each expansion area, and the criteria for the definition of blight from Chapter 163.335, F.S., has been met. Additionally, the Town of Lake Park adopted Resolution 38-05-23 on September 20, 2023, providing for a finding of necessity and determining the existence of two or more conditions in a certain area of the Town of Lake Park that meet the criteria described in Section 163.340(8), Florida Statutes, accepting, approving and adopting the Town of Lake Park Community Redevelopment Agency's finding of necessity study, and finding for the need for a community redevelopment area under the provision of Chapter 163, Part III, of the Florida Statutes.

As such, staff recommends **approval** of the expansion of the Lake Park CRA with concurrent execution of the ILA to exempt the County from remitting tax increment revenues to the CRA and Redevelopment Trust Fund for all land within the CRA expansion areas.

Exhibits

1	Map of Lake Park CRA (Existing and Proposed Expansion Areas)
2	Map of 10 th Street Expansion Area with Parcel Data
3	Map of Silver Beach Expansion Area with Parcel Data
4	Lake Park Finding of Necessity 2023
5	Lake Park Community Redevelopment Master Plan 2022
6	BCC Resolution No. R-96-1852 Delegating Powers to Lake Park

Exhibit 1

Map of Lake Park CRA (Existing and Proposed Expansion Areas)

TOWN OF LAKE PARK CRA Boundaries

-  CRA ORIGINAL BOUNDARY
-  CRA EXPANSION BOUNDARY

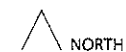
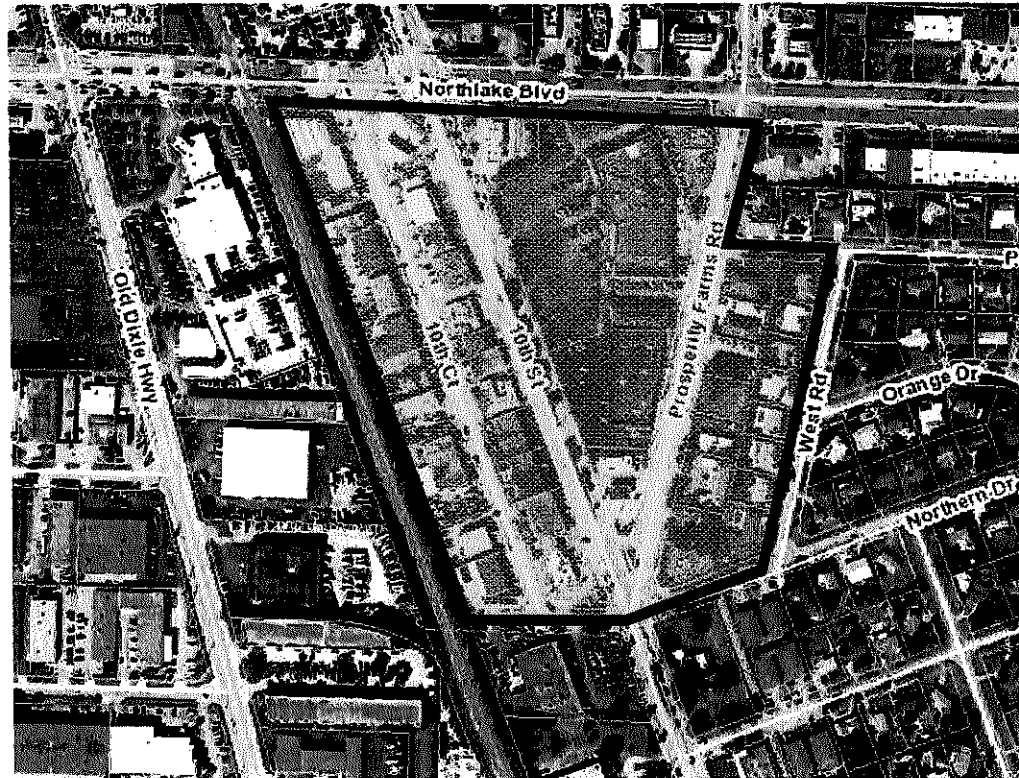


Exhibit 2
Map of 10th Street Expansion Area with Parcel Data

LAKE PARK CRA EXPANSION AREA (10TH COURT)

Generally bounded by Northlake Boulevard on the north, West Road on the east, Northern Drive on the south, and the railroad tracks on the west.



Parcel Number	Owner Name	Owner Name 2	Mailing 1	City State & Zip	Site Address
3643422000003040	V7 HOLDINGS LLC		1404 10TH ST STE B	LAKE PARK FL 33403 2049	10TH ST
36434220031290010	ORIENTAL ROLAND &	ORIENTAL MARIE M	15552 68TH CT N	LOXAHATCHEE FL 33470 3452	1544 WEST RD
36434220031290020	JAMES MICHAEL K		1538 WEST RD	LAKE PARK FL 33403 2028	1538 WEST RD
36434220031290030	AMANDA COTTER TRUST		1532 WEST RD	LAKE PARK FL 33403 2028	1532 WEST RD
36434220031290040	KAZEM MOHAMAD		1526 WEST RD	LAKE PARK FL 33403 2028	1526 WEST RD
36434220031290050	MCCARTHY KENNETH &	MCCARTHY LORI	1520 WEST RD	LAKE PARK FL 33403 2028	1520 WEST RD
36434220031290060	WEAR SUSAN M		1514 WEST RD	LAKE PARK FL 33403 2028	1514 WEST RD
36434220031290070	RICHARDSON RIDONES		1508 WEST RD	LAKE PARK FL 33403 2028	1508 WEST RD
36434220031290080	ROBINSON MARIE H &	ROBINSON DORCAS	1502 WEST RD	LAKE PARK FL 33403 2028	1502 WEST RD
36434220031290090	MIZNER DEV PRESERVE LLC		5301 N FEDERAL HWY STE 190	BOCA RATON FL 33487 4918	1509 PROSPERITY FARMS RD
36434220031290101	1511 PROSPERITY LLC		600 W SADDLE CREEK DR	CAMP VERDE AZ 86322 4954	1511 PROSPERITY FARMS RD 100
36434220031290120	YAJALAJUA CORP		1525 A PROSPERITY FARMS RD	LAKE PARK FL 33403 2029	1525 PROSPERITY FARMS RD
36434220031290130	YAJALAJUA CORP		1525 PROSPERITY FARMS RD # A	WEST PALM BEACH FL 33403 2029	PROSPERITY FARMS RD
36434220031290140	DJ&G REALTY HOLDING COMPANY LLC		1535 PROSPERITY FARMS RD	LAKE PARK FL 33403 2025	1535 PROSPERITY FARMS RD
36434220031290150	K MCFARLIN USRY DC PA		1541 PROSPERITY FARMS RD	LAKE PARK FL 33403 2025	1541 PROSPERITY FARMS RD
36434220031290160	NEXGEN ENTERPRISES LLC		1547 PROSPERITY FARMS RD	WEST PALM BCH FL 33403 2025	1547 PROSPERITY FARMS RD
36434220041310011	LAKE PARK PARTNERS LLC		2121 S PALM CIR	NORTH PALM BEACH FL 33408 2716	1415 10TH ST
36434220041310012	SUNSHINE REAL ESTATE HOLDINGS LLLP		1850 NW 87TH AVE	MIAMI FL 33172 2614	980 NORTHLAKE BLVD
36434220041310041	CHOWDHURY & SON ENTERPRISE INC		952 NORTHLAKE BLVD	LAKE PARK FL 33403 2001	952 NORTHLAKE BLVD
36434220041310091	PBT INC		3931 RCA BLVD STE 3122	PALM BEACH GARDENS FL 33410 4215	1409 10TH ST
36434220041310112	MACMILLAN REAL ESTATE LLC		7950 NW 58TH ST	MIAMI FL 33166 3430	1401 10TH ST
36434220041320010	NORTHLAKE TAKE 5 LLC		541 PARK ST	DUNEDIN FL 34698 7016	1000 NORTHLAKE BLVD
36434220041320040	BARHOUSH AHMAD &	SHATARA ABDUL ENTRPRS	200 S MAIN ST	BELLE GLADE FL 33430 3426	1442 10TH ST
36434220041320050	BKZ BROTHERS LLC		7354 SHELL RIDGE TER	LAKE WORTH FL 33467 7703	1440 10TH ST
36434220041320061	ARNOLD ANDREW		1438 10TH ST	LAKE PARK FL 33403 2037	1438 10TH ST
36434220041320062	A PERFECT LOCATION 1 LLC		640 INLET RD	NORTH PALM BEACH FL 33408 3704	1432 10TH ST
36434220041320070	HEALTHY PETS REAL ESTATE HOLDINGS LLC		1428 10TH ST	LAKE PARK FL 33403 2037	1428 10TH ST
36434220041320080	BRADY DAVID E &	BRADY SUZANNE J	202 OLD DIXIE HWY	LAKE PARK FL 33403 3002	1414 10TH ST
36434220041320090	BRADY DAVID E	BRADY SUZANNE J	202 OLD DIXIE HWY	LAKE PARK FL 33403 3002	1408 10TH ST
36434220041320100	V7 HOLDINGS LLC		1404 10TH ST STE B	LAKE PARK FL 33403 2049	1404 10TH ST
36434220041320110	V7 HOLDINGS LLC		1404 10TH ST STE B	LAKE PARK FL 33403 2049	1400 10TH ST A
36434220041320120	CATANZARO DENNIS &	CATANZARO DIANE L	9432 SE LITTLE CLUB WAY S	TEQUESTA FL 33469 1380	1400 10TH CT
36434220041320130	R & K 10TH COURT LLC		301 52ND ST	WEST PALM BEACH FL 33407 2723	1408 10TH CT
36434220041320140	1416 10TH COURT LLC		1416 10TH CT	LAKE PARK FL 33403 2007	1416 10TH CT
36434220041320160	PRADETTO ALBERT		7379 154TH CT	PALM BEACH GARDENS FL 33418 1977	1424 10TH CT
36434220041320170	THOMAS FAMILY TRUST		716 NIGHTHAWK WAY	NORTH PALM BEACH FL 33408 4202	1430 10TH CT
36434220041320181	THOMAS NORMAN H &	THOMAS SUSAN S	610 CLEMATIS ST STE CU5	WEST PALM BEACH FL 33401 5391	1436 10TH CT
36434220041320182	TOMORROWLAND MANAGEMENT LLC		700 S COLUMBUS AVE	MOUNT VERNON NY 10550 4716	1440 10TH CT
36434220041320210	FRONTIERLAND MANAGEMENT LLC		724 SANDY POINT LN	PALM BEACH GARDENS FL 33410 3427	1452 10TH CT A
36434220041320220	MILLER ROBERT L & DOROTHY L TRUST &	MILLER ROBERT L TR	745 KITTYHAWK WAY	NORTH PALM BEACH FL 33408 4709	1458 10TH CT A
36434220041320230	NORTHLAKE GARDENS LLC		1100 NORTHLAKE BLVD	LAKE PARK FL 33403	1100 NORTHLAKE BLVD
36434220390000010	CROWN ENTERPRISES LLC		8394 SAWPINE RD	DELRAY BEACH FL 33446 9795	1460 10TH ST
36434220390000020	CROWN ENTERPRISES LLC		8394 SAWPINE RD	DELRAY BEACH FL 33446 9795	1456 10TH ST
36434220390000030	CROWN ENTERPRISES LLC		8394 SAWPINE RD	DELRAY BEACH FL 33446 9795	1454 10TH ST

Exhibit 3

Map of Silver Beach Expansion Area with Parcel Data

LAKE PARK CRA EXPANSION AREA (SILVER BEACH RD)

Generally bounded by Bayberry Drive on the north, Federal Hwy on the east, Silver Beach Road on the south, and 7th Street on the west. With the exception of Date Palm Drive on the north between 7th and 6th Street to include Bert Bostrom Park.



NORTH
BusinessFlare®

Parcel Number	Owner Name	Owner Name 2	Mailing 1	City State & Zip	Site Address
00000	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **		114 BAYBERRY DR
36434220010370050	GERRISH WILLIAM W &	NORMI STORM	136 CYPRESS DR	LAKE PARK FL 33403 3570	120 BAYBERRY DR
36434220010370070	KERR DORNA &	KERR LEFORD	130 BAYBERRY DR	LAKE PARK FL 33403 3544	130 BAYBERRY DR
36434220010370090	MAHARAJ SHIVAL		140 BAYBERRY DR	LAKE PARK FL 33403 3544	140 BAYBERRY DR
00000	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **		150 BAYBERRY DR
36434220010370160	GRANDVIEW HEIGHTS HOLDINGS LLC		1975 SANBURY WAY STE 114	ROYAL PALM BEACH FL 33411 1928	105 2ND ST 101
36434220010370210	SILVER BEACH WELLNESS LLC		PO BOX 10133	WEST PALM BEACH FL 33419 0133	143 SILVER BEACH RD
36434220010370250	AIXO LLC		2875 NE 191ST ST STE 801	MIAMI FL 33180 2803	135 SILVER BEACH RD
36434220010370290	KEEGAN DANIEL J & CHRISTINE M TRUST	KEEGAN DANIEL J TR	151 SHORE DR	RIVIERA BEACH FL 33404 2418	115 SILVER BEACH RD
36434220010370310	GREEN TOUCH INDUSTRIES INC		PO BOX 30614	PALM BEACH GARDENS FL 33420 0614	100 FEDERAL HWY
36434220010370340	MCCRACKEN THOMAS F		11920 US HIGHWAY 1	NORTH PALM BEACH FL 33408 2847	112 FEDERAL HWY
36434220010370360	SUNSHINE GASOLINE DISTRIBUTORS INC		1650 NW 87TH AVE	MIAMI FL 33172 2614	140 FEDERAL HWY
36434220010560010	2923 HOPE VALLEY PAID LLC		126 HAMMOCKS CT	WEST PALM BEACH FL 33413 2037	606 BAYBERRY DR 1
36434220010560050	J P GOODWILL EQUITY LLC		2101 VISTA PKWY # 112	ROYAL PALM BEACH FL 33411 2706	612 BAYBERRY DR 1
36434220010560080	FENELUS RONALD &	FENELUS ANDRE EST	3329 S CONGRESS STE A 129	PALM SPRINGS FL 33461 3001	622 BAYBERRY DR
36434220010560110	LAWRENCE RUEL B		630 BAYBERRY DR	LAKE PARK FL 33403 3265	630 BAYBERRY DR 1
36434220010560140	LAWRENCE RUEL B		5764 PARKE AVE	WEST PALM BEACH FL 33407 1650	638 BAYBERRY DR
36434220010560170	TELCEY PETERSON F		646 BAYBERRY DR	LAKE PARK FL 33403 3228	646 BAYBERRY DR
36434220010560200	652 BAYBERRY DRIVE LLC		1105 N DIXIE HWY	WEST PALM BEACH FL 33401 3333	652 BAYBERRY DR A
36434220010560230	CIARLARIELLO BRUCE M		8365 BELIZE PL	WELLINGTON FL 33414 6447	655 SILVER BEACH RD 1
36434220010560270	PERKINS CONNIE S &	PERKINS MARION K	645 SILVER BEACH RD	LAKE PARK FL 33403 3273	645 SILVER BEACH RD
36434220010560300	633 SILVER BEACH ROAD LAND TRUST		11878 BANYAN ST	PALM BEACH GARDENS FL 33410 2104	633 SILVER BEACH RD
36434220010560330	CIARLARIELLO BRUCE M		8365 BELIZE PL	WELLINGTON FL 33414 6447	627 SILVER BEACH RD
36434220010560360	615 SILVER BEACH ROAD LLC		4115 NW 4TH ST	MIAMI FL 33126 5627	615 SILVER BEACH RD
36434220010560390	COOPER SABRENA B &	COOPER VISCOE I	603 SILVER BEACH RD	LAKE PARK FL 33403 3273	603 SILVER BEACH RD
36434220010560420	LEISURE RESIDENTS LLC		17386 47TH CT N	LOXAHATCHEE FL 33470 3558	102 6TH ST 1
36434220010570010	ATILUS ISENETTE &	DARIUS MICHEL	612 DATE PALM DR	LAKE PARK FL 33403 3227	612 DATE PALM DR
36434220010570040	LAMPKIN KATHERINE A		618 DATE PALM DR	LAKE PARK FL 33403 3227	618 DATE PALM DR
36434220010570070	HOLLIS LASHUNDA Y		PO BOX 531131	LAKE PARK FL 33403 8919	624 DATE PALM DR
36434220010570100	DICKENS ADAM &	DICKENS COURTNEY J	638 DATE PALM DR	LAKE PARK FL 33403 3227	638 DATE PALM DR
36434220010570130	ANWORTH PROPERTIES INC	PEAK PROPERTY MANAGEMENT C/O	2054 VISTA PKWY STE 400	WEST PALM BEACH FL 33411 6760	644 DATE PALM DR
36434220010570170	HARRISON ADRIAN R		604 DATE PALM DR	LAKE PARK FL 33403 3227	604 DATE PALM DR
36434220010590010	RICCELLI DANIELA &	WICK DANIEL M	925 LAUREL RD	N PALM BEACH FL 33408 4020	506 BAYBERRY DR
36434220010590050	512 BAYBERRY DRIVE LAKE PARK LLC		1751 NE 12TH ST	FORT LAUDERDALE FL 33304 2422	512 BAYBERRY DR
36434220010590080	DOMINIQUE ENOLD &	BAPTISTE BULAINE	520 BAYBERRY DR	LAKE PARK FL 33403 3319	520 BAYBERRY DR
36434220010590110	LUBIN LERELIA &	LUBIN ALCE	526 BAYBERRY DR	LAKE PARK FL 33403 3319	526 BAYBERRY DR
36434220010590140	CASIMIR SONIA		532 BAYBERRY DR	WEST PALM BCH FL 33403 3319	532 BAYBERRY DR
36434220010590170	SMITH CHANIE M		538 BAYBERRY DR	LAKE PARK FL 33403 3319	538 BAYBERRY DR
36434220010590200	SUCKRAM DESMOND S &	SUCKRAM MARGUERITA	546 BAYBERRY DR	LAKE PARK FL 33403 3319	546 BAYBERRY DR
36434220010590230	GRAHAM TIMOTHY &	GRAHAM LISA	554 BAYBERRY DR	LAKE PARK FL 33403 3319	554 BAYBERRY DR
36434220010590260	SMALL HANJARATU O		PO BOX 19493	WEST PALM BEACH FL 33416 9493	105 6TH ST 1
36434220010590290	HOWARD COMMUNITY PROPERTY TRUST &	HOWARD EMMA J TR &	1882 ORCHARD PARK DR	OCOE FL 34761 7697	545 SILVER BEACH RD 1
36434220010590320	SMITH WILLIE		30 E 37TH ST APT 12C	NEW YORK NY 10016 3013	539 SILVER BEACH RD
36434220010590350	DOUGLAS RACHEL E		525 SILVER BEACH RD	LAKE PARK FL 33403 3351	525 SILVER BEACH RD
36434220010590380	PENDER TRINIA O		3904 SHELLEY RD N	WEST PALM BEACH FL 33407 3147	515 SILVER BEACH RD
36434220010590410	GREEN WATER PROPERTY LLC		701 NW 108TH AVE	FORT LAUDERDALE FL 33324 1071	511 SILVER BEACH RD
36434220010590440	GRPNPB LLC		4495 MILITARY TRL STE 201	JUPITER FL 33458 4818	507 SILVER BEACH RD
36434220010590470	ST HILAIRE ANTOINE &	ST HILAIRE MARIE L	4861 NW 8TH DR	FORT LAUDERDALE FL 33317 1419	503 SILVER BEACH RD
36434220010630010	PERALTA JOSUE &	PERALTA VERONICA	404 BAYBERRY DR	LAKE PARK FL 33403 3317	404 BAYBERRY DR
36434220010630040	SMITH JASON &	SMITH MADONNA	412 BAYBERRY DR	LAKE PARK FL 33403 3317	412 BAYBERRY DR
36434220010630070	MADISON GLORIA C &	MADISON GREGORY P &	418 BAYBERRY DR	LAKE PARK FL 33403 3317	418 BAYBERRY DR
36434220010630100	CASCADE FUNDING MORTGAGE TRUST	PHH MTG CORPORATION C/O	1661 WORTHINGTON RD STE 100	WEST PALM BEACH FL 33409 6417	426 BAYBERRY DR
36434220010630130	CAGE FREDRICK L SR	CAGE FREDRICK L SR TR	430 BAYBERRY DR	LAKE PARK FL 33403 3317	430 BAYBERRY DR
36434220010630160	SAUVEUR JEAN PIERRE &	SAUVEUR MARIE	444 BAYBERRY DR	LAKE PARK FL 33403 3317	444 BAYBERRY DR
36434220010630190	LAKE PARK TOWN OF		535 PARK AVE	WEST PALM BEACH FL 33403 2603	BAYBERRY DR
36434220010630200	DIXON RUDOLPH		454 BAYBERRY DR	LAKE PARK FL 33403 3317	454 BAYBERRY DR
36434220010630250	31ST AVE HOLDINGS LLC		6670 CHANDRA WAY	LAKE WORTH FL 33467 8709	459 SILVER BEACH RD
36434220010630290	LAKE PARK TOWN OF		535 PARK AVE	WEST PALM BEACH FL 33403 2603	SILVER BEACH RD
36434220010630310	HAYE CONROY		443 SILVER BEACH RD	LAKE PARK FL 33403 3324	443 SILVER BEACH RD
36434220010630321	SCHIBAR CLAUDE		2627 OKLAHOMA ST	WEST PALM BEACH FL 33406 4209	441 SILVER BEACH RD
36434220010630331	HERRING ELIZABETH		439 SILVER BEACH RD	LAKE PARK FL 33403 3324	439 SILVER BEACH RD
36434220010630332	KNIGHTON ULYSSES J &	KNIGHTON GAIL O	437 SILVER BEACH RD	LAKE PARK FL 33403 3324	437 SILVER BEACH RD
36434220010630341	FERNANDER JACQUELINE W		435 SILVER BEACH RD	LAKE PARK FL 33403 3324	435 SILVER BEACH RD

36434220010630351	LOCKHART KEMIA M &	HUDSON SARAH	231 HAWTHORNE DR	LAKE PARK FL 33403 2729	433 SILVER BEACH RD
36434220010630361	LEWIS FAITH		431 SILVER BEACH RD APT A	LAKE PARK FL 33403 3338	431 SILVER BEACH RD
36434220010630371	HALE JUANITA M	HALE JUANITA M TR	427 SILVER BEACH RD	LAKE PARK FL 33403 3324	427 SILVER BEACH RD
36434220010630372	CLAGETT ANTHONY &	GADSON LARISA	429 SILVER BEACH RD	LAKE PARK FL 33403 3324	429 SILVER BEACH RD
36434220010630390	DANIEL ROSENIE &	OTALUS LUCKNER	2525 WESTCHESTER DR	WEST PALM BEACH FL 33407 1309	423 SILVER BEACH RD
36434220010630410	DEUTSCHE BANK NATL TRUST CO	OCWEN LOAN SERVICING LLC C/O	1661 WORTHINGTON RD STE 100	WEST PALM BEACH FL 33409 6493	417 SILVER BEACH RD
36434220010630440	ASSURED PROPERTIES LLC		12333 COLONY PRESERVE DR	BOYNTON BEACH FL 33436 5807	405 SILVER BEACH RD 1
36434220010670010	MEARS LEE M &	MEARS KIZZIE D	300 BAYBERRY DR	LAKE PARK FL 33403 3425	300 BAYBERRY DR
36434220010670030	DORELUS MERILES &	DORELUS ST FLEUR AMONESE	308 BAYBERRY DR	LAKE PARK FL 33403 3425	308 BAYBERRY DR
36434220010670050	CAIN ROBIN L		314 BAYBERRY DR	LAKE PARK FL 33403 3425	314 BAYBERRY DR
36434220010670070	PARONETT RONALD J &	PARONETT ELIZABETH	320 BAYBERRY DR	LAKE PARK FL 33403 3425	320 BAYBERRY DR
36434220010670100	RAYMOND PIERRE &	RAYMOND LORRAINE	326 BAYBERRY DR	LAKE PARK FL 33403 3425	326 BAYBERRY DR
36434220010670130	STONE MARY J		332 BAYBERRY DR	LAKE PARK FL 33403 3425	332 BAYBERRY DR
36434220010670160	SOPHINOS ADAM LOUIS	SOPHINOS ADAM LOUIS TR	338 BAYBERRY DR	LAKE PARK FL 33403 3425	338 BAYBERRY DR
36434220010670190	HOSEY EDDIE JAMES &	HOSEY HATTIE	344 BAYBERRY DR	LAKE PARK FL 33403 3425	344 BAYBERRY DR
36434220010670220	RICHARDSON MARIE M &	RICHARDSON TALUIS	350 BAYBERRY DR	LAKE PARK FL 33403 3425	350 BAYBERRY DR
36434220010670250	CHERUBIN GERARD		105 4TH ST	LAKE PARK FL 33403 3311	105 4TH ST
36434220010670280	CIARLARIELLO BRUCE M		8365 BELIZE PL	WELLINGTON FL 33414 6447	345 SILVER BEACH RD
36434220010670310	CUNNINGHAM WALTER L &	CUNNINGHAM AUDRY B	309 SILVER BEACH RD	LAKE PARK FL 33403 3400	335 SILVER BEACH RD
36434220010670340	331 SILVER BEACH RD LLC		4115 NW 4TH ST	MIAMI FL 33126 5627	331 SILVER BEACH RD
36434220010670370	SUDANAGUNTA VENKATA RAMESH PRASAD &	SUDANAGUNTA VIJAYA LAKSHMI	4759 BYRON CIR	IRVING TX 75038 6319	327 SILVER BEACH RD 1
36434220010670400	DRY TODD WILSON		1060 CORAL WAY	RIVIERA BEACH FL 33404 2709	321 SILVER BEACH RD
36434220010670430	CUNNINGHAM WALTER SR &	CUNNINGHAM AUDREY	309 SILVER BEACH RD	LAKE PARK FL 33403 3400	311 SILVER BEACH RD A
36434220010670450	CUNNINGHAM WALTER L	CUNNINGHAM AUDREY	309 SILVER BEACH RD	LAKE PARK FL 33403 3400	308 SILVER BEACH RD A
36434220010710010	FABIEN FRANTZ		216 BAYBERRY DR	LAKE PARK FL 33403 3423	216 BAYBERRY DR
36434220010710031	BLANKENSHIP JILL L		337 CASCADE LN	RIVIERA BEACH FL 33404 5714	222 BAYBERRY DR
36434220010710051	GOODSON TAMBIA		228 BAYBERRY DR	LAKE PARK FL 33403 3423	228 BAYBERRY DR
36434220010710081	SIMMONDS MARIAN B		236 BAYBERRY DR	LAKE PARK FL 33403 3423	236 BAYBERRY DR
36434220010710110	LUNDY DORA M		242 BAYBERRY DR	LAKE PARK FL 33403 3423	242 BAYBERRY DR
36434220010710131	POWELL JAMES R		248 BAYBERRY DR	LAKE PARK FL 33403 3423	248 BAYBERRY DR
36434220010710161	JOHNSON DONALD P &	JOHNSON CHERYL A	256 BAYBERRY DR	LAKE PARK FL 33403 3423	256 BAYBERRY DR
36434220010710181	KENNEDY KEVIN V		601 SW HOFFENBERG AVE	PORT ST LUCIE FL 34953 7625	262 BAYBERRY DR
36434220010710211	MOSLEY STAN W		268 BAYBERRY DR	LAKE PARK FL 33403 3423	268 BAYBERRY DR
36434220010710240	8 PROP LLC		525 S FLAGLER DR STE 100	WEST PALM BEACH FL 33401 5932	274 BAYBERRY DR 1
36434220010710260	269 SILVER BEACH ROAD LLC		550 OKEECHOBEE BLVD APT 1818	WEST PALM BEACH FL 33401 6342	269 SILVER BEACH RD
36434220010710290	SPENCER BILLY S		491 W 31ST ST	WEST PALM BEACH FL 33404 3717	261 SILVER BEACH RD
36434220010710320	EDWARDS TIWANDA R		259 SILVER BEACH RD # 1000	LAKE PARK FL 33403 3426	259 SILVER BEACH RD
36434220010710340	DORSAINVIL ALINE BLANC		552 BIG SIOUX CT	KISSIMMEE FL 34759 5927	253 SILVER BEACH RD 1
36434220010710361	MRM BROADWAY LLC		PO BOX 530058	LAKE PARK FL 33403 8900	247 SILVER BEACH RD
36434220010710390	PIERRE DAINES EST		241 SILVER BEACH RD	LAKE PARK FL 33403 3426	241 SILVER BEACH RD
36434220010710411	ST CYR MARVEN		235 SILVER BEACH RD	LAKE PARK FL 33403 3426	235 SILVER BEACH RD
36434220010710440	LAKE JAMAL		227 SILVER BEACH RD	LAKE PARK FL 33403 3426	227 SILVER BEACH RD
36434220010710461	AUGUSTE PATSY &	AUGUSTE WINDEL	221 SILVER BEACH RD	LAKE PARK FL 33403 3426	221 SILVER BEACH RD
36434220010710490	MARINE DANIEL J		1285 SW 24TH AVE	FORT LAUDERDALE FL 33312 4066	215 SILVER BEACH RD
36434220010710510	SILVER BEACH LLC		513 US HIGHWAY 1 STE 111	N PALM BEACH FL 33408 4905	205 SILVER BEACH RD
36434220010710540	ALEXIS RENOLD &	NELSON MARIE	112 2ND ST	LAKE PARK FL 33403 3540	112 2ND ST
36434220010710570	GAY FRANCS &	GAY GINA	118 2ND ST	LAKE PARK FL 33403 3540	118 2ND ST
36434220011270010	LAKE PARK TOWN OF		535 PARK AVE	WEST PALM BEACH FL 33403 2603	311 7TH ST

Exhibit 4
Lake Park Finding of Necessity 2023



John D'Agostino
Executive Director

September 27, 2023

Verdenia C. Baker
Palm Beach County Administrator
301 North Olive Avenue
11th Floor
West Palm Beach, FL 33401

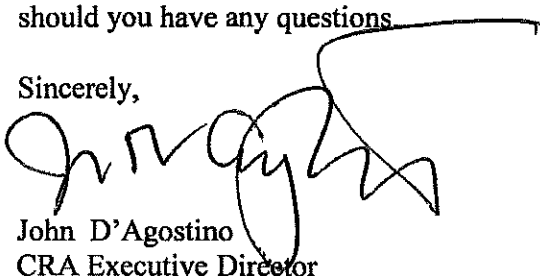
Dear Ms. Baker:

On September 20, 2023, the Lake Park Town Commission adopted Resolution No. 38-05-23, determining that blight, as defined in Chapter 163.340, Florida Statutes, is present in certain areas of the Town of Lake Park. This Resolution provides for the approval of a Finding of Necessity, as required by Chapter 163, Part III of the Florida Statutes. The intent of this Finding of Necessity is to amend the boundaries of the Lake Park Community Redevelopment Area (CRA) to implement the provisions of Chapter 163 in the expanded CRA to enhance the effectiveness of the investments that the taxing authorities have made into the Lake Park CRA and to provide for additional, future tax base growth.

We respectfully request that the Board of County Commissioners of Palm Beach County, Florida, consider similar action approving the recommendations of the Town Commission and approve the Finding of Necessity and the expansion of boundaries of the Lake Park CRA, subject to mutually agreed on provisions by the Town and the County.

Please advise at your earliest convenience of the meeting date. Please do not hesitate to reach out should you have any questions.

Sincerely,



John D'Agostino
CRA Executive Director
Town of Lake Park

Enclosures: Resolution No. 38-05-23
Finding of Necessity Report

535 Park Avenue, Lake Park, FL 33403
561-881-3300 (P) * 561-881-3314 (F) www.lakeparkflorida.gov

RESOLUTION 38-05-23

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, PROVIDING FOR A FINDING OF NECESSITY AND DETERMINING THE EXISTENCE OF TWO OR MORE CONDITIONS IN A CERTAIN AREA OF THE TOWN OF LAKE PARK THAT MEET THE CRITERIA DESCRIBED IN SECTION 163.340 (8), FLORIDA STATUTES; PROVIDING FOR THE ACCEPTANCE, APPROVAL AND ADOPTION OF THE TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY'S FINDING OF NECESSITY STUDY; FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AREA UNDER THE PROVISIONS OF CHAPTER 163, PART 111, OF THE FLORIDA STATUTES.

WHEREAS, Chapter 163, Part III, Florida Statutes, has defined and provided for the conduct of redevelopment activities within municipalities and counties; and

WHEREAS, the Town Commission adopted Resolution No 14-1996 on April 3, 1996, finding the existence of blight conditions in that area of the Town of Lake Park, known as the Lake Park Community Redevelopment Area, as more particularly described in that resolution, and established the Community Redevelopment Agency (CRA) for that area; and

WHEREAS, by adoption of Resolution 65-1996, the Lake Park Community Redevelopment Area Plan was approved by the Town Commission on November 20, 1996 (the "1996 Plan"); and

WHEREAS, by adoption of Resolution R-96-1852 on November 6, 1996, the Palm Beach County Board of County Commissioners approved the 1996 plan; and

WHEREAS, the Town Commission adopted an updated and amended version of the 1996 plan as contemplated by Part III, Chapter 163, Florida Statutes, pursuant to Resolution -10-02-10 (the "2010 Plan"); and

WHEREAS, an updated and amended version of the 2010 Plan (the "Plan Update"), has been prepared which updates the 2010 Plan and addresses the redevelopment needs in the Community Redevelopment Area; and

WHEREAS, the Community Redevelopment Agency on May 6, 2022, approved the Plan Update and recommended it to the City Commission; and

WHEREAS, by adoption of Resolution 36-06-22 on June 1, 2022, the Town Commission approved the Plan Update and transmitted it to the Palm Beach County Board of County Commissioners; and

WHEREAS, the Palm Beach County Board of County Commissioners accepted, approved and filed the Plan Update at its January 24, 2023 Board of County Commissioners Meeting; and WHEREAS, the Town of Lake Park Community Redevelopment Agency authorized the completion of a Finding of Necessity Study pursuant to Chapter 163, Part III, Florida Statutes to evaluate the presence of blighted areas that are contiguous to the current redevelopment area boundaries; and

WHEREAS, the Town of Lake Park retained Business Flare, LLC to prepare a Finding of Necessity Study; and

WHEREAS, in accordance with Section 163.355, of the Florida Statutes, this Resolution is supported by data and analysis gathered and presented to the Town of Lake Park Community Redevelopment Agency Board of Commissioners on March 15, 2023; and

WHEREAS, there exists in the Town of Lake Park, within the study area of the Finding of Necessity Study, conditions of blight as identified in Chapter 163, Part III, Florida Statutes; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, does hereby find that more than two conditions of blight, as defined in Chapter 163.340 (8), Florida Statutes, exist in the study area.

Section 1. The Town Commission hereby approves the Finding of Necessity for the additional CRA Expansion Areas; transmits the Plan Update to the Board of County Commissioners of Palm Beach County, Florida; and authorizes and directs the Town staff to proceed with the implementation of the Expansion Areas into the CRA Master Plan.

Section 2. The Finding of Necessity Report, a copy of which is attached hereto and incorporated herein as Exhibit "A", is hereby approved.

Section 3. Effective Date. Pursuant to Section 163.40 Florida Statutes, the effective date of shall be the date the Finding of Necessity is approved by the Board of County Commissioners of Palm Beach County.

The foregoing Resolution was offered by Board Member Thomas, who moved its adoption. The motion was seconded by Board Member Rodriguez and upon being put to a roll call vote, the vote was as follows:

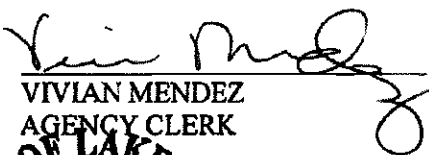

	AYE	NAY
CHAIR ROGER D. MICHAUD	<u>/</u>	<u>—</u>
VICE-CHAIR KIMBERLY GLAS-CASTRO	<u>/</u>	<u>—</u>
BOARD MEMBER JOHN LINDEN	<u>/</u>	<u>—</u>
BOARD MEMBER CARMEN RODRIGUEZ	<u>/</u>	<u>—</u>
BOARD MEMBER HENRY STARK	<u>/</u>	<u>—</u>
BOARD MEMBER MARY BETH TAYLOR	<u>/</u>	<u>—</u>
BOARD MEMBER JUDITH E. THOMAS	<u>/</u>	<u>—</u>

The Community Redevelopment Agency thereupon declared the foregoing Resolution 38-05-23 duly passed and adopted this 20 day of September, 2023.

TOWN OF LAKE PARK, FLORIDA

BY: 
ROGER D. MICHAUD
CHAIR

ATTEST:


VIVIAN MENDEZ
AGENCY CLERK

TOWN OF LAKE PARK
(TOWN SEAL)
SEAL
FLORIDA

Approved as to form and legal sufficiency:

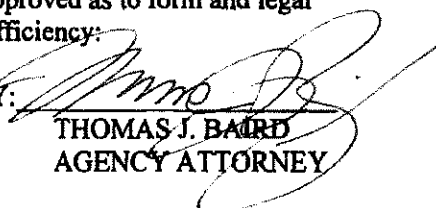
BY: 
THOMAS J. BAIRD
AGENCY ATTORNEY

EXHIBIT "A"

Finding of Necessity Report

2022 FINDING OF NECESSITY - CRA EXPANSION

Lake Park Community Redevelopment Agency

Town of Lake Park, Palm Beach County, Florida



Prepared for

Lake Park Community Redevelopment Agency

Prepared by

BusinessFlare®

September 30, 2022

Updated August 2023



Acknowledgements

The Lake Park Community Redevelopment Agency (CRA) professional staff and its expert redevelopment consultants, BusinessFlare® collaborated on this statutorily required report.

The Lake Park CRA is grateful to the many persons who participated in discussions during the Lake Park CRA Master Plan Update 2022 project, which lead to this report.

CRA Board

Michael O'Rourke, Chair

Kimberly Glas-Castro, Vice-Chair

John Linden, Board Member

Roger Michaud, Board Member

Mary Beth Taylor, Board Member

Dr. Henry Stark, Board Member

CRA Executive Director

John O. D'Agostino

Community Development Director

Nadia DiTommaso

Town Planners

Anders R. Viane

Karen J. Golonka

Consultants

BusinessFlare®

Kevin Crowder, CECd, Founder

Camilo Lopez, Planner, Strategic Economic Designer

Alicia Alleyne, Associate, Real Estate Professional

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Executive Summary

The Town of Lake Park has implemented steps to conduct a Finding of Necessity for an expansion of the Lake Park Community Redevelopment Area (Lake Park CRA) created in 1996. The Town of Lake Park has had notable success with the Lake Park CRA. The Town desires to reach its full revitalization and economic potential by incorporating certain opportunity areas into the district.

The proposed expansion areas can realize long-term economic rebirth and contribute to a vibrant, enriched placemaking identity. The proposed expansion areas will benefit from the public and private investments a CRA designation generates, as well as potential property value increases. This report demonstrates why the Town of Lake Park and the Lake Park CRA now find it necessary to expand its district to include these areas. It explains how to designate an area as a CRA and how to implement redevelopment.

A Community Redevelopment Area is a government affiliate fiduciary district detailed in Florida Statutes Chapter 163. Under Section 163.355, a Finding of Necessity is a statutorily required to prioritize area(s) that require significant redevelopment efforts and alternative financing mechanisms. It requires an assessment of slum and blight as a precursor to designation. A Finding of Necessity must be supported by evidentiary data and thorough analysis of impaired conditions.

The Lake Park Community Redevelopment Agency (CRA) desires for all its residents to reach their full potential through deserved revitalization and economic growth through the proffered expansion. Over the last decade, many areas of Lake Park have rebounded effectively from the 2008 recession and recently from the 2020 pandemic. Yet, in keeping with past Florida cycles of redevelopment, certain neighborhoods have had more challenges and have not organically responded to shorter term economic rebounds led by venture capital and real estate market flips.

Without intervention now, slum and blighted areas impose onerous burdens onto the community, decrease the tax base, and constitute safety and public health menaces to the welfare of residents. Residents and small business owners are limited by rising investment rates and inflation, construction materials increases, wacky supply chain logistics, and labor shortages. Moreover, the expansion area has had longstanding barriers to equity investment. All these situations affect the output, success, and advancement in Lake Park.

The ability to create long term good will in Lake Park's asset base is rooted in uncovering and exposing feasible investment advantages in the expansion areas. These areas are often intuitively understood and realized by long-term residents and businesses as having deep intrinsic value. But areas with slum and blight conditions are rejected by U.S. institutional investors who determine worth through book value, risk level, and the goal to produce benefit above the going market rate of investment return.

Through dedicated efforts including the recent Lake Park CRA Master Plan Update and downtown land development regulation changes, the Town of Lake Park and its CRA staff have diligently prepared for this finding of necessity so all residents can experience revitalization and success.

Proposed Expansion Areas

The proposed expansion areas ("Study Area") are approximately 67 acres, and is more specifically defined as:

(1) 10th Court (26 acres)

Northern edge of the existing CRA boundary, bounded by Northern Drive on the south, Northlake Boulevard on the north, FEC right-of-way on the west, and W Road on the east. This area is generally of commercial character with some residential on the eastern edge.

(2) Silver Beach Road (41 acres)

Southern edge of the existing CRA boundary, bounded by 7th Street on the west, Federal Highway/ US1 on the east, and Bayberry Drive on the north. This area also includes Bert Bostrom Park, and it is generally of residential character.

Legal Requirements

Under Florida Statutes Section 163.340, the requirements of a Finding of Necessity are outlined. The below analysis follows this outline to examine the needed criteria and provides a final recommendation regarding a determination that a state of slum and blight exists.

Slum Determination Chapter 163.340 (7), Florida Statutes (1 must be present)

(7) "Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- (c) The existence of conditions that endanger life or property by fire or other causes.

Blight Determination Chapter 163.340 (8), Florida Statutes (2 must be present)

(8) "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or

more of the following factors are present (the proposed expansion areas for Lake Park CRA meets at least four or more of the following factors, see requirements table below):

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- (d) Unsanitary or unsafe conditions.
- (e) Deterioration of site or other improvements.
- (f) Inadequate and outdated building density patterns.
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- (h) Tax or special assessment delinquency exceeding the fair value of the land.
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

The table on the following page highlights the qualifying “blight” criteria present in the proposed expansion areas.

Proposed Expansion Areas of the Lake Park CRA Requirements Table

Requirements for CRA Expansion (General)	Criteria Found in Proposed Expansion Areas of the Lake Park CRA
Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	10th Court presents inadequate parking facilities and street layout with large, underutilized parking lots, back in parking into a major thoroughfare, and 5-point intersection. Silver Beach Road presents inadequate parking on swale areas.
Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.	10th Court and Silver Beach Road real property shows a stagnant position regarding any increase on assessed values. It fails to show any appreciable increase compared to other areas.
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	10th Court suburban shopping plaza shows a faulty layout with large parking lot in front and large, big box building (mostly vacant) on the rear. Its usefulness is underutilized as a potential mixed-use redevelopment project with sidewalk activity and better parking solutions. This site is a "gateway" site to the community.
Unsanitary or unsafe conditions.	10th Court shows unsanitary and unsafe conditions with trash dumpsters in plain view, not asphalted areas, holes in asphalt, cracked sidewalks, and overhead power lines. While Silver Beach Road shows trash on swale areas, and expose trash dumpsters, giving the impression of a deteriorating environment.
Deterioration of site or other improvements.	10th Court shows a large amount of inadequate and outdated buildings.
Falling lease rates per square foot of office, commercial, or industrial space	The northern expansion area has experienced some negative absorption of retail space, compared to significant

compared to the remainder of the county or municipality.

positive absorption in the rest of the County. Compared to the rest of the Town and County, office and industrial space in the northern expansion area has a higher vacancy rate (13.4% for office compared to 3.6% in the Town and 8.6% in the County, and 6.2% for industrial compared to 0.5% in the Town and 3.5% in the County.

Residential vacancy in the southern expansion area is 3.8% compared to countywide multifamily vacancy of 6.8% according to CoStar. Retail rates in the southern expansion area are \$21.53 per square foot compared to \$24.51 in the rest of the Town and \$32.3 in the County.

Conclusion

This firm has conducted research in a professional manner following previous and widely accepted data accepted methodologies. This document includes information for each item listed here with visual, descriptive, and/or research-based information that supports the finding of slum and blight.

In addition to data analysis, physical site visits were conducted to testify that there is a sworn presence of blight as defined by Florida Statutes Chapter 163 in the proposed expansion areas of the Lake Park CRA.

This Finding of Necessity provides conclusive evidence that if left unattended, the blighted areas will undoubtedly persist. Given recent unfavorable economic outlooks, these conditions may worsen. They will consume additional resources while reducing the local tax base. The presence of slum and blight conditions are an economic and social liability to the Town of Lake Park and Palm Beach County.

Introduction

Town of Lake Park

Lake Park was incorporated in 1923 on land developed by the president of Waldorf Systems, Inc., Harry Seymour Kelsey. In its early years the town was conceived as Kelsey City a resort mecca and winter playground. Kelsey called the famous Olmsted brothers (landscape architects) and Dr. John Nolan to plan and design what would become the first zoned municipality south of Washington D.C. The Olmsted brothers were decedents of Frederick Law Olmsted the father of American landscape architecture and the designer of New York City's Central Park.

In 1923, electric lights were installed along the streets and the Town was formally incorporated. During this period, Kelsey City attracted nationwide attention as a revolutionary town per its design, which led to unprecedented activity and continued growth. Then, the land boom began to slow at the end of 1925, leading to a decline in the local real estate. The 1928 hurricane caused extensive damage that it was decades before Kelsey City was able to recover. By the late 1930s the Works Progress Administration (WPA) had paved roads in the town and 80% of the property had been purchased by the Tesdem Company, headed by Sir Harry Oakes, a millionaire who planned to create an exclusive residential community.

In 1939 the local garden club petitioned the state to change the town's name to Lake Park. They also persuaded the local government to change the existing numbered street names to flowers, plants, shrubs, and trees, which remained today. World War II led to an influx of military personnel and their families in the area.

Today, Lake Park is home to nearly 9,000 residents and hundreds of businesses ranging from retail to manufacturing to restaurants and boasts an eclectic downtown arts district and a popular marina. The Town will soon be home to a high-rise waterfront building featuring condominiums with unparalleled views and ground floor restaurants that will serve as destination dining establishments for the public.

The Town through this *Finding of Necessity* seeks to move forward with the expansion of their CRA boundary located in the downtown to attract investment and bring it back to its glorious days. This report will showcase that the existing conditions of these areas shows disinvestment and blighted conditions that need to be remediated.

Study Areas / CRA Boundaries

The proposed expansion areas ("Study Area") is approximately 67 acres, and is generally defined as:

(1) 10th Court (26 acres)

This area is physically defined as the northern edge of the existing CRA boundary, bounded by Northern Drive on the south, Northlake Boulevard on the north, FEC right-of-

way on the west, and W Road on the east. This area is generally of commercial character with some residential on the eastern edge.

Zoning designations within this area: C1 - Business District

C1B - Neighborhood Commercial District

C2 - Business District

C4 - Business District

NBOZ - Overlay

FLUM designations within this area: Commercial

(2) Silver Beach Road (41 acres)

This area is physically defined southern edge of the existing CRA boundary, bounded by 7th Street on the west, Federal Highway/ US1 on the east, and Bayberry Drive on the north. This area also includes Bert Bostrom Park, and it is generally of residential character.

Zoning designations within this area: R1 - Single Family Residence District

R2 - Multiple Family Residence District

P - Public District

FLUM designations within this area: Single Family Residence District

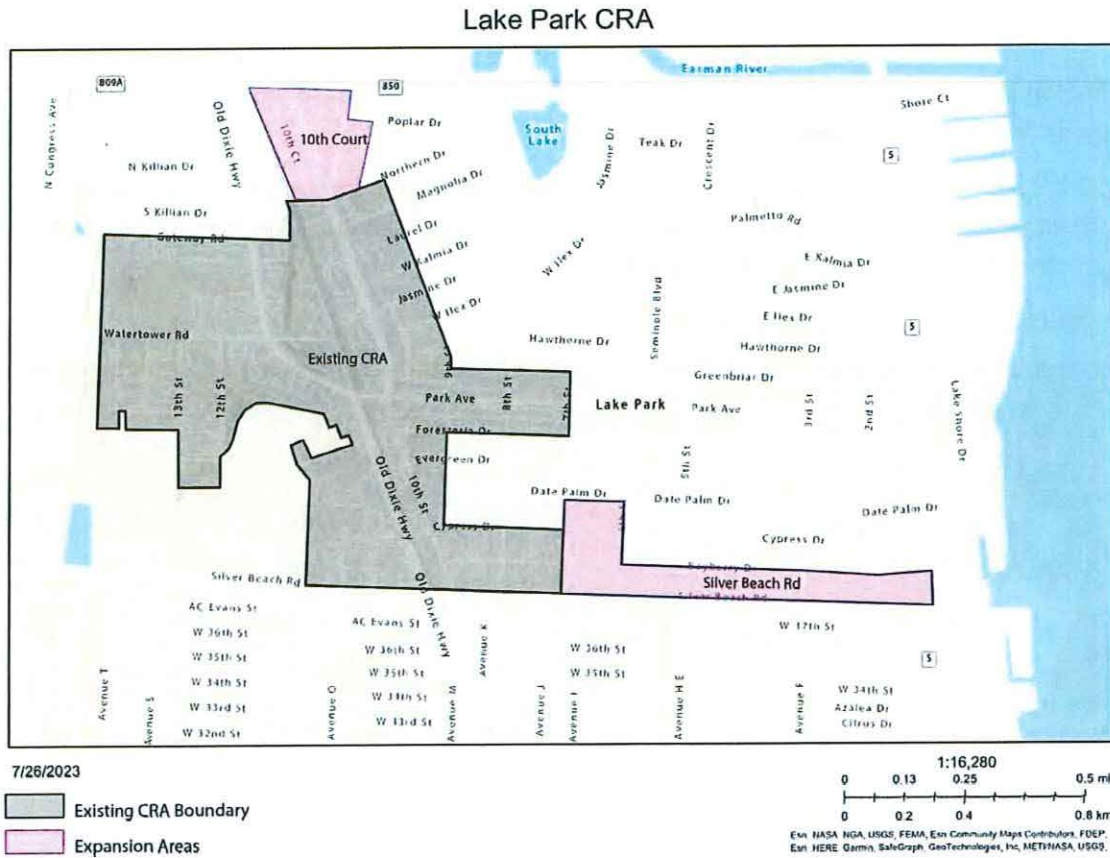
Public Buildings & Grounds

Lake Park Economic Conditions

	Lake Park Study Area	County
Median Household Income	\$31,705	\$65,015
Residents Below the Poverty Line	27.1%	12.2%

Lake Park's general population and in the proposed area is more diverse than Palm Beach County and USA. The median household income in the proposed expansion areas is below the County median income. The percentage of residents below the poverty line is double that of the County. Over a quarter of the expansion area residents are impoverished

Map of Existing Lake Park CRA and Proposed Expansion Areas



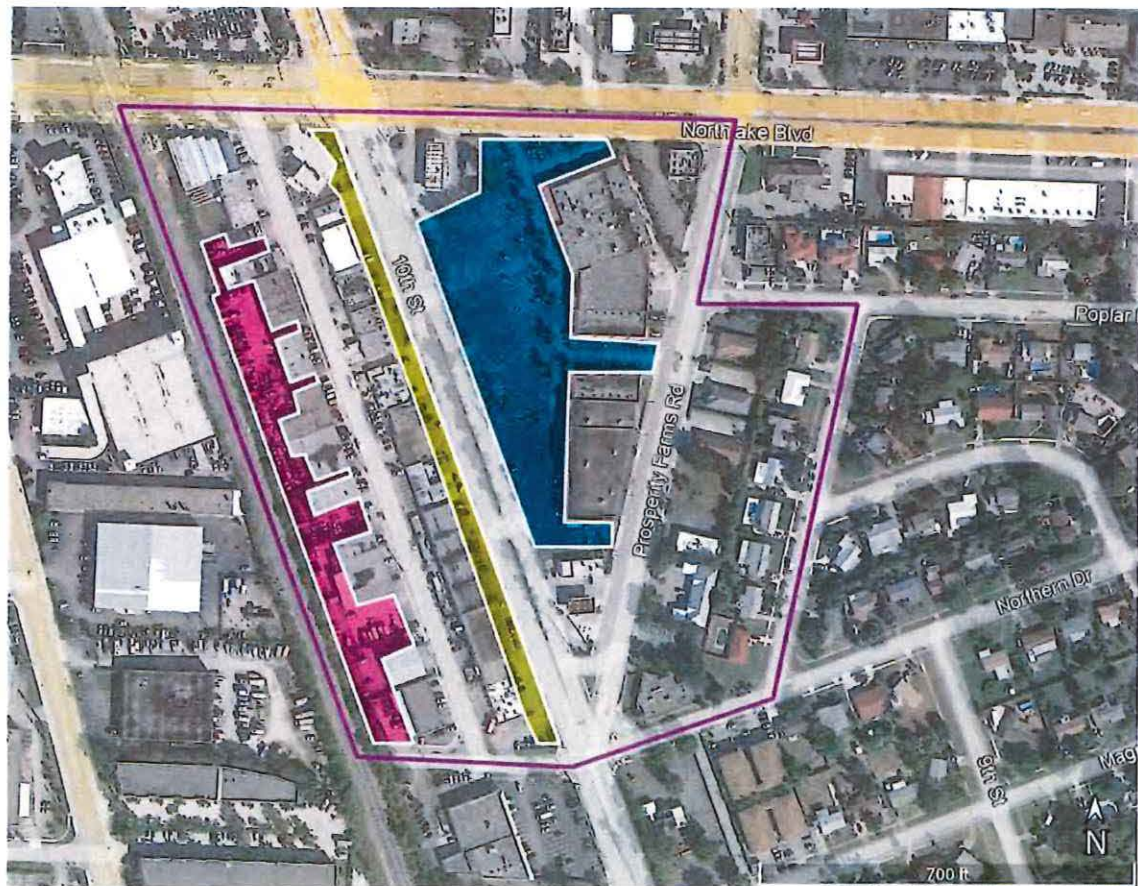
Finding of Necessity

Street Layout, Parking Facilities, and Roadways

Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.

10th Court presents inadequate parking facilities and street layout with large, underutilized parking lots, back in parking into a major thoroughfare, and 5-point intersection. Silver Beach Road presents inadequate parking on swale areas.

10th Court Inadequate Parking Facilities



- 10th Court Expansion Area (26 Acres)
- Inadequate Parking Facilities - Large Underutilized Parking Lot (3.5 Acres or 13.5% of the Study Area)
- Inadequate Parking Facilities - Back-In Parking to Major Roadway
- Inadequate Parking Facilities - Other Inappropriate Parking Cluttered



Photo: Unsafe Back-In Parking on 10th Street



Photo: Inadequate parking along 10th Street. Obstructing sidewalk walkability.



Photo: Underutilized Parking Lot on 10th Street; Flood risk.



Photo: 5-Point Intersection on 10th Street



Photo: 10th Court inadequate public transportation facilities



Photo: Silver Beach Rd - inadequate public transportation facilities



Photo: Silver Beach - parking on swale areas



Photo: Silver Beach inadequate public transportation facilities

Faulty Lot Layout

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

10th Court suburban shopping plaza shows a faulty layout with a large parking lot in front and large, big box building (mostly vacant) on the rear. Its usefulness is underutilized as a potential mixed-use redevelopment project with sidewalk activity and better parking solutions. This site is a "gateway" site to the community.

10th Court Faulty lot layout in relation to size, adequacy, and usefulness.





- 10th Court Expansion Area (26 Acres)
- Untapped Potential



Photo: Underutilized parking facility.



Photo: Underutilized parking facility.



Photo: Faulty lot layout. Blank wall facing main street with no use zone adjacent to sidewalk.



Photo: Faulty lot layout. Missing internal connections.

Unsanitary or Unsafe Conditions

Unsanitary or unsafe conditions.

10th Court has unsanitary and unsafe conditions with trash dumpsters in plain view, not asphalted areas, holes in asphalt, cracked sidewalks, and overhead power lines. Silver Beach Road experiences trash on swale areas, and exposed trash dumpsters, giving the impression of a deteriorating environment.



Photo: 10th Court holes in asphalt and cracked sidewalk showed unsafe conditions



Photo: 10th Court cracked sidewalk showed unsafe conditions



Photo: 10th Court electrical lines unsafe conditions



Photo: 10th Court exposed dumpsters unsanitary conditions



Photo: 10th Court exposed dumpsters unsanitary conditions and blank walls facing street.



Photo: Broken glass unsafe conditions.



Photo: 10th Court exposed dumpsters unsanitary conditions



Photo: Dilapidated building structures.



Photo: Silver Beach exposed dumpsters unsanitary conditions



Photo: Silver Beach exposed trash unsanitary conditions



Photo: Silver Beach exposed dumpsters unsanitary conditions

Deterioration of Site or Other Improvements

10th Court shows a large amount of inadequate and outdated buildings.



Photo: 10th Court obsolete and outdated building facade facing Prosperity Farms Road - In addition to inadequate ventilation and light.



Photo: 10th Court deterioration of site improvements



Photo: 10th Court deterioration of site improvements/ outdated building



Photo: Silver Beach outdated residential/ housing building



Photo: Silver Beach deterioration of site improvements



Photo: Silver Beach inadequate and outdated building at Bostrom Park



Photo: Silver Beach inadequate and outdated building at Bostrom Park



Photo: Silver Beach signs of blighted conditions.

Crime and Emergency Calls for Service

Crime and emergency service calls are high in both expansion areas.

Northern Expansion Area

Calls for Service Description	2019	2020	2021	2022	2023 ytd	Total
HIT & RUN W/INJURIES	---	---	---	---	---	1
HIT AND RUN	4	4	---	2	---	16
MOTOR VEH CRASH	13	14	18	13	10	82
MOTOR VEHICLE CRASH UNKNOWN INJURIES	2	---	1	---	---	4
MOTOR VEHICLE CRASH WITH INJURIES	---	1	1	2	---	5
MOTOR VEHICLE CRASH - WITH INJURIES	---	---	---	---	---	4
Grand Total	19	19	20	17	10	112
All Emergency Service Calls - North	699	875	584	501	264	3,475

Southern Expansion Area

Calls for Service Description	2019	2020	2021	2022	2023 ytd	Total
HIT & RUN W/INJURIES	---	---	---	---	1	1
HIT AND RUN	1	1	2	---	1	7
HOMICIDE - VEHICLE HOMICIDE	---	---	---	---	---	1
MOTOR VEH CRASH	10	2	10	9	5	46
MOTOR VEHICLE CRASH DEPT VEH INVOLVED	---	---	1	---	---	1
MOTOR VEHICLE CRASH UNKNOWN INJURIES	---	1	3	2	---	6
MOTOR VEHICLE CRASH WITH INJURIES	1	1	2	4	2	11
MOTOR VEHICLE CRASH - WITH INJURIES	---	---	---	---	---	3
Grand Total	12	5	18	15	9	76
All Emergency Service Calls - South	1,121	1,573	1,350	1,146	676	7,064

Property Taxes

Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions. 10th Court and Silver Beach Road real property shows a stagnant position in regards to any increase on assessed values. It fails to show any appreciable increase compared to other areas.

The current taxable value of the northern expansion area is \$26,117,236, and the southern expansion area has a taxable value of \$19,482,980. The impact from the growth of this area without redevelopment is limited and represents only between \$12,000 to \$14,000 annually in town and county property taxes. Should the CRA attract redevelopment to the key parcel, this can result in additional Tax Increment Revenue of almost \$200,000 annually, which would be realized by the taxing authorities upon the CRA's sunset.

The following projections are based on updated 2023 preliminary taxable values and the proposed millage rates for the taxing jurisdictions. Growth is based on 3% per year.

	Current Contributions		North Expansion		South Expansion	
	City	County	City	County	City	County
2023	1,162,739	631,382	139,659	117,528	104,183	87,673
2024	1,197,621	650,323	143,849	121,053	107,309	90,303
2025	1,233,550	669,833	148,165	124,685	110,528	93,012
2026	1,270,556	689,928	152,609	128,426	113,844	95,803
2027	1,308,673	710,626	157,188	132,278	117,259	98,677
2028	1,347,933	731,945	161,903	136,247	120,777	101,637
2029	1,388,371	753,903	166,761	140,334	124,400	104,686
2030	1,430,022	776,520	171,763	144,544	128,132	107,827
2031	1,472,923	799,816	176,916	148,880	131,976	111,062
2032	1,517,111	823,810	182,224	153,347	135,935	114,394
2033	1,562,624	848,525	187,690	157,947	140,013	117,825
2034	1,609,503	873,980	193,321	162,686	144,214	121,360
2035	1,657,788	900,200	199,121	167,566	148,540	125,001
2036	1,707,521	927,206	205,094	172,593	152,996	128,751
2037	1,758,747	955,022	211,247	177,771	157,586	132,614
2038	1,811,509	983,673	217,585	183,104	162,314	136,592
2039	1,865,855	1,013,183	224,112	188,597	167,183	140,690

Conclusion

Summary of Recommendations

In accordance with Florida Statutes, BusinessFlare® LLC completed a comprehensive analysis of conditions within the Town of Lake Park and determined that the redevelopment of the community proposed expansion areas is necessary to ensure the safety and economic welfare of its residents. The findings are documented throughout this report. The proposed expansion areas for the Lake Park CRA meet and exceed the threshold criteria of "blight".

Next Steps

BusinessFlare® LLC recommends that the Town of Lake Park Commission adopt the *Finding of Necessity* by resolution. The Town must give proper notice for the public hearing and inform all other taxing authorities of their desire to approve the findings 15 days prior to the actual adoption of the report. Next, the Finding of Necessity must be approved by the Palm Beach County Commission. During this process, the Town will complete an amendment to the CRA Master Plan to incorporate the new expansion areas. Once both the Finding of necessity and CRA Plan have been approved and updated, the CRA will include the expansion areas as eligible areas for the Redevelopment Trust Fund for purposes of funding projects within the Town of Lake CRA.

Additional Information

The following systems, reports and data were utilized in the development of this finding of necessity and are available upon request.

ArcGIS Online

ESRI Business Analyst

CoStar

LoopNet

Microsoft Access

Palm Beach Property Appraiser

Building Code Violations (Town of Lake Park)

Code Violations (Town of Lake Park)

Fire/Emergency Service Calls (Town of Lake Park)

Crime Statistics (Town of Lake Park)

Exhibit 5

Lake Park Community Redevelopment Master Plan 2022

Lake Park Community Redevelopment Master Plan 2022



This plan was created by

CRA Board:

Michael O'Rourke, Chair
Kimberly Glas-Castro, Vice-Chair
John Linden, Board Member
Roger Michaud, Board Member
Mary Beth Taylor, Board Member
Dr. Henry Stark, Board Member

Executive Director:

John O. D'Agostino

Community Development Director:

Nadia DiTommaso

Planners:

Anders R. Viane
Karen J. Golonka

Special thanks;

*The Lake Park stakeholders and residents
who provided their support and
contributed to the development of this
redevelopment plan.*

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Design



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Roadmap to the Lake Park CRA



The creation and adoption of the Community Redevelopment Plan is a critical step to improve the economic conditions and quality of life of its residents, business owners, and stakeholders, as the Plan is a guiding document that provides a toolkit for implementation.

INTRODUCTION

The Lake Park Community Redevelopment Plan will help Town leaders, the business community, non-profit organizations, and residents, ensure that change in Lake Park redevelopment area diversifies the neighborhood's economy, increases employment opportunities, improves the health of residents, improves homeownership and housing conditions, and upgrades the quality of life.

THE REDEVELOPMENT PLAN CONCEPT

The Redevelopment Plan is designed to identify the main strategies, goals, program initiatives, and key catalytic projects recommended to be implemented within the Lake Park Community Redevelopment Area. We must emphasize that the purpose of this area's redevelopment plan is to strengthen the Lake Park community and its residents, add vitality to its commercial corridors, reinvigorate its aging structures, and personify the strong sense of pride in this historic community. The outlined implementation projects and programs are not intended to promote gentrification or wholesale removal of existing elements of the area.

FINANCIAL SUMMARY

It is vital that in implementing projects and programs, the CRA should continue to review the area's conditions, the needs of its residents and property owners regularly to create and establish effective, positive, and cost-efficient projects and programs.

REDEVELOPMENT GOALS

- + Economic Development
- + Housing and Residential Life
- + Public Improvements and Infrastructure
- + Transportation, Transit, and Parking
- + Redevelopment Support

REDEVELOPMENT PROGRAM INITIATIVES & PROJECTS

Railside Site – TOD / P3 / Mixed-Use Development
Old Dixie/FEC Crossover
Industrial Septic to Sewer
Park Avenue and 10th Street
Watertower and Old Dixie Industrial Opportunity Sites
Park Avenue Extension
Downtown Residential
Parking Management
Potential CRA Expansion

HOW TO READ THIS DOCUMENT

Executive Summary

This section provides a summary of the plan concept, financial summary, plan organization, and boundary map.

Authority to Undertake Redevelopment

This section provides a checklist of the Chapter 163 Part III of the Florida Statutes with statutory requirements of the Community Redevelopment Act

Background

This section provides a summary of the existing conditions (physical assessment), economic market conditions, and recent public and stakeholder input.

Redevelopment Goals

This section introduces redevelopment goals and provides an assessment of residential neighborhood impact.

Redevelopment Goals

This section itemizes future Lake Park CRA redevelopment initiatives and potential redevelopment projects. This section gives the Agency the legislative authority to carry out programs.

Financial Projections

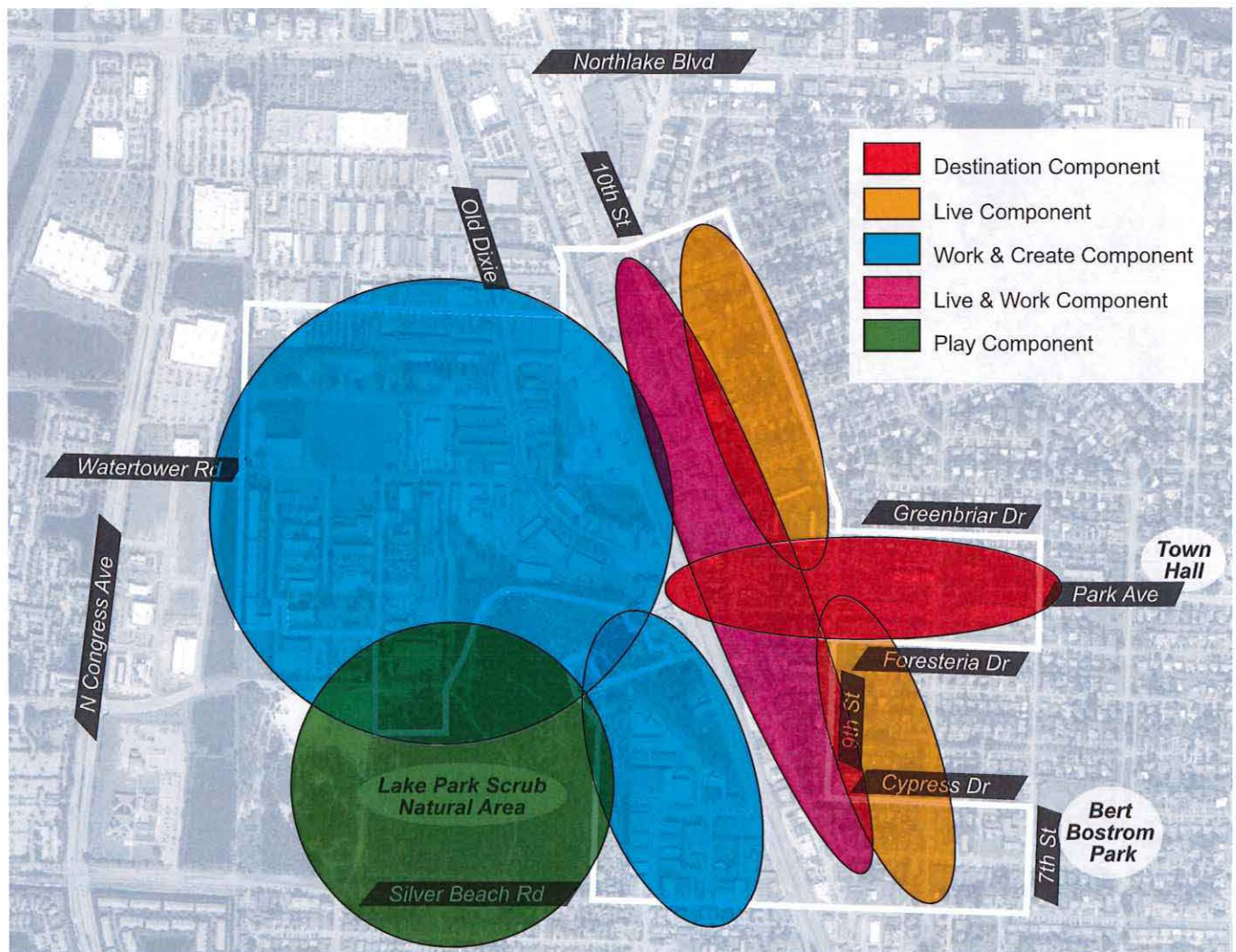
This section contains financial projections, plan cost, and implementation timeline.

CRA BOUNDARY MAP



REDEVELOPMENT CONCEPT DIAGRAM

The redevelopment concept diagram for Lake Park CRA is based off a circular economy model which involves the creation of zones guided by lifestyle components that keep dollars within the community. These components and/or type of places include, live, work, create, and play.



Chapter 163 Checklist

FLORIDA STATUTES

In accordance with 163.362 Florida Statutes, the Community Redevelopment Plan must include the elements described below. The following section includes language from the statute shown in italic type, with a brief response to each element in normal type

- ☒ 1) *Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.*

A legal description of the boundaries of the Lake Park CRA is included as an exhibit to the Plan.

- ☒ 2) *Show by diagram and in general terms: (a) The approximate amount of open space to be provided and the street layout. (b) Limitations on the type, size, height, number, and proposed use of buildings. (c) The approximate number of dwelling units. (d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.*

Maps of the Lake Park CRA and a general description of the existing physical and regulatory conditions are included in the Existing Conditions and Market Assessment. The area within the Lake Park CRA remains subject to the Town's Comprehensive Plan and zoning regulations, which stipulate limits on locations, sizes, height, etc. of dwelling units, streets, and park and recreation areas, among other things.

- ☒ 3) *If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.*

- ☒ 4) *Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.*

The Project section includes recommended capital projects for collaboration. The Financial Projections section includes revenue and expense projections. Specific public capital projects are identified in these projections. Publicly funded projects will be evaluated on an ongoing basis.

- ☒ 5) *Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan. Specific programs and expenditures must be enumerated in the Plan in order for the CRA to have the authority to undertake them. CRA activities are overseen by a Board of Commissioners that meets periodically in public session to review and monitor all CRA activities.*

Refer to Redevelopment Initiatives and Financial Projections for a description of both general and specific programs.

- ☒ 6) *Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.*

Regulatory and zoning authority within the CRA is governed by the Town. Any recommendations regarding regulatory amendments and design guidelines to assist with redevelopment efforts must be implemented by Town Staff and Commission

- ☒ 7) *Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.*

The Redevelopment Goals and Neighborhood Impact section includes a discussion of neighborhood impacts of redevelopment and includes a recommendation that the CRA adopt a relocation policy to provide adequate protections and assistance for any persons displaced by redevelopment activities.

- ☒ 8) *Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.*

The Introduction section; Economic Conditions; and the Redevelopment Goals, Initiatives and Neighborhood Impact sections highlight residential redevelopment.

- ☒ 9) *Contain a statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.*

Financial projections are provided in the Financial Projections section. These financial projections will be reviewed and updated at least annually so that the CRA is always able to look ahead and plan for adequate financial resources to undertake its activities.

- ☒ 10) *Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.*

This Plan for the Lake Park CRA provides for completion of redevelopment activities within the proposed sunset date.

One of Florida's first master-planned communities.



Lake Park, formerly Kelsey City, was one of Florida's first master-planned communities. The Town was founded by Harry Kelsey who dreamed of creating a resort mecca and winter playground. Kelsey sought help from the Olmsted Brothers, sons of Frederick Law Olmsted, to design the Town.

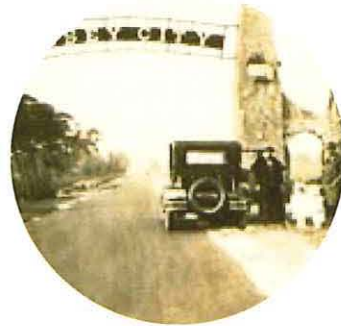
In the early 1900s, Kelsey City attracted nationwide attention as a revolutionary town experiencing exceptional growth, and in 1923 the Town was officially incorporated.

The Florida land boom started to slow in 1925, and a devastating hurricane in 1928 coupled with the stock market crash in 1929 devastated the local economy, forcing many businesses and residents to leave the state. In 1939, Kelsey City was renamed Lake Park in an effort to revitalize the community.

Lake Park experienced a resurgence in the 1950s as after World War 2 many military personnel and their families began to locate to the Town. Multi-millionaire John D. MacArthur began investing large sums of money in Lake Park and aircraft manufacturer Pratt & Whitney opened a plant nearby.

The 1980s brought another period of decline to Lake Park. Most of the land had been built out with an aging housing stock. The Town had a tough time remaining competitive with the newer communities in the region, and the introduction of regional shopping centers hurt the Town's Downtown. In 1996, the Town created the Community Redevelopment Agency to address the area's blight and to revitalize the Town's core along Park Avenue, 10th Street, and Old Dixie Highway.

The 2010 CRA Plan update came on the heels of the Great Recession, which greatly impacted the Town of Lake Park. Despite the recession's challenges, much progress has been made, particularly along Park Avenue. The re-emergence of Kelsey Theater along with new destination breweries and restaurants are paving the way for Lake Park to evolve as one of South Florida's next hip destinations. One of the keys to this revitalization is that much of the original Kelsey City character has been preserved, adding to Lake Park's charm and authenticity.



EXISTING CONDITIONS

This entire length of the study area may be characterized simply as typical suburban industrial and commercial development, apart from Park Avenue which has the potential of becoming a lively pedestrian-oriented traditional "main street" environment.

Many structures are older, and some parcels are underutilized and lack adequate landscaping. The typical configuration of these parcels void the potential walkability of the place by having the building setback and large parking lots in the front adjacent to the public right-of-way/ sidewalk.

PARK AVENUE

Park Avenue runs east-west between the FEC train track and 7th Street is considered the downtown main street. This street is lined with a beautiful promenade of native landscape and palm trees making it a real appeal to the pedestrian. However, most of the commercial establishments are old and, in many instances, has unattractive signage. Better regulation of signage is important to enhance and preserve an identity that will differentiate your town from others. In addition to wayfinding and street furnishing that will tie the whole identity.

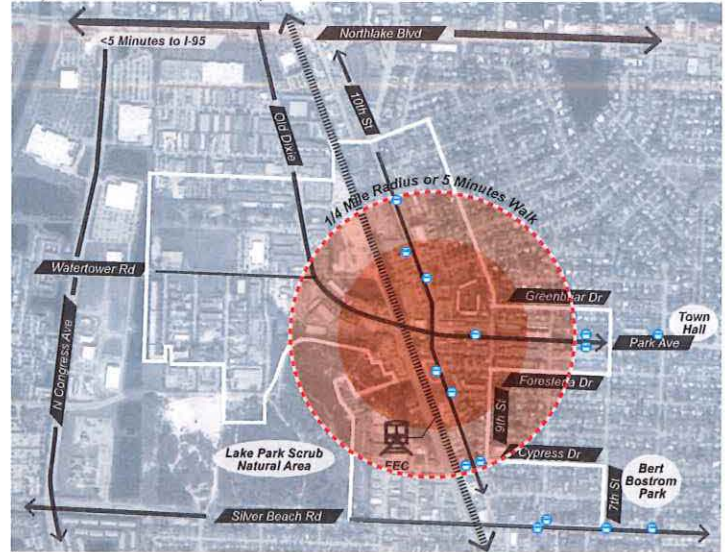
10TH STREET CORRIDOR

10th Street runs north-south between Northlake Boulevard and Silver Beach Road is a typical suburban commercial development characterized by shopping plazas. This street is wide with 4-travel lanes two in each direction, narrow sidewalk space, buildings are pushed back with parking lots in the front, and lack of street trees making it not pedestrian friendly.

OLD DIXIE HIGHWAY

Old Dixie Highway runs north-south between the Northlake Boulevard and Silver Beach Road and is considered an industrial and commercial cluster within Lake Park. This area is the typical warehouse-like development with large one- or two-story bays and parking lots. This area is home to a large cement plant, auto related businesses, junkyard, boat repair shops, air conditioner contractors, antique furniture store, grill store, auto repair shops, lawn irrigation equipment supplier, distributions centers, wine wholesaler, and garage door supplier among many more similar uses.

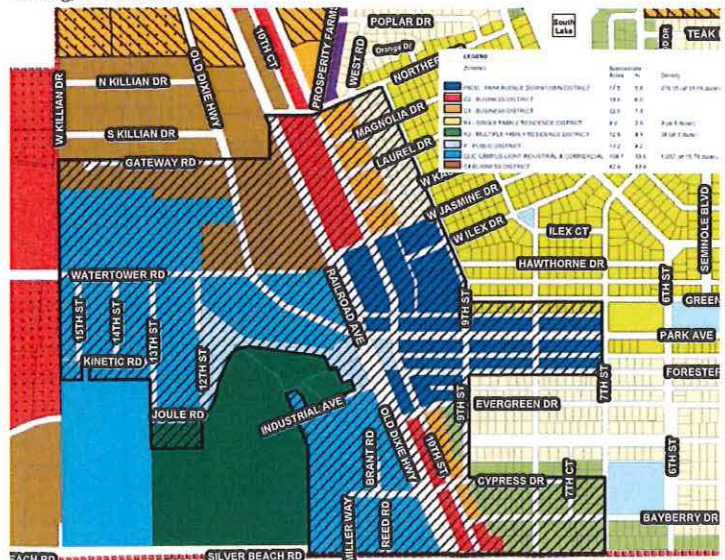
Major Corridors/ Walkability



Land Availability



Zoning/ Land Use



ECONOMIC CONDITIONS

The Economic Conditions Assessment evaluates economic, financial and market conditions that influence the Lake Park CRA. The information presented has been analyzed to best understand investment and redevelopment potential. An important element of the data collection and background review process are interviews with key stakeholders such as CRA board members and staff, local residents, businesses, real estate professionals.

This analysis is structured in line with the six drivers of economic development:

LAND

As strong market conditions continue to drive South Florida land prices higher, Lake Park remains attainable as one of the best residential real estate values in South Florida. Walkability and small town scale are increasingly unique and desirable in the growing South Florida metropolis and are key quality of life drivers for attracting investment. Strong redevelopment momentum is already occurring in the Downtown and Industrial areas.

Retail space is generally leased up (except for One Park Place) which limits the ability to attract new businesses. This is partially due to the fact that a number of the ground floor retail spaces within the Town are occupied by office or other non-retail uses. Additionally, landscaping and parking lots in front of buildings limit visibility for businesses that already lack exposure, since Park Avenue is not a main thoroughfare.

Current market conditions are rapidly raising real estate values and construction costs in South Florida. As these costs are passed on to the property owners, higher building height and density as well as workforce housing initiatives may be necessary to maintain affordability and should be considered within the Town's character.

Industrial real estate in Lake Park and the CRA is highly desirable, evidenced by recent transactions and developments. While the office market in Lake Park is limited, Palm Beach County is experiencing a surge and there may be an opportunity to introduce a limited, boutique office market in Lake Park for entrepreneurs and remote workers that desire part time, shared office space.

The walkable main street character of Park Avenue makes Lake Park attractive to companies such as Dedicated IT, that feature a mainly millennial workforce to whom an area's character is important.

Though not located in the CRA, New developments along the US1 corridor, such as Nautilus 220 and Northlake Promenade Apartments will support long-term CRA objectives. Additionally, the Town of Lake Park and the Lake Park CRA currently own key properties in the CRA that could be leveraged as part of large, public/private partnership redevelopment scenarios.

LABOR

Lake Park and the Lake Park CRA are strong employment centers. Proximity to Palm Beach International Airport, Interstate 95, the Florida Turnpike, Tri-Rail, Brightline, and the Port of Palm Beach is an asset in terms of business and workforce attraction, retention, and expansion. The COVID-19-Pandemic has caused a decline in employment in the Retail, Food, Beverage, and Other Service sectors while office-related industries such as Finance and Insurance, Professional, Scientific and Technical Services, and Healthcare have grown within the 33403 zip code.

Lake Park's unemployment rate amongst residents ages 16-24 and 65+ is significantly higher than the Palm Beach County averages. This is concerning as research shows that workers who are unemployed as young adults generally earn lower wages for many years following their period of unemployment due to forgone work experience and missed opportunities to develop skills.

Over 96% of Lake Park's residents leave the town to commute to work. Retaining more of the resident workforce in local jobs will be an important metric as Lake Park establishes itself as a live/work/play community.

CAPITAL

The Lake Park CRA has historically received limited tax increment financing (TIF) funds. The current CRA budget has allowed the CRA to remain successful but has limited opportunities for game-changing projects. However, recent projects and property value growth should provide a boost in revenues to the CRA in coming years, which should be carefully allocated to drive tax base growth. Expenditures should also be evaluated on an annual basis according to the year's workplan to ensure that the CRA's resources match expectations and initiatives.

Lake Park CRA's incentive scheme can seem ambiguous and confusing; a more particular and adaptable incentive program tailored to market conditions will increase the area's redevelopment potential. There will be a boost to the CRA and town's ability to implement economic development initiatives with new federal funding options like the CARES Act and the American Recovery and Reinvestment Act.

Lake Park has a diverse and eclectic business mix; however many businesses brand themselves as West Palm Beach rather than as Lake Park. Much of the current infrastructure in Lake Park is approaching 100 years of age and in need of repair. The CRA is currently preparing to implement a septic to sewer conversion in the industrial area West of Old Dixie Highway. Since Lake Park is a smaller, built-out community, little opportunities exist for tax-base enhancing projects without creating incentives such as TIF rebates, density and height increases, infrastructure improvements, and other initiatives that improve market conditions.

MARKETS

Lake Park's population has remained low as the town is largely built-out with limited opportunities for new residential development. Lake Park is a young community, the median age (37.9 years) is significantly lower than the County (45.9). Limited population (1,230) live within the CRA, representing a limited customer market businesses can tap into.

Though not in the CRA, the redevelopment of Nautilus 220, Northlake Promenade Commons, and additional mixed-use redevelopment along US1 will introduce an influx of new residents to the area. Lake Park also has a significant Caribbean population, particularly Haitian, Jamaican and West Indian. Consumer household spending levels are lower in Lake Park compared to Palm Beach County as a whole, representing less buying power that businesses can tap into. Despite this, the large concentration of big-box retailers on the west side of town has positioned Lake Park to attract significant levels of customer traffic from outside the town, although this spending does not make its way into Downtown businesses in a meaningful way. Median income levels in Lake Park are also lower compared to Palm Beach Countywide, though Lake Park's median income levels have increased dramatically since 2015.

There is only one traditional main-street area in northern Palm Beach County, and that is Park Avenue. The district has great potential, but still experiences many challenges such as limited vehicle traffic, inadequate lighting, blighted entrance ways along 10th Street and Dixie Highway, and negative safety perceptions. As Downtown grows more vibrant, so does the opportunity to introduce micro-mobility options such as bike and scooter sharing and improvements to the public realm and visitor experience.

QUALITY OF LIFE

The COVID-19 Pandemic has strengthened humans' desires to enjoy the outdoors and is increasingly becoming an important factor in choosing where to live, work, and open a business. Parks, recreation, and open spaces have been an important piece of Lake Park's brand and history. The Lake Park CRA is bookended by Kelsey Park to the East and the Lake Park Scrub area to the West, located just outside of the CRA. Additional open spaces in the CRA include the Town Green just West of One Park Place, as well as 610 7th Street, a property that is currently being contemplated as a pocket park/dog park. While Lake Park is home to wonderful park spaces, Park Avenue lacks a true central gathering place, which is typically a key attribute in high-functioning downtown areas.

As open space improvements are made, connectivity between open spaces, businesses and residents should become a focal point. The Town of Lake Park has created preliminary plans for the creation of “Lake Park Legacy Loop” bike trail connecting recreation areas and points of interest in Lake Park.

While not in the CRA, the Lake Park Marina is a major asset, home to notable businesses such as fishing, diving, and boat cruise charters that draw outside customers to Lake Park. The development of Nautilus 220 will ultimately grow more awareness and contribute to the attractiveness of Lake Park Marina. The Town and CRA should explore ways to connect the Lake Park Marina with its Downtown through wayfinding and business promotion.

Kelsey Park is a gem for Lake Park residents and visitors, the Park is currently undergoing major renovations. The Lake Park Scrub Area is an additional recreational asset, but parking and access are difficult. If the park could be curated with walking trails and activities, it would become a major asset to the Downtown while improving walkability in Lake Park.

Wayfinding signage to and from Downtown Lake Park is limited and difficult for motorists to recognize. Currently, the only wayfinding signs to Downtown Lake Park are located Northbound on Federal Highway near Kelsey Park and Northbound Old Dixie Highway near Park Avenue. There is no wayfinding signage on Northlake Boulevard or Congress Avenue (heavily traveled corridors). The Clock Tower is an attractive and inviting Gateway feature, similar landmarks are needed at US1 and Park Avenue as well as Dixie Highway and Park Avenue to enhance aesthetics of the area and draw more customers from busy roadways into Downtown. Additionally, public art features such as murals, sculptures, street paintings etc., can improve wayfinding and overall awareness of an area by creating noticeable landmarks that residents and guests can connect and share their experiences via social media.

The Lake Park CRA currently has a mural program for property owners who wish to participate, but no incentives are available.

The Pandemic has intensified the need for quality schools and childcare in communities. Lake Park Elementary and Lake Park Baptist are highly regarded schools. While there are no hotels in Lake Park, a cottage Bed and Breakfast industry is currently growing. Historic Old-Florida homes and a blossoming arts district, coupled with the proximity to waterfront, beaches, and countless other amenities make Lake Park attractive to tourists.

REGULATIONS

To understand the regulatory challenges facing the Lake Park CRA, the following documents/plans have been reviewed: 2010 CRA Master Plan, 2009 University of Miami Design Approach Manual, CRA Annual Reports, CRA Marketing Plan 2019, Twin City Mall Market Analysis, Lake Park Comprehensive Plan, and the Palm Beach County Chamber North Strategic Plan.

Lake Park has what many cities in Florida lack, an authentic Main Street/downtown. Preservation of Lake Park’s old town charm is key to maintaining its uniqueness and enhancing its identity. While Park Avenue has the structure to become a vibrant district, physical layout challenges exist, such parking lots and building setbacks along Park Avenue that are more suburban in nature. The combined streetscape and landscape along Park Avenue is a positive attribute, but needs to be extended down 10th Street in a cohesive manner. Additional efforts must be made to improve gateways along 10th Avenue and Dixie Highway, as well as connectivity across Dixie Highway. The Park Avenue Downtown District zoning designation provides a solid framework for redevelopment, though changes in height and density as well as incentives for mixed-use development could facilitate game-changing projects that are market responsive.

SUMMARY OF PUBLIC INPUT

As part of the public engagement process the BusinessFlare® team conducted multiple site tours, visited local businesses, interviewed business owners and stakeholder, met with elected officials and town staff, interviewed the police chief, and facilitated a well attended public workshp meeting on January 29, 2022 at the Town Hall Commission Chambers.

The following diagram highlights the main themes identified by stakeholders during the PIECE analysis of the public input process.



Lake Park Redevelopment Goals!

GOAL

PROGRAM INITIATIVE

#1

Economic Development

- 1.A - Establish one clear identity in which visitors and businesses connect with.
- 1.B - Retain and expand targeted anchor industries.
- 1.C - Work with and support not-for-profit organizations to implement strategies that support CRA Plan goals.
- 1.D - Utilize Code Enforcement and Community Policing to reduce signs of disorder and continue to address real and perceived safety issues within the CRA.
- 1.E - Continue supporting small businesses and establish Lake Park as a hub for entrepreneurship
- 1.F - Expand marketing and promotion efforts to grow awareness of Lake Park.

#2

Housing and Residential Life

- 2.A - Establish a healthy and sustainable housing mix
- 2.B - Improve the quality of life within the Lake Park CRA.

#3

Public Improvements and Infrastructure

- 3.A - Enhance CRA visibility through gateways and wayfinding
- 3.B - Improve walkability and safety perceptions through targeted lighting enhancements.
- 3.C - Improve aesthetics throughout the CRA.
- 3.D - Improve infrastructure for commercial and industrial areas.
- 3.E - Enhance the relationship between the businesses along Park Avenue and the roadway through creative partnerships to address parking lot aesthetics.

#4

Transportation, Transit, and Parking

- 4.A - Encourage safe, convenient, efficient, and effective motorized and alternative-means transportation and transit systems
- 4.B - As the Lake Park Creator's District continues to grow, seek opportunities to expand transit options.
- 4.C - Create safe, efficient, and attractive parking to support retail, restaurant, cultural, office, and light industrial facilities within the redevelopment area.

#5

Redevelopment Support

- 5.A - Encourage and support sound, redevelopment-friendly, Land Use Regulations.
- 5.B - Use Powers of Borrowing, Land Acquisition & Disposition to further CRA goals and initiatives
- 5.C - Provide Economic Incentives and other support to projects that further CRA Redevelopment Goals and Initiatives
- 5.D - Provide sufficient CRA resources and talent



Redevelopment Program Initiatives

ECONOMIC DEVELOPMENT PROJECTS

GOAL #1 - Economic Development

1.A - Establish one clear identity in which visitors and businesses connect with.

- ☐ 1. Lake Park Creators District- Establish the Lake Park CRA as the "Lake Park Creators District," a place that celebrates entrepreneurs and creators. Targeted to millennials, start-up businesses, non-profits, and those seeking satellite office space.
- ☐ 2. Create a thriving Main Street through public private partnerships to encourage a quality retail, restaurant, cultural, and business environment serving Lake Park residents and visitors.
- ☐ 3. Create photo worthy places where millennials and other generations can share their experiences in Lake Park via social media.
- ☐ 4. Use Hanging Lights to reduce dark spaces and enhance vibrancy

1.B - Retain and expand targeted anchor industries.

- ☐ 1. Work with the Business Development Board, Palm Beach County, and the Palm Beach County North Chamber of Commerce to retain and expand targeted, anchor industries:
 - Creators
 - Craft Breweries
 - Locally owned restaurants
 - Fitness
 - Marine
 - Entrepreneurial endeavors

1.C - Work with and support not-for-profit organizations to implement strategies that support CRA Plan goals.

- ☐ Continue supporting non-profits

1.D - Utilize Code Enforcement and Community Policing to reduce signs of disorder and continue to address real and perceived safety issues within the CRA.

- ☐ Continue supporting code enforcement and police

1.E - Continue supporting small businesses and establish Lake Park as a hub for entrepreneurship

- ☐ 1. Establish business assistance programs such as small business lending, shared marketing, entrepreneurship training, trade expansion programs, data and research sharing.
- ☐ 2. Establish an Ombudsman to act as a liaison between the CRA and business community, understanding opportunities, challenges and how to best position the CRA for positive growth.
- ☐ 3. Create aesthetic improvement grants such as paint, plant and pave program to eliminate blight.
- ☐ 4. Create Job training and apprenticeship programs, particularly for targeted industries
- ☐ 5. Provide more downtown parking, in a way that strategically enhances the brand image of Downtown Lake Park. Providing for increased walkability, businesses visibility, and safety.
- ☐ 6. Authorize programs to recruit a mix of supportive businesses that aligns with the plan's goals.

1.F - Expand marketing and promotion efforts to grow awareness of Lake Park.

- ☐ 1. Incorporate the arts and culture as a critical part of economic development. Celebrate Lake Park/Kelsey City's rich history.
- ☐ 2. Incorporate public art wherever possible, such as new development/redevelopment projects and public spaces.
- ☐ 3. Prioritize public art that pays homage to Lake Park's founding fathers and early settlers, while also tying in the future of the Town as a vibrant, creative, mixed-use district
- ☐ 4. Establish a more business-friendly mural program. Create a goal to improve three properties annually through mural or façade improvements. Consider providing matching grants or other incentives for mural creation.

- ☐ 5. Partner with a local property owner and local artist to create a "Lake Park" Centennial mural, which celebrates 100 years of Lake Park. (*Examples- Vero Beach, Titusville)
- ☐ 6. Use CRA owned property along 10th Street and FEC railway to leverage a larger redevelopment scenario. Consider issuing an RFP that prioritizes projects that include an assemblage of properties that furthers the goals of the LPCRA.
- ☐ 7. Create signature events that encourage residents and visitors shop, live, work, and play in Lake Park.
- ☐ 8. Create a Taste of Lake Park event that samples the unique eateries and drinking places.
- ☐ 9. Create a Military Appreciation that connects with the U.S. Army reserve base in Lake Park.
- ☐ 10. Create a Lake Park Centennial Celebration that celebrates 100 years in Lake Park. Provide funding and support for programs and activities that further the marketing and branding of Lake Park and the CRA.
- ☐ 6. Incentivize projects with Increment Revenue, if necessary, when appropriate and possible.
- ☐ 7. Target infill residential and mixed-use development in the CRA, especially in the Southwest Area.
- ☐ 8. Acquire problem properties, rehabilitate and resell to homebuyers or to builders.
- ☐ 9. Support neighborhood improvement initiatives to improve aesthetics and reduce slum and blight conditions in residential neighborhoods.
- ☐ 10. Create a Multifamily Workforce Housing Development Program.
- ☐ 11. Utilize CRA powers to acquire and dispose of property, borrow funds, and support redevelopment-friendly land development regulations to expand the inventory of workforce housing.
- ☐ 12. Create a process for for-profit property owners to apply and receive affordable housing incentives in the form of TIF rebates.
- ☐ 13. Establish Rental to Homeowner program partnership with the Palm Beach County to implement existing Rental to Homeownership programs.

HOUSING AND RESIDENTIAL LIFE PROJECTS

GOAL #2 - Housing and Residential Life

2.A - Establish a healthy and sustainable housing mix.

- ☐ 1. Multifamily rehab- Implement funding programs for rehabilitation and beautification of multifamily buildings.
- ☐ 2. Single family rehab- Implement funding programs for rehabilitation and beautification of single family buildings.
- ☐ 3. Encourage the private sector to create Mixed-Use, Affordable, Workforce, Market Rate, Luxury, and Mixed-Income Housing within the CRA.
- ☐ 4. Explore opportunities for to introduce residential spaces with smaller footprints to introduce more density and improve housing attainability.
- ☐ 5. Amend zoning to allow densities to align with infill housing models such as the "Missing Middle" concept.

2.B - Improve the quality of life within the Lake Park CRA.

- ☐ 1. Establish alleyways as linear parks to improve aesthetics and connectivity.
- ☐ 2. Open Space- Create and support Open Space and Community Enhancement Projects, including neighborhood improvements and park improvements in the residential areas of the CRA.
- ☐ 3. Establish a community center in the CRA or CRA expansion area.
- ☐ 4. Introduce Smart Cities Initiatives and technology to support better planning, decision making, and efficiency, such as:
 - Smart government
 - Mobility/Wifi
 - Smart buildings
 - Smart transportation

PUBLIC IMPROVEMENTS AND INFRASTRUCTURE PROJECTS

GOAL #3 - Public Improvements and Infrastructure

3.A - Enhance CRA visibility through gateways and wayfinding.

- ☐ 1. Enhance CRA gateways to create an appealing and inviting environment.
- ☐ 2. Consider adding public art, recreating the famous Kelsey City archway, or other enhancements that pay tribute to Lake Park's rich history.
- ☐ 3. Provide funding and support for gateway and wayfinding signage to improve visibility for the Lake Park Creators District. Connect points of interest that are outside of the CRA boundaries, such as the Lake Park marina and Nautilus 220, Congress and Northlake shopping areas

3.B - Improve walkability and safety perceptions through targeted lighting enhancements.

- ☐ 1. Provide lighting enhancements to dark areas, particularly Park Avenue and 10th Street.
- ☐ 2. Consider adding hanging lights along Park Avenue and in parking lots.

3.C - Improve aesthetics throughout the CRA.

- ☐ 1. Consider providing incentive for businesses to stay open later, or at least keep lights on to reduce dark spaces.
- ☐ 2. Provide funding and support for improvement to signage, sidewalks, and swale areas within the CRA, especially along 10th Street.
- ☐ 3. Require street furniture, such as trash and recycle receptacles, bike racks, and benches in commercial areas.
- ☐ 4. Create a street trees program to provide adequate tree canopy throughout the CRA, between Park Avenue and the adjoining areas.

3.D - Improve infrastructure for commercial and industrial areas.

- ☐ 1. Septic to Sewer- Continue with implementation of septic to sewer conversion program. Leverage recently awarded grant funds to improve infrastructure to facilitate redevelopment in the CRA.

3.E - Enhance the relationship between the businesses along Park Avenue and the roadway through creative partnerships to address parking lot aesthetics.

- ☐ 1. Parking Lot Grants- Consider issuing grants for parking lot improvements, prioritizing projects that emphasize activation and vibrancy of the Lake Park Creators District.

TRANSPORTATION, TRANSIT, AND PARKING PROJECTS

GOAL #4 - Transportation, Transit, and Parking

4.A - Encourage safe, convenient, efficient, and effective motorized and alternative-means transportation and transit systems.

- ☐ 1. Alley connections- Enhance alleyways North and South of Park Avenue to improve Pedestrian Connectivity. (Specifically the potential extension of Greenbriar Drive)
- ☐ 2. Lake Park Legacy Loop- Continue to pursue the creation of the Lake Park Legacy Loop, a pedestrian/bike route that connects points of interest in Lake Park.
- ☐ 3. Park Avenue Extension- Extend Park Avenue West bound at Dixie Highway to connect with Park Avenue West.
- ☐ 4. Encourage awnings and canopies over public sidewalks to provide shade and rain protection for pedestrians.
- ☐ 5. Create a bicycle master plan within the CRA that provides connectivity to nearby areas and potential customers.
- ☐ 6. Encourage the City to adopt a Safe Routes to School Program

4.B - As the Lake Park Creator's District continues to grow, seek opportunities to expand transit options.

- ☐ 1. Micro Mobility- Explore opportunities to establish Lake Park as a model for sustainability and connectivity by introducing micro-mobility options such as bicycles, e-bikes, electric scooters, electric skateboards, shared bicycles, and electric pedal assisted bicycles.
- ☐ 2. Last mile solutions – Explore the potential for a "Last Mile" local circulator between the potential train station to points of interest in
- ☐ 3. Lake Park to enhance connectivity within and to areas outside of the redevelopment area.

4.C - Create safe, efficient, and attractive parking to support retail, restaurant, cultural, office, and light industrial facilities within the redevelopment area.

- ☐ 1. Create a Downtown Parking Management Plan to best utilize parking supply while also allowing for business visibility, events, outdoor dining, etc.
- ☐ 2. Increase downtown parking supply, consider introducing structured parking as part of a larger public private partnership redevelopment effort.
- ☐ 3. Amend land use regulations to allow excess, underutilized parking or other spaces to be used for alternative activities such as outdoor dining, farmer's market, pop-up retail, and similar events.
- ☐ 4. Encourage on-street parking, off-site, public parking lot and shared parking arrangements.
- ☐ 5. Reduce off-street parking requirements within the CRA.
- ☐ 6. Encourage tactical urbanism and placemaking strategies, such as protected bike lanes, pop-up retail, pop-up parks, pop-up cafes, pavement to plazas, PARK(ing) Day, Open Streets, Guerilla Gardening, Depaving, De-fencing, and chair bombing.

REDEVELOPMENT SUPPORT PROJECTS

GOAL #5 - Redevelopment Support

5.A - Encourage and support sound, redevelopment-friendly, Land Use Regulations.

- ☐ 1. Encourage and support sound, redevelopment-friendly, Land Use Regulations.
- ☐ 2. Increase residential entitlements
 - Upzone
 - Basket
 - TDR
- ☐ 3. Consider vacating right-of-way in alleyways North and South of Park Avenue to enhance downtown entitlements
- ☐ 4. Use the Design Approach Manual for architectural reference for developers.
- ☐ 5. Enhance and update the Design Approach Manual as needed to reflect contemporary trends and the impact of the pandemic on behavior trends. Also, to enhance focus on gateway architecture for key locations.
- ☐ 6. Create open space requirements as part of new developments.

5.B - Use Powers of Borrowing, Land Acquisition & Disposition to further CRA goals and initiatives.

- ☐ 1. Utilize CRA owned property at 800 Park Avenue in a way that creates a high return on investment and improves Lake Park's brand image.
- ☐ 2. Consider issuing an RFP to seek operators that are creative in nature, fit within Lake Park's targeted industries, and further the goals of the Lake Park CRA.
- ☐ 3. Consider providing incentives such as reduced rent, marketing, etc.
- ☐ 4. Explore options for the redevelopment of the car park site located at 1306 Silver Beach Road.
- ☐ 5. Consider redevelopment options for the current Lake Park Public Works Site. As Park Avenue is eventually extended West to Park Avenue West, the gateway to Downtown Lake Park at Park Avenue and Old Dixie Highway can be completely reimagined to create a vibrant and attractive entryway.

5.C - Provide Economic Incentives and other support to projects that further CRA Redevelopment Goals and Initiatives.

- ☐ 1. TIF incentives for residential development
- ☐ 2. Debt capacity

5.D - Provide sufficient CRA resources and talent for plan implementation.

- ☐ 1. Introduce smart data programs such as;
 - A real estate inventory that prioritizes key redevelopment sites and tracks metrics such as vacancy, capitalization rates, rents, etc.
- ☐ 2. Smart Data for investors and business recruitment, utilizing the baseline data provided in the market analysis done for this plan and update annually.
- ☐ 3. Hire a redevelopment professional within the next 1-2 years. Duties should include CRA ombudsman, business development, maintain smart databases, CRA administration, redevelopment marketing.
- ☐ 4. Provide funding and support for programs and activities that encourage safety through Crime Prevention through Environmental Design (CPTED).

POTENTIAL REDEVELOPMENT CATALYST PROJECTS

Implement Potential Redevelopment Catalyst Projects

6.A - Railsite Site – TOD / P3 / Mixed-Use Development

The preferred redevelopment program for this site includes a transit station (future train stop), parking, pocket park/ plaza, ground floor commercial, and multi-family residential units. Position the site for redevelopment, and conduct any necessary environmental, survey, and any other pre-development assessment to have a development-ready site. Pursue redevelopment of the property by leveraging Town ownership with private investment.

6.B - Old Dixie/FEC Crossover

Encourage crossing improvements for pedestrians and bicyclists. This may include wider sidewalks, buffers, bike lanes, signage, and markings. Work with the City on opportunities to install a gateway monument, and to enhance design guidelines for development projects at this important gateway and crossroads.

6.C - Industrial Septic to Sewer

Provide support as is feasible to transition industrial areas from Septic to Sewer conversion as a catalyst for job growth, investment and new development.

6.D - Park Avenue and 10th Street

Encourage walkability and safety improvements for pedestrians and bicyclists. The CRA should seek ways to promote and assist in the redevelopment of the SE corner property as a gateway development and mixed-use catalyst project.

6.E - Watertower and Old Dixie Industrial Opportunity Sites

Work with the property owners and prospective users to align any potential development project(s) with Lake Park CRA vision for this area.

6.F - Park Avenue Extension

Conduct a feasibility analysis for the potential extension of Park Avenue connecting Downtown Lake Park (FEC crossover) to Congress Avenue and begin the planning and construction process if feasible.

6.G - Downtown Residential

Promote and facilitate the development of One Park Place Phase II (a mixed-use development).

6.H - Parking Management

Facilitate and encourage aesthetic improvements to public and private parking facilities and lots through parking management efforts to satisfy parking needs while improving sense of place.

6.I - Potential CRA Expansion

Evaluate and explore potential limited expansion of the CRA to connect to the 10th Street gateway and adaptive reuse opportunity at Northlake Boulevard and to retain workforce housing and improve the conditions of the residential community along the north side of Silver Beach Road.

POTENTIAL REDEVELOPMENT CATALYST PROJECTS MAP

Implement Potential Redevelopment Catalyst Projects

6.A - Rainside Site – TOD / P3 / Mixed-Use Development

6.B - Old Dixie/FEC Crossover

6.C - Industrial Septic to Sewer

6.D - Park Avenue and 10th Street

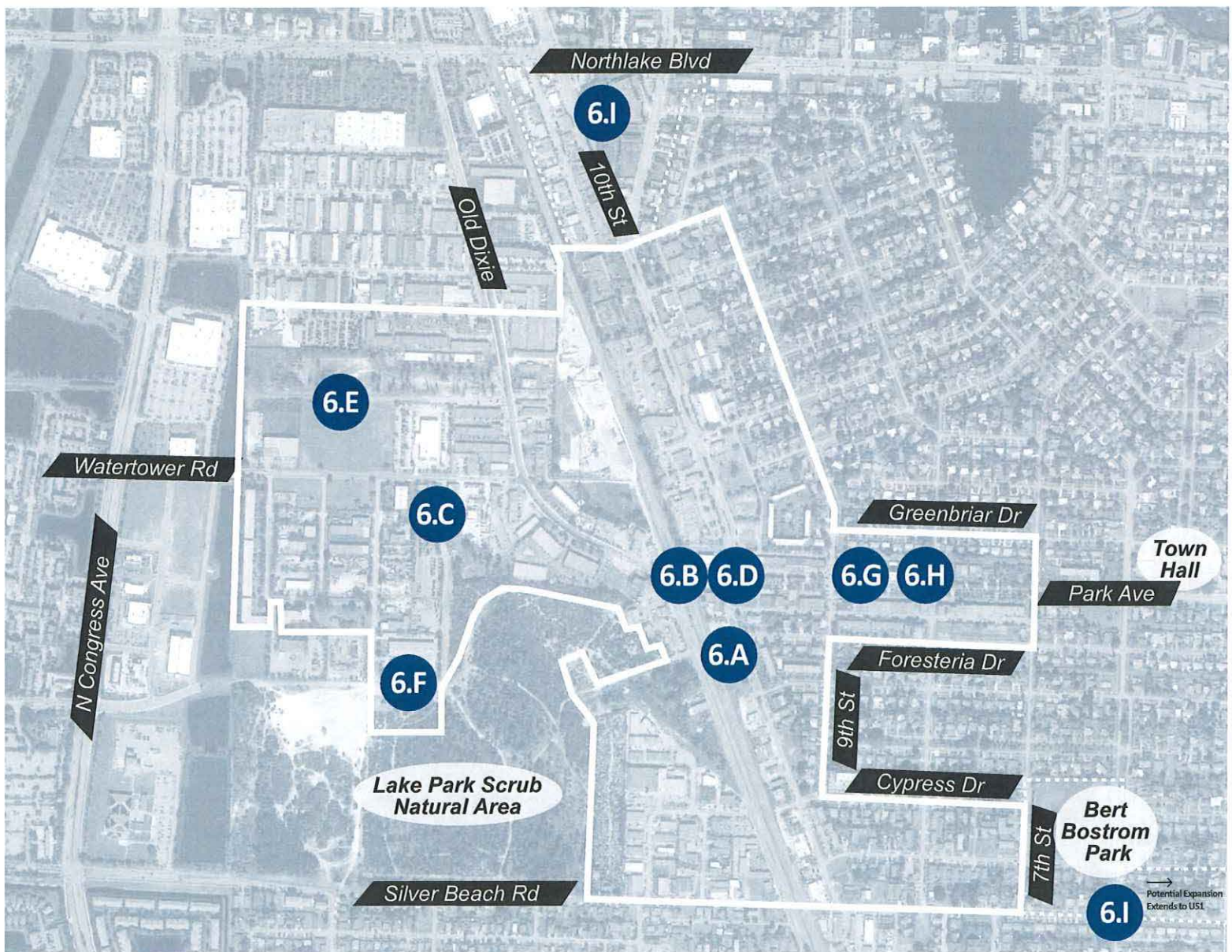
6.E - Watertower and Old Dixie Industrial Opportunity Sites

6.F - Park Avenue Extension

6.G - Downtown Residential

6.H - Parking Management

6.I - Potential CRA Expansion



Financial Projections

TIF Projections

Year	County Contribution (\$)	Town Contribution (\$)	Total (\$)
2022	521,178	959,790	1,482,990
2023	536,813	988,584	1,527,420
2024	552,918	1,018,241	1,573,183
2025	569,505	1,048,788	1,620,319
2026	586,590	1,080,252	1,668,869
2027	604,188	1,112,660	1,718,875
2028	622,314	1,146,039	1,770,381
2029	640,983	1,180,421	1,823,433
2030	660,213	1,215,833	1,878,076
2031	680,019	1,252,308	1,934,358
2032	700,420	1,289,878	1,992,329
2033	721,432	1,328,574	2,052,039
2034	743,075	1,368,431	2,113,540
2035	765,367	1,409,484	2,176,886
2036	788,328	1,451,768	2,242,133
2037	811,978	1,495,322	2,309,337
2038	836,338	1,540,181	2,378,557
2039	861,428	1,586,387	2,449,853

Current TIF allocation

2022	(\$)
Projected Revenue	1,510,968
Sheriff	133,680
Operating	261,389
Capital Outlay	252,343
Grants	135,000
Transfers and Cost Allocation	748,556
Total Expense	1,530,968

Redevelopment Implementation Cost Example

	2023-2027	2023	2024	2025	2026	2027
	(\$)					
Revenue Forecast	8,262,592	1,556,297	1,602,986	1,651,076	1,700,608	1,751,626
Economic Development						
Identity, Marketing, Branding	275,000	50,000	75,000	75,000	50,000	25,000
Business Grants and Support	500,000	100,000	100,000	100,000	100,000	100,000
Capital Projects						
Gateways	250,000	-	250,000	-	-	-
Lighting (String)	20,000	10,000	2,500	2,500	2,500	2,500
Streetscapes	1,000,000	100,000	150,000	500,000	250,000	-
Infrastructure- Septic to Sewer	1,000,000	500,000	250,000	250,000	-	-
Housing & Residential						
Rehabilitation	500,000	100,000	100,000	100,000	100,000	100,000
Development Incentives		-				
Green Space	200,000	50,000	50,000	50,000	25,000	25,000
Clean and safe	500,000	100,000	100,000	100,000	100,000	100,000
Transportation & Parking						
Park Avenue Extension	1,500,000	46,297	50,486	123,576	723,108	556,533
Parking Management	400,000	150,000	100,000	50,000	50,000	50,000
Redevelopment Support						
LDR Enhancements	125,000	50,000	75,000	-	-	-
Land Acquisition	500,000	-	-	-	-	500,000
Staffing and Administration	1,492,592	300,000	300,000	300,000	300,000	292,592
Expense Projection	8,262,592	1,556,297	1,602,986	1,651,076	1,700,608	1,751,625

Case study

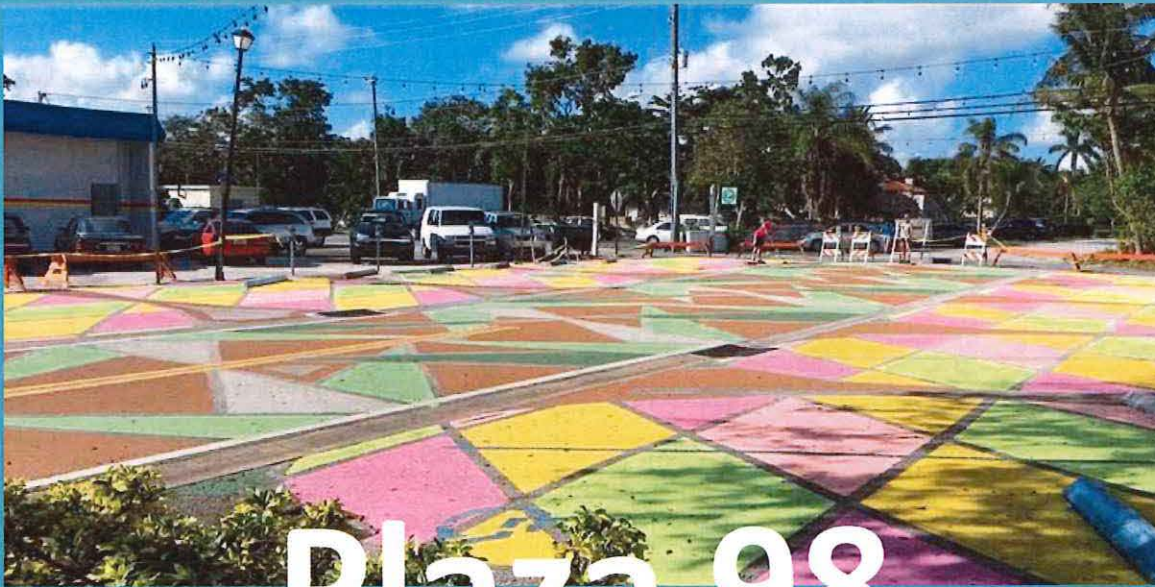


Image: Plaza 98 Miami Shores Village (Source: Safe Streets Summit)

Plaza 98

Plaza 98 Tactical Urbanism Destinations & Activations

The Village of Miami Shores, originally a Pineapple Plantation, is predominantly a residential community located north of the City of Miami. Created more than 85 years ago, the community was designed for automobiles and has been a gateway community through which travelers pass on the way to somewhere else. As a result, historically there has been no clearly defined downtown area. No natural gathering space indicating, “You’re arrived, comejoin us”.

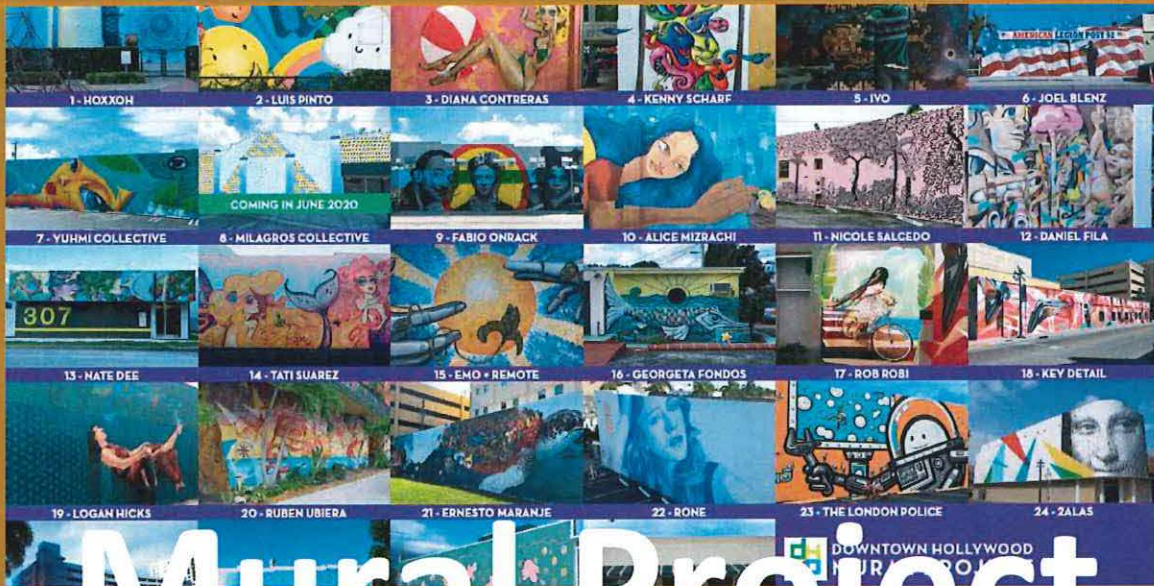
As a result of a downtown district analysis and in collaboration with multiple partners Miami Shores created a low-cost, pedestrian-friendly destination gathering place by enhancing , existing road infrastructure. The finished Plaza 98 project allows for local neighborhood programming and destination activities for outsiders. The project was nominated for The People’s Choice Award by the Safe Streets Summit as an example of a project that has created safer, more equitable, more livable streets.

The project implementation details included:

- + Project management: Street Plans, an urban design firm, spearheaded the project.
- + Parties involved (including City Departments): Plaza 98 was a collaboration between Miami Shores Village, the Greater Miami Shores Chamber of Commerce, Miami REALTORS, Miami Dade Department of Transportation, and Street Plans.

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<https://www.safestreetssummit.org/peoples-choice-awards>

Case study



Mural Project

Mural Project and Mural Only Program Grant Cultural Arts & Entertainment

The City of Hollywood, Florida CRA's Mural Project goal is to curate contemporary outdoor murals at key locations in Downtown Hollywood in an effort to enhance and enrich the existing cultural fabric of our community, thereby attracting more art related activities, businesses and events. Incentives include a Mural Only Program (MOP), a reimbursement grant program that uses tax increment funds to leverage private investment for on-site property improvements. The MOP utilizes an application process and offers a 50% reimbursement grant up to a maximum reimbursement amount of \$10,000 per property for costs associated with the creation and installation of a painted or mosaic mural, including design, labor, materials and equipment, on the exterior surface of buildings and structures located within the CRA Districts.

The Mural Only Program and a similar Paint Only Program providing matching funds for the use of licensed paint contractors for exterior cleaning, patching and painting, serve to beautify and reduce slum and blight in the core business district. In return, the applicable structures and murals become destination attractions for local and tourists.

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<http://hollywoodcra.org/188/Downtown-Hollywood-Mural-Project>

Case study

Home Repair

Choice Neighborhoods Exterior Owner-Occupied Rehab Program

Maintenance & Rehabilitation

This owner-occupied program helps lower-income residents remain in their home by offering deferred forgivable loans up to \$70,000 to make improvements to their homes for exterior, health and safety repairs. Priority is given to residents 55 or older, veterans, disabled head of households and those that have lived in their homes for at least 15 years. Funds will be provided in the form of a forgivable loan at a 0% interest rate with payments deferred and forgiven until the earlier of loan maturity, sale, transfer of ownership, or failure to maintain the property as the primary residence during the loan term. The maximum loan amount per home is \$70,000, inclusive of all construction related costs and closing costs. Loan term will be determined.

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<https://www.investatlanta.com/homebuyers/owneroccupied-rehab>



Image: Before, during, and after images for a home repair. (Source: Go Humans News)

Case study

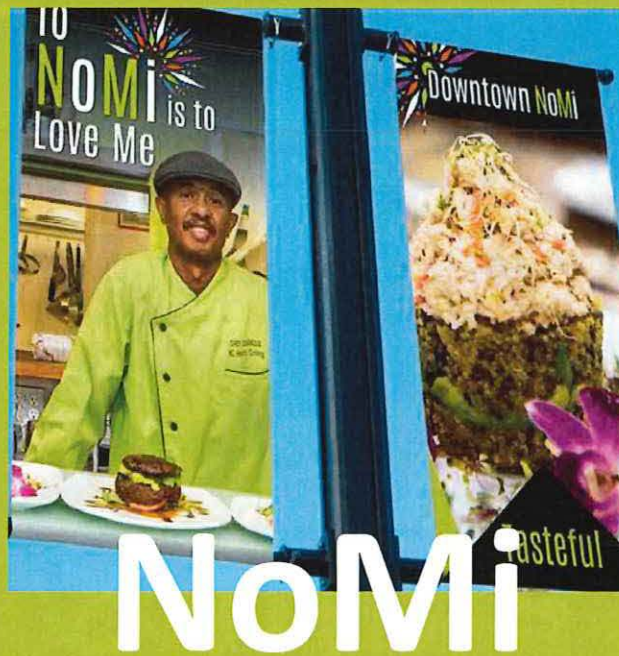


Image: Marketing Project: NoMi, North Miami, Florida. (Source: North Miami CRA)

North Miami Branding & Marketing Business Attraction & Retention

The North Miami Community Redevelopment Agency (NMCRA) was established in 2005 and is charged with the responsibility of eliminating conditions of blight that exist within the City and helping improve the quality of life by revitalizing the City's physical, economic, educational and social resources. The designated area includes 3,250 acres, approximately 60% of the City. The NMCRA is an example of a successful revitalization process that utilizes marketing and branding tools at its core. Some of the initiatives include:

- + The Downtown Revitalization project which seeks to attract investment by a shared vision for North Miami's urban core as a vibrant area where people live, shop, work, and play.
- + The MOCA Plaza and Courtyard Renovation project serves as a business attraction technique by sending a message that the City invested in this central public space to bring the community together.
- + Downtown NOMI Strategic Marketing Plan project.

All of these projects are examples that marketing and business attraction is a public investment that creates a flare that attracts millions of dollars in private investment, improves quality of life, creates jobs, attracts businesses and real estate development, creates affordable housing, and leverage public infrastructure costs. Find out what makes you authentic and your physical assets.

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<https://www.northmiamicra.org>

Case study



Image: Fence Repairs and Replacement
(Source: Budget Fence & Gate Systems West Palm Beach)

Paint Plant & Pave

Paint Plant and Pave Program Housing Rehabilitation (Fence Repairs and Replacement)

This incentive is created to provide curb appeal to single-family and multi-family properties in disrepair in Pleasant City. The proposed improvements may include pressure cleaning, painting, minor facade repairs, landscaping, awnings, driveways and/or parking lot sealing, irrigation systems, exterior lighting and fence repair or removal. The CRA will provide 100% of the project cost on owner occupied singlefamily structures and 80% of the project cost on non-owner occupied single-family or multifamily structures up to \$20,000 per property for exterior improvements.

The West Palm Beach CRA limits this program to a particular neighborhood; it is not available throughout the entire CRA district. In addition, it is available to both single family and multifamily properties. While there are no design specifications related to fencing, non-chain link fencing is preferred.

An inventory of code violations and properties noted in the Finding of Necessity provides a starting point in creating a fence repair and replacement program. The fence repair program will be an initiative that beautifies the physical environment, reduces blight conditions, increases value, and most importantly it gives the community a sense of pride for their place. When the community is empowered they will give back and the return on investment will be manifested in the revitalization process.

<https://www.wpb.org/government/community-redevelopment-agency/incentives>

Case study



Image: Hallandale City Center Rendering, Photo: CFM Architects

P3 Development

Hallandale City Center Public Private Partnership

Hallandale City Center, a proposed 2-acre, mixed-use project of 89 rental apartments with 14 of those set aside for affordable housing, is a great example of housing diversity development with potential for rental to homeownership incentives within a CRA-owned land. The project consists of rental apartments, affordable units, commercial/retail spaces, and parking spaces with a set aside number of parking spaces as public parking for the City. The project estimated cost is approximately \$17 million; and, it is expected to create temporary and permanent jobs, as well as continuing tax revenues.

The 89 apartments would be two-bedroom, two bathroom units; most would have the rent set at \$1,375, according to Glendon Hall, the CRA's economic development manager. Fourteen apartments would be set aside for affordable housing, with rents at about \$1,100, Hall said.

Since 2012, the Hallandale Beach CRA has spent \$6 million in acquiring the land — made up of 13 parcels

As part of this development, the developer and City seek that Hallandale City Center LLC provide a leading worldwide approach to affordable housing production commonly known as the 'Vienna Model. Unlike traditional affordable housing development models, where construction costs are the main priority, the Vienna Model has four equally essential pillars: Architectural Quality, Environmental Considerations, Social Sustainability, and Economic Costs. This has resulted in beautiful, yet affordable housing projects that are assets to the public realm.

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<https://cohbcra.org/folio/hallandale-city-center/>

Case study



Image: Redevelopment Support/ Economic Incentives:
Tax Increment Recapture, Infrastructure Grant & Community Benefits
Agreements, North Miami, Florida. (Source: North Miami CRA)

Infrastructure

Tax Increment Recapture, Infrastructure Grant & Community Benefits Agreements Economic Incentives

The North Miami Community Redevelopment Agency (NMCRA) will use tax increment revenues to encourage economic development in the Community Redevelopment Area. The NMCRA is proposing to provide a Tax Increment Recapture to the owner of a qualifying project. A qualifying project is one that is anticipated to create at least \$2 million in Net New taxable value in the first full year following completion.

Any new commercial and residential developments to be constructed within the Redevelopment Area in an amount of \$200,000 shall enter into a community benefits agreement with the Agency. To the extent allowed by law, a community benefits agreement shall include provisions for hiring the labor workforce for the project financed by the grant or agreement from residents of the Redevelopment Area that are unemployed or underemployed.

The amount of the Base Tax Increment Recapture shall be 25% to 50% of the Net New Tax Increment Revenue generated by the project. If the taxable assessed value of the Property (as determined by the Miami-Dade County Property Appraiser, taking into consideration any allowable adjustments by the Value Adjustment Board) in any year during the Recapture Period exceeds the Base Year Value, the Tax Increment Recapture shall be no more than 50% percentage of the project's Net New Tax Increment Revenue. In any fiscal year, the Tax Increment Recapture shall be subordinate in all respects to all CRA Debt. At no time will the Tax Increment Recapture exceed 50%.

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https://www.northmiamicra.org/sites/default/files/tif_incentives_program_062017.pdf
<https://www.northmiamifl.gov/DocumentCenter/View/8324/Agreement-CRA-and-West-Bank-Investment-02-05-2020-PDF>

thank you.

Town of Lake Park Community

**We Provide Economic Development
Solutions.**

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Exhibit 6

BCC Resolution No. R-96-1852 Delegating Powers to Lake Park

RESOLUTION NO. R-96- 1852

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
PALM BEACH COUNTY, FLORIDA, DELEGATING THE EXERCISE OF
POWERS CONFERRED BY CHAPTER 163, PART III, FLORIDA
STATUTES, "THE COMMUNITY REDEVELOPMENT ACT OF 1969" TO
THE TOWN OF LAKE PARK COMMISSION; PROVIDING FOR
SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Part III, The Community Redevelopment Act of 1969 provides for a mechanism for local governments to create a community redevelopment agency to deal with conditions of slums and blight; and

WHEREAS, the Town of Lake Park Commission has prepared a report entitled "A Finding of Necessity," dated March 1996 and revised in August 1996 which states that there is a blighted area in the Town and that rehabilitation, conservation or redevelopment or a combination thereof is necessary in the interest of public health, safety, morals or welfare of the residents of the Town;

WHEREAS, the Town of Lake Park Commission adopted "A Finding of Necessity" pursuant to Chapter 163.355, Florida Statutes in Town of Lake Park Resolution No. 14, 1996 on April 3, 1996; and

WHEREAS, Whereas Resolution No 14, 1996 makes the finding that a blighted area exists in the Town of Lake Park and that there is a necessity to create a Community Redevelopment Agency to alleviate impacts of the blighted conditions; and

WHEREAS, the Town has requested that Palm Beach County delegate redevelopment powers within the proposed redevelopment area to the Town; and

WHEREAS, the Board of County Commissioners has determined that it is appropriate to delegate all redevelopment powers contained in Chapter 163, Part III to the Town regarding the study area identified in Map 1 of Exhibit 1, "A Finding of Necessity", dated August, 1996 and described in the legal description contained in Exhibit 2.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

1. The powers conferred to Palm Beach County as a Charter County pursuant to Chapter 163, Part III, Florida Statutes are hereby delegated to the Town of Lake Park Commission regarding the Study Area identified in Map 1 "A Finding of Necessity", dated March 1996 and revised August 1996 which is attached to this resolution as Exhibit 1. The legal description of the area is attached to this resolution as Exhibit 2.
2. This resolution specifically reserves all redevelopment powers in the remainder of the Town of Lake Park to the County. Any expansion of the Community Redevelopment Agency boundaries beyond the area identified on Map 1 of Exhibit 1 and described in the legal description contained in Exhibit 2 will require specific consent and delegation of power by the County.

The foregoing resolution was offered by Commissioner Marcus who moved its adoption. The motion was seconded by Commissioner McCarty and upon being put to a vote, the vote was as follows:

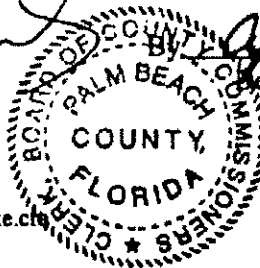
Commissioner Ken L. Foster, Chairman	<u>Aye</u>
Commissioner Burt Aaronson, Vice Chairman	<u>Aye</u>
Commissioner Maude Ford Lee	<u>Aye</u>
Commissioner Mary McCarty	<u>Aye</u>
Commissioner Karen T. Marcus	<u>Aye</u>
Commissioner Warren H. Newell	<u>Absent</u>
Commissioner Carol A. Roberts	<u>Aye</u>

The Chair thereupon declared the Resolution duly passed and adopted this 6th day of November, 1996.

APPROVED AS TO FORM
LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA, BY AND
ITS' BOARD OF COUNTY COMMISSIONERS

By [Signature] DOROTHY H. WILKEN, CLERK
County Attorney [Signature] Deputy Clerk



g:\common\wpdata\landuse\rbanks\lake.c

RESOLUTION NO. 2024 - _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, CONCURRING WITH THE TOWN OF LAKE PARK'S 2023 FINDING OF NECESSITY AND DETERMINATION OF BLIGHTED AREAS PER SECTION 163.340(8) FLORIDA STATUTES, AND CONSENTING TO THE EXPANSION OF THE LAKE PARK COMMUNITY REDEVELOPMENT AREA FOR APPROXIMATELY 67 ACRES OF LAND, KNOWN AS THE 10TH COURT AREA, AND THE SILVER BEACH ROAD AREA, IN ACCORDANCE WITH THE TOWN'S 2023 FINDING OF NECESSITY; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, by adoption of Resolution 96-1852 on November 6, 1996, the Board of County Commissioners of Palm Beach County, Florida, delegated the exercise of powers conferred by Chapter 163, Part III, Florida Statutes, "The Community Redevelopment Act of 1969" to the Town of Lake Park, Florida (the "Town"); and

WHEREAS, by adoption of Resolution 65-1996, the Lake Park Community Redevelopment Area Plan was approved by the Town Commission on November 20, 1996 (the "1996 Plan") thereby establishing the Lake Park Community Redevelopment Agency (the "Lake Park CRA"); and

WHEREAS, an updated and amended version of the 1996 Plan as contemplated by Part III, Chapter 163, Florida Statutes, was prepared which updated the 1996 Plan, and was adopted on February 17, 2010 by Resolution 10-02-10 (the "2010 Plan") by the Town Commission; and

WHEREAS, an updated and amended version of the 2010 Plan as contemplated by Part III, Chapter 163, Florida Statutes, was prepared which updated the 2010 plan, and was adopted on June 1, 2022 by Resolution 36-06-22 (the "2022 Plan") by the Town Commission; and

WHEREAS, the Town and the Lake Park CRA are proposing to expand the CRA's boundaries, and to facilitate the same, the Town Commission, on September 20, 2023, adopted Resolution 38-05-23, making the finding that the two proposed Lake Park CRA expansion areas, totaling approximately 67 acres, are blighted areas per Sec. 163.340(8) F.S., and that it is necessary to add the two areas to the Lake Park CRA to alleviate impacts of the blighted conditions; and

WHEREAS, Palm Beach County, Florida, as a charter County, (the "County") retained the power to consent to the expansion of the Lake Park CRA boundaries under County Resolution 96-1852; and

WHEREAS, the County concurs with Town's finding of necessity and determination of blighted areas per Sec. 163.340(8) F.S., and desires to consent to the expansion of the Lake Park Community Redevelopment Area in accordance with the Town of Lake Park's 2023 Finding of Necessity, pursuant to Sec. 163.355 F.S., so long as the County is exempt from remitting tax increment revenues for the new expansion areas to the Lake Park CRA or the Redevelopment Trust Fund; and

WHEREAS, the Board of County Commissioners of Palm Beach County will consider a separate resolution authorizing the County to execute that Interlocal Agreement with the Town of Lake Park and the Lake Park Community Redevelopment Agency to exempt the County from having to remit tax increment revenues for the new expansion areas to the Lake Park CRA or the Redevelopment Trust Fund; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

SECTION 1. The recitals set forth above are true and correct and are made a part of this Resolution.

SECTION 2. The Town of Lake Park's Resolution 38-05-23, and Finding of Necessity Report (Exhibit "A" therein) are attached hereto and made a part of this Resolution as Exhibit "A".

SECTION 3. The Board of County Commissioners of Palm Beach County, Florida, concurs with Town's finding of necessity and determination of blighted areas per Sec. 163.340(8) F.S., and consents to the expansion of the Lake Park Community Redevelopment Area as set forth on the maps and parcel information attached hereto and incorporated herein as Exhibit "B" which are identified as "10th Court" (26± acres), and "Silver Beach Road" (41± acres), comprising approximately 67 acres in total, and as further identified within the Town of Lake Park's 2023 Finding of Necessity required under Sec. 163.355 Florida Statutes.

SECTION 4. Severability. If any section, paragraph, sentence, clause, phrase or word of this Resolution is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Resolution.

SECTION 5. Effective Date. The provisions of this Resolution shall become effective upon adoption by the Board of County Commissioners.

Commissioner _____ moved for approval of the foregoing Resolution.

The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Commissioner Maria Sachs, Mayor	_____
Commissioner Maria G. Marino, Vice Mayor	_____
Commissioner Gregg K. Weiss	_____
Commissioner Michael Bennett	_____
Commissioner Marcy Woodward	_____
Commissioner Sara Baxter	_____
Commissioner Mack Bernard	_____

APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach County, Florida, on the _____ day of _____, 2024.

Filed with the Clerk of the Board of County Commissioners on _____, 2024.

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

By: _____

Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By:  _____
Assistant County Attorney

2022 FINDING OF NECESSITY - CRA EXPANSION

Lake Park Community Redevelopment Agency

Town of Lake Park, Palm Beach County, Florida



Prepared for
Lake Park Community Redevelopment Agency

Prepared by
BusinessFlare®

September 30, 2022
Updated August 2023



Acknowledgements

The Lake Park Community Redevelopment Agency (CRA) professional staff and its expert redevelopment consultants, BusinessFlare® collaborated on this statutorily required report.

The Lake Park CRA is grateful to the many persons who participated in discussions during the Lake Park CRA Master Plan Update 2022 project, which lead to this report.

CRA Board

Michael O'Rourke, Chair

Kimberly Glas-Castro, Vice-Chair

John Linden, Board Member

Roger Michaud, Board Member

Mary Beth Taylor, Board Member

Dr. Henry Stark, Board Member

CRA Executive Director

John O. D'Agostino

Community Development Director

Nadia DiTommaso

Town Planners

Anders R. Viane

Karen J. Golonka

Consultants

BusinessFlare®

Kevin Crowder, CEcD, Founder

Camilo Lopez, Planner, Strategic Economic Designer

Alicia Alleyne, Associate, Real Estate Professional

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Executive Summary

The Town of Lake Park has implemented steps to conduct a Finding of Necessity for an expansion of the Lake Park Community Redevelopment Area (Lake Park CRA) created in 1996. The Town of Lake Park has had notable success with the Lake Park CRA. The Town desires to reach its full revitalization and economic potential by incorporating certain opportunity areas into the district.

The proposed expansion areas can realize long-term economic rebirth and contribute to a vibrant, enriched placemaking identity. The proposed expansion areas will benefit from the public and private investments a CRA designation generates, as well as potential property value increases. This report demonstrates why the Town of Lake Park and the Lake Park CRA now find it necessary to expand its district to include these areas. It explains how to designate an area as a CRA and how to implement redevelopment.

A Community Redevelopment Area is a government affiliate fiduciary district detailed in Florida Statutes Chapter 163. Under Section 163.355, a Finding of Necessity is a statutorily required to prioritize area(s) that require significant redevelopment efforts and alternative financing mechanisms. It requires an assessment of slum and blight as a precursor to designation. A Finding of Necessity must be supported by evidentiary data and thorough analysis of impaired conditions.

The Lake Park Community Redevelopment Agency (CRA) desires for all its residents to reach their full potential through deserved revitalization and economic growth through the proffered expansion. Over the last decade, many areas of Lake Park have rebounded effectively from the 2008 recession and recently from the 2020 pandemic. Yet, in keeping with past Florida cycles of redevelopment, certain neighborhoods have had more challenges and have not organically responded to shorter term economic rebounds led by venture capital and real estate market flips.

Without intervention now, slum and blighted areas impose onerous burdens onto the community, decrease the tax base, and constitute safety and public health menaces to the welfare of residents. Residents and small business owners are limited by rising investment rates and inflation, construction materials increases, wacky supply chain logistics, and labor shortages. Moreover, the expansion area has had longstanding barriers to equity investment. All these situations affect the output, success, and advancement in Lake Park.

The ability to create long term good will in Lake Park's asset base is rooted in uncovering and exposing feasible investment advantages in the expansion areas. These areas are often intuitively understood and realized by long-term residents and businesses as having deep intrinsic value. But areas with slum and blight conditions are rejected by U.S. institutional investors who determine worth through book value, risk level, and the goal to produce benefit above the going market rate of investment return.

Through dedicated efforts including the recent Lake Park CRA Master Plan Update and downtown land development regulation changes, the Town of Lake Park and its CRA staff have diligently prepared for this finding of necessity so all residents can experience revitalization and success.

Proposed Expansion Areas

The proposed expansion areas ("Study Area") are approximately 67 acres, and is more specifically defined as:

(1) 10th Court (26 acres)

Northern edge of the existing CRA boundary, bounded by Northern Drive on the south, Northlake Boulevard on the north, FEC right-of-way on the west, and W Road on the east. This area is generally of commercial character with some residential on the eastern edge.

(2) Silver Beach Road (41 acres)

Southern edge of the existing CRA boundary, bounded by 7th Street on the west, Federal Highway/ US1 on the east, and Bayberry Drive on the north. This area also includes Bert Bostrom Park, and it is generally of residential character.

Legal Requirements

Under Florida Statutes Section 163.340, the requirements of a Finding of Necessity are outlined. The below analysis follows this outline to examine the needed criteria and provides a final recommendation regarding a determination that a state of slum and blight exists.

Slum Determination Chapter 163.340 (7), Florida Statutes (1 must be present)

(7) "Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- (c) The existence of conditions that endanger life or property by fire or other causes.

Blight Determination Chapter 163.340 (8), Florida Statutes (2 must be present)

(8) "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or

more of the following factors are present (the proposed expansion areas for Lake Park CRA meets at least four or more of the following factors, see requirements table below):

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- (d) Unsanitary or unsafe conditions.
- (e) Deterioration of site or other improvements.
- (f) Inadequate and outdated building density patterns.
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- (h) Tax or special assessment delinquency exceeding the fair value of the land.
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

The table on the following page highlights the qualifying “blight” criteria present in the proposed expansion areas.

Proposed Expansion Areas of the Lake Park CRA Requirements Table

Requirements for CRA Expansion (General)	Criteria Found in Proposed Expansion Areas of the Lake Park CRA
Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	10th Court presents inadequate parking facilities and street layout with large, underutilized parking lots, back in parking into a major thoroughfare, and 5-point intersection. Silver Beach Road presents inadequate parking on swale areas.
Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.	10th Court and Silver Beach Road real property shows a stagnant position regarding any increase on assessed values. It fails to show any appreciable increase compared to other areas.
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	10th Court suburban shopping plaza shows a faulty layout with large parking lot in front and large, big box building (mostly vacant) on the rear. Its usefulness is underutilized as a potential mixed-use redevelopment project with sidewalk activity and better parking solutions. This site is a "gateway" site to the community.
Unsanitary or unsafe conditions.	10th Court shows unsanitary and unsafe conditions with trash dumpsters in plain view, not asphalted areas, holes in asphalt, cracked sidewalks, and overhead power lines. While Silver Beach Road shows trash on swale areas, and expose trash dumpsters, giving the impression of a deteriorating environment.
Deterioration of site or other improvements.	10th Court shows a large amount of inadequate and outdated buildings.
Falling lease rates per square foot of office, commercial, or industrial space	The northern expansion area has experienced some negative absorption of retail space, compared to significant

compared to the remainder of the county or municipality.	<p>positive absorption in the rest of the County. Compared to the rest of the Town and County, office and industrial space in the northern expansion area has a higher vacancy rate (13.4% for office compared to 3.6% in the Town and 8.6% in the County, and 6.2% for industrial compared to 0.5% in the Town and 3.5% in the County.</p> <p>Residential vacancy in the southern expansion area is 3.8% compared to countywide multifamily vacancy of 6.8% according to CoStar. Retail rates in the southern expansion area are \$21.53 per square foot compared to \$24.51 in the rest of the Town and \$32.3 in the County.</p>
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Conclusion

This firm has conducted research in a professional manner following previous and widely accepted data accepted methodologies. This document includes information for each item listed here with visual, descriptive, and/or research-based information that supports the finding of slum and blight.

In addition to data analysis, physical site visits were conducted to testify that there is a sworn presence of blight as defined by Florida Statutes Chapter 163 in the proposed expansion areas of the Lake Park CRA.

This Finding of Necessity provides conclusive evidence that if left unattended, the blighted areas will undoubtedly persist. Given recent unfavorable economic outlooks, these conditions may worsen. They will consume additional resources while reducing the local tax base. The presence of slum and blight conditions are an economic and social liability to the Town of Lake Park and Palm Beach County.

Introduction

Town of Lake Park

Lake Park was incorporated in 1923 on land developed by the president of Waldorf Systems, Inc., Harry Seymour Kelsey. In its early years the town was conceived as Kelsey City a resort mecca and winter playground. Kelsey called the famous Olmsted brothers (landscape architects) and Dr. John Nolan to plan and design what would become the first zoned municipality south of Washington D.C. The Olmsted brothers were decedents of Frederick Law Olmsted the father of American landscape architecture and the designer of New York City's Central Park.

In 1923, electric lights were installed along the streets and the Town was formally incorporated. During this period, Kelsey City attracted nationwide attention as a revolutionary town per its design, which led to unprecedented activity and continued growth. Then, the land boom began to slow at the end of 1925, leading to a decline in the local real estate. The 1928 hurricane caused extensive damage that it was decades before Kelsey City was able to recover. By the late 1930s the Works Progress Administration (WPA) had paved roads in the town and 80% of the property had been purchased by the Tesdem Company, headed by Sir Harry Oakes, a millionaire who planned to create an exclusive residential community.

In 1939 the local garden club petitioned the state to change the town's name to Lake Park. They also persuaded the local government to change the existing numbered street names to flowers, plants, shrubs, and trees, which remained today. World War II led to an influx of military personnel and their families in the area.

Today, Lake Park is home to nearly 9,000 residents and hundreds of businesses ranging from retail to manufacturing to restaurants and boasts an eclectic downtown arts district and a popular marina. The Town will soon be home to a high-rise waterfront building featuring condominiums with unparalleled views and ground floor restaurants that will serve as destination dining establishments for the public.

The Town through this *Finding of Necessity* seeks to move forward with the expansion of their CRA boundary located in the downtown to attract investment and bring it back to its glorious days. This report will showcase that the existing conditions of these areas shows disinvestment and blighted conditions that need to be remediated.

Study Areas / CRA Boundaries

The proposed expansion areas ("Study Area") is approximately 67 acres, and is generally defined as:

(1) 10th Court (26 acres)

This area is physically defined as the northern edge of the existing CRA boundary, bounded by Northern Drive on the south, Northlake Boulevard on the north, FEC right-of-

way on the west, and W Road on the east. This area is generally of commercial character with some residential on the eastern edge.

Zoning designations within this area: C1 - Business District

C1B - Neighborhood Commercial District

C2 - Business District

C4 - Business District

NBOZ - Overlay

FLUM designations within this area: Commercial

(2) Silver Beach Road (41 acres)

This area is physically defined southern edge of the existing CRA boundary, bounded by 7th Street on the west, Federal Highway/ US1 on the east, and Bayberry Drive on the north. This area also includes Bert Bostrom Park, and it is generally of residential character.

Zoning designations within this area: R1 - Single Family Residence District

R2 - Multiple Family Residence District

P - Public District

FLUM designations within this area: Single Family Residence District

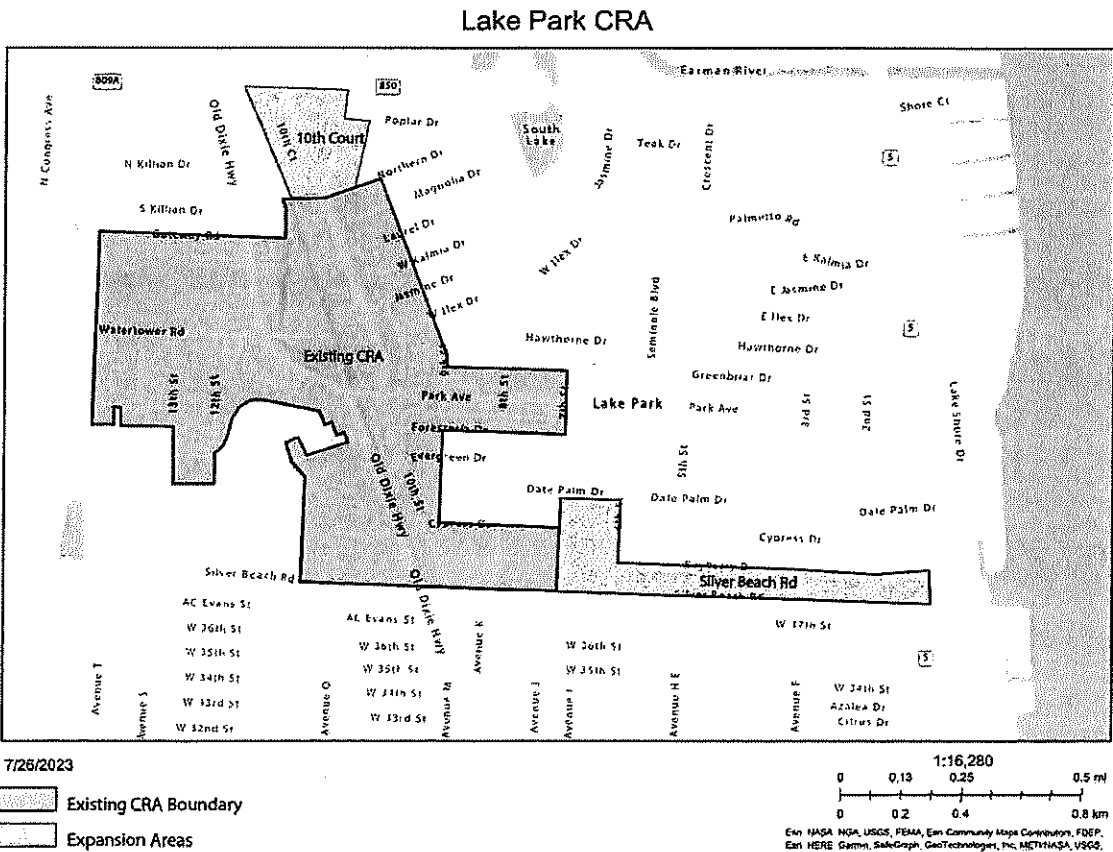
Public Buildings & Grounds

Lake Park Economic Conditions

	Lake Park Study Area	County
Median Household Income	\$31,705	\$65,015
Residents Below the Poverty Line	27.1%	12.2%

Lake Park’s general population and in the proposed area is more diverse than Palm Beach County and USA. The median household income in the proposed expansion areas is below the County median income. The percentage of residents below the poverty line is double that of the County. Over a quarter of the expansion area residents are impoverished

Map of Existing Lake Park CRA and Proposed Expansion Areas



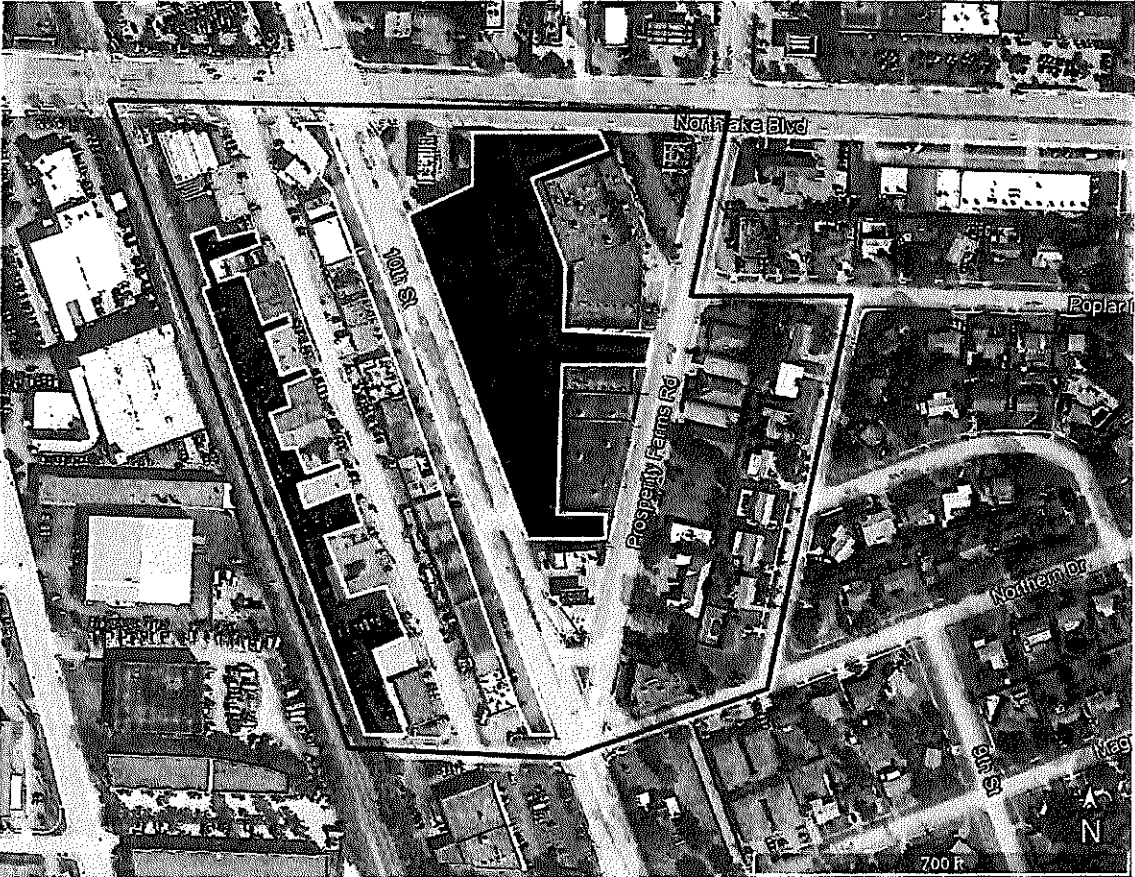
Finding of Necessity

Street Layout, Parking Facilities, and Roadways

Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.

10th Court presents inadequate parking facilities and street layout with large, underutilized parking lots, back in parking into a major thoroughfare, and 5-point intersection. Silver Beach Road presents inadequate parking on swale areas.

10th Court Inadequate Parking Facilities



- 10th Court Expansion Area (26 Acres)
- Inadequate Parking Facilities - Large Underutilized Parking Lot (3.5 Acres or 13.5% of the Study Area)
- Inadequate Parking Facilities - Back-In Parking to Major Roadway
- Inadequate Parking Facilities - Other Inappropriate Parking Cluttered



Photo: Unsafe Back-In Parking on 10th Street



Photo: Inadequate parking along 10th Street. Obstructing sidewalk walkability.



Photo: Underutilized Parking Lot on 10th Street; Flood risk.

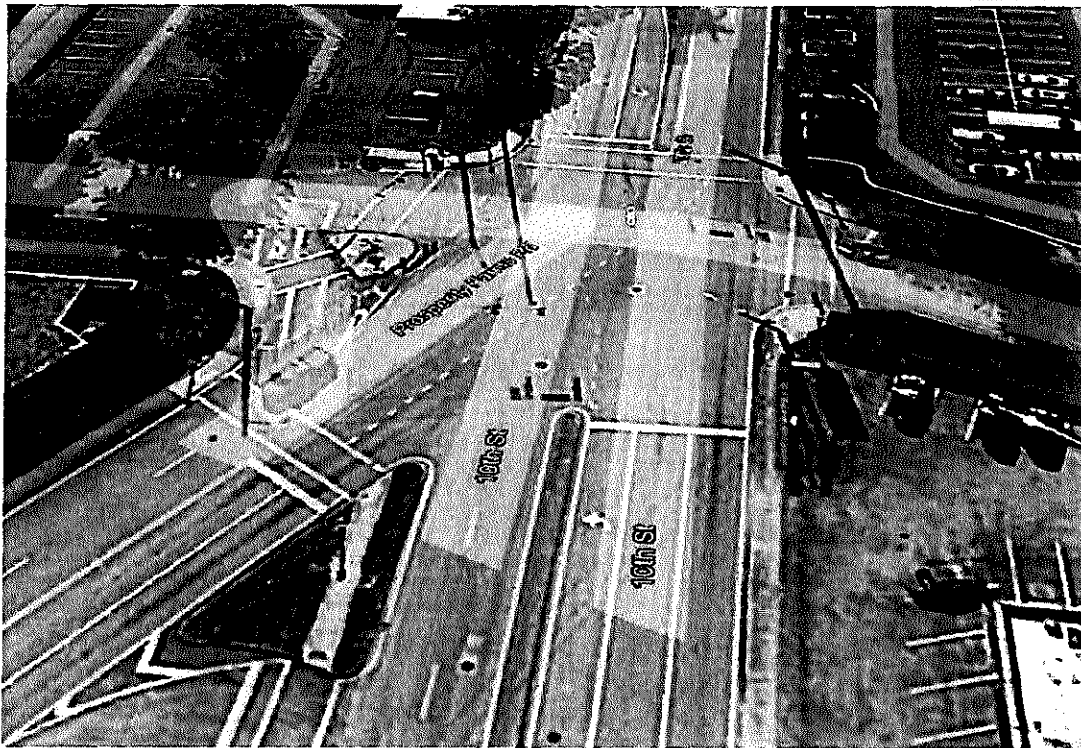


Photo: 5-Point Intersection on 10th Street



Photo: 10th Court inadequate public transportation facilities



Photo: Silver Beach Rd - inadequate public transportation facilities

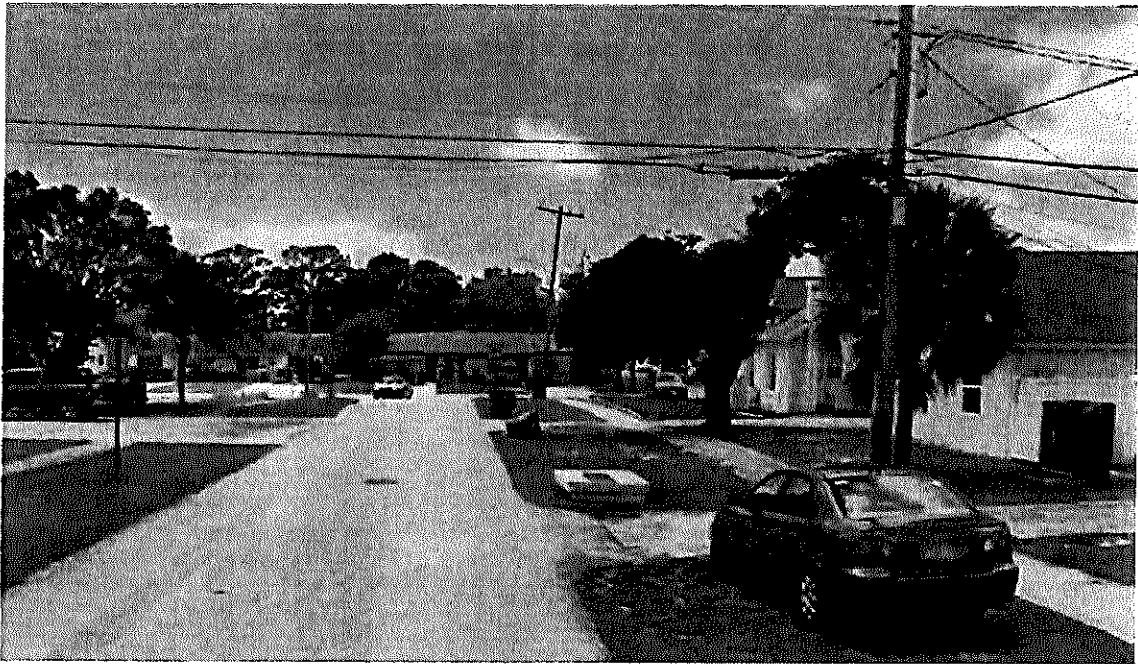


Photo: Silver Beach - parking on swale areas



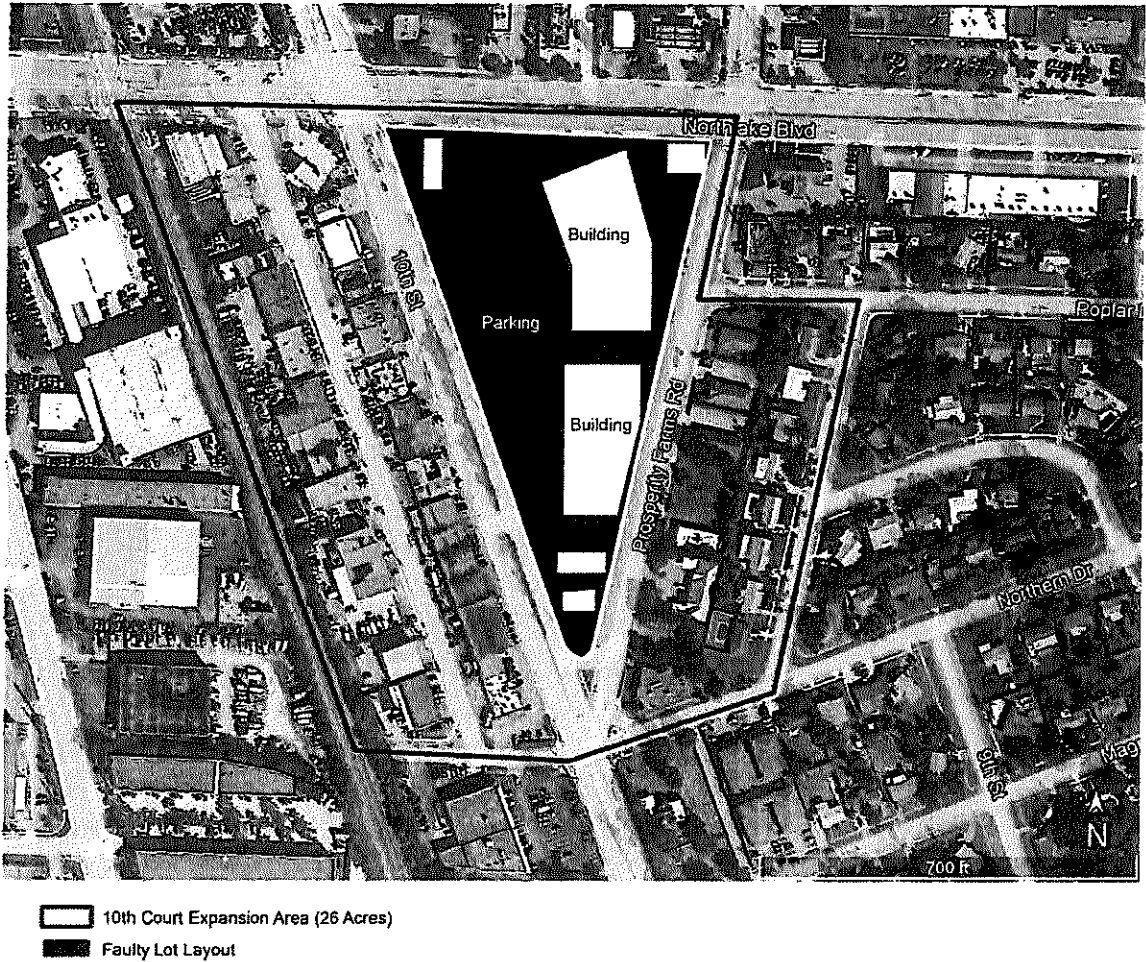
Photo: Silver Beach inadequate public transportation facilities

Faulty Lot Layout

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

10th Court suburban shopping plaza shows a faulty layout with a large parking lot in front and large, big box building (mostly vacant) on the rear. Its usefulness is underutilized as a potential mixed-use redevelopment project with sidewalk activity and better parking solutions. This site is a "gateway" site to the community.

10th Court Faulty lot layout in relation to size, adequacy, and usefulness.



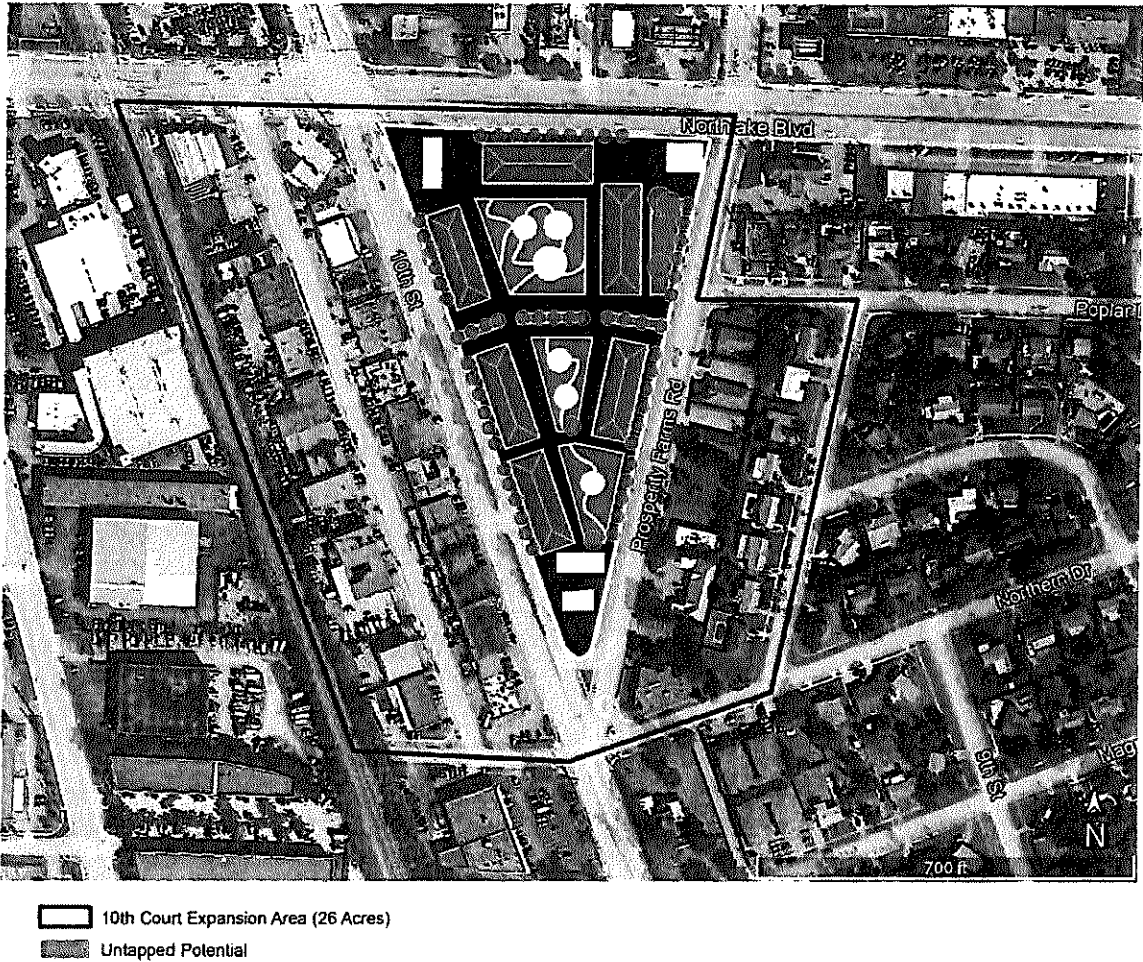




Photo: Underutilized parking facility.



Photo: Underutilized parking facility.



Photo: Faulty lot layout. Blank wall facing main street with no use zone adjacent to sidewalk.



Photo: Faulty lot layout. Missing internal connections.

Unsanitary or Unsafe Conditions

Unsanitary or unsafe conditions.

10th Court has unsanitary and unsafe conditions with trash dumpsters in plain view, not asphalted areas, holes in asphalt, cracked sidewalks, and overhead power lines. Silver Beach Road experiences trash on swale areas, and exposed trash dumpsters, giving the impression of a deteriorating environment.



Photo: 10th Court holes in asphalt and cracked sidewalk showed unsafe conditions



Photo: 10th Court cracked sidewalk showed unsafe conditions

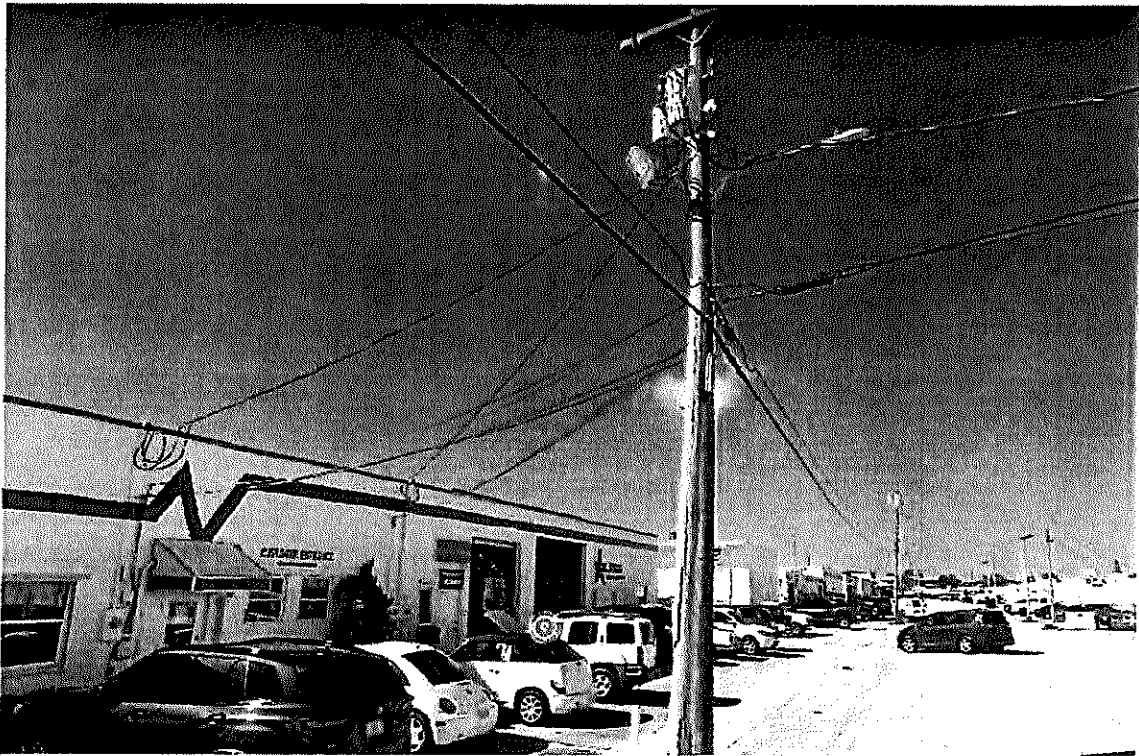


Photo: 10th Court electrical lines unsafe conditions



Photo: 10th Court exposed dumpsters unsanitary conditions



Photo: 10th Court exposed dumpsters unsanitary conditions and blank walls facing street.

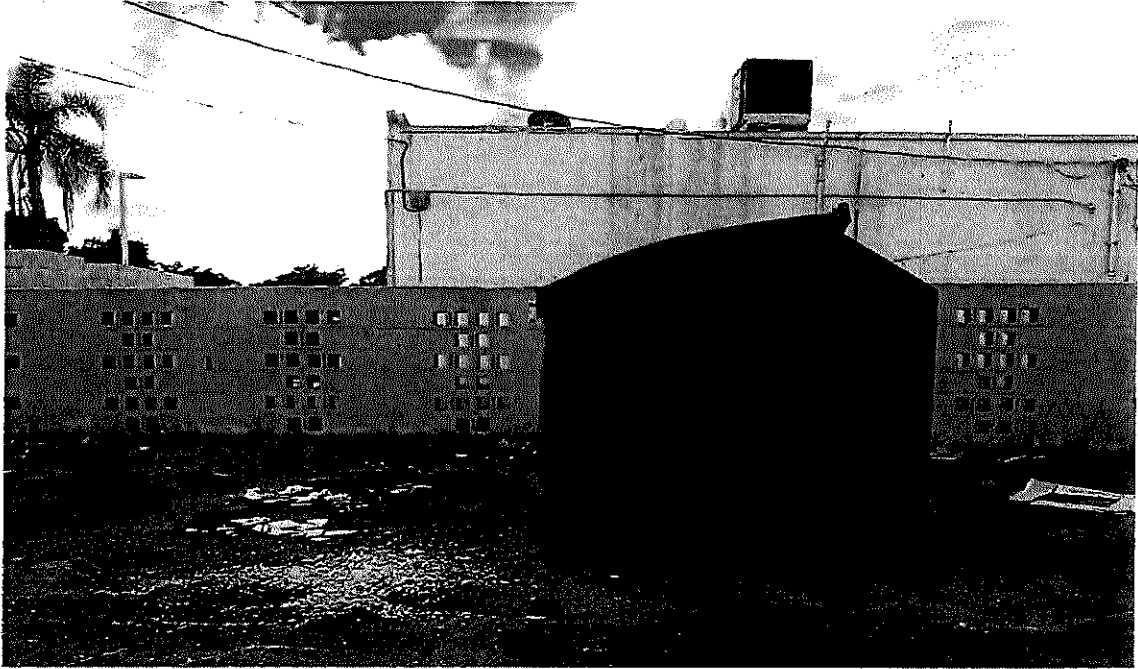


Photo: Broken glass unsafe conditions.



Photo: 10th Court exposed dumpsters unsanitary conditions



Photo: Dilapidated building structures.



Photo: Silver Beach exposed dumpsters unsanitary conditions



Photo: Silver Beach exposed trash unsanitary conditions



Photo: Silver Beach exposed dumpsters unsanitary conditions

Deterioration of Site or Other Improvements

10th Court shows a large amount of inadequate and outdated buildings.

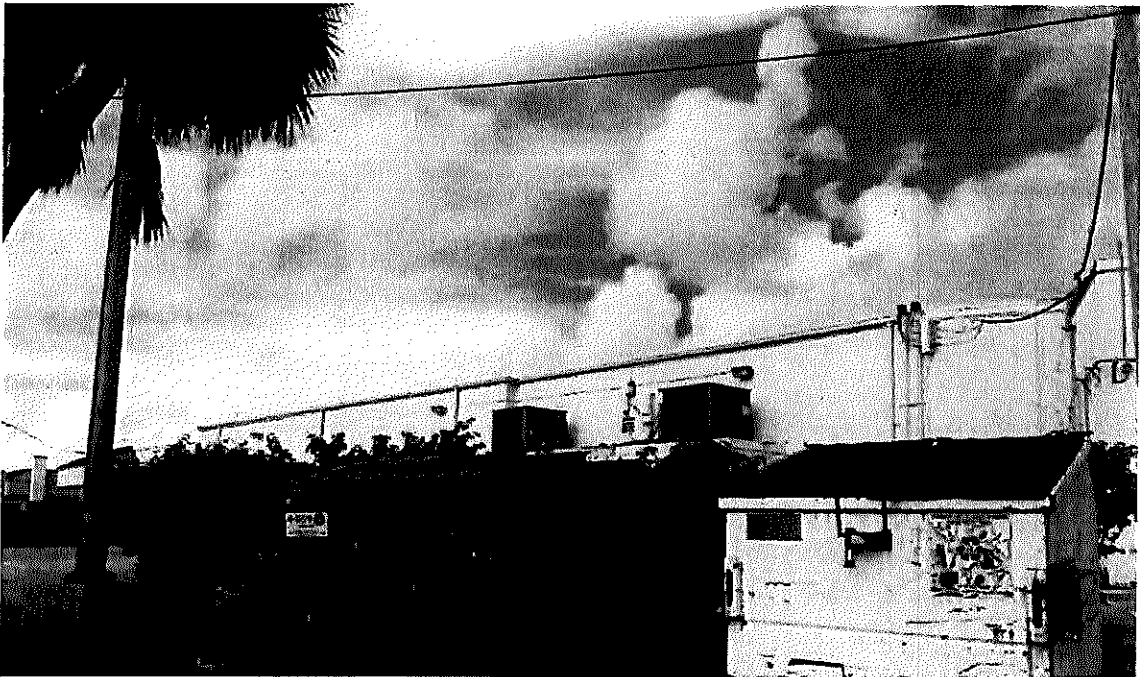


Photo: 10th Court obsolete and outdated building facade facing Prosperity Farms Road - In addition to inadequate ventilation and light.

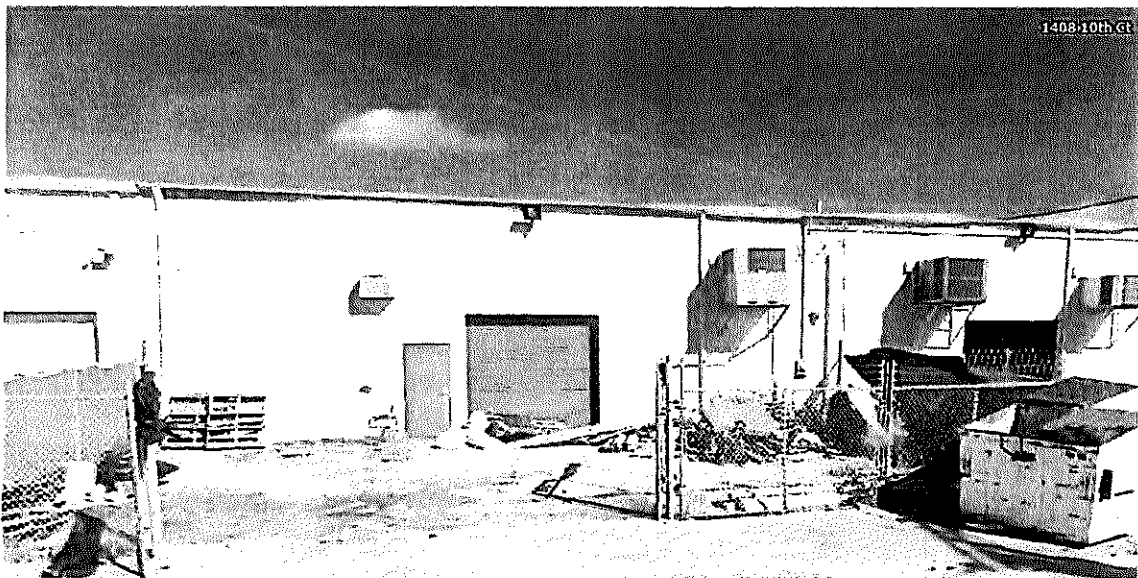


Photo: 10th Court deterioration of site improvements



Photo: 10th Court deterioration of site improvements/ outdated building



Photo: Silver Beach outdated residential/ housing building



Photo: Silver Beach deterioration of site improvements



Photo: Silver Beach inadequate and outdated building at Bostrom Park



Photo: Silver Beach inadequate and outdated building at Bostrom Park



Photo: Silver Beach signs of blighted conditions.

Crime and Emergency Calls for Service

Crime and emergency service calls are high in both expansion areas.

Northern Expansion Area

Calls for Service Description	2019	2020	2021	2022	2023 ytd	Total
HIT & RUN W/INJURIES	---	---	---	---	---	1
HIT AND RUN	4	4	---	2	---	16
MOTOR VEH CRASH	13	14	18	13	10	82
MOTOR VEHICLE CRASH UNKNOWN INJURIES	2	---	1	---	---	4
MOTOR VEHICLE CRASH WITH INJURIES	---	1	1	2	---	5
MOTOR VEHICLE CRASH - WITH INJURIES	---	---	---	---	---	4
Grand Total	19	19	20	17	10	112
All Emergency Service Calls - North	699	875	584	501	264	3,475

Southern Expansion Area

Calls for Service Description	2019	2020	2021	2022	2023 ytd	Total
HIT & RUN W/INJURIES	---	---	---	---	1	1
HIT AND RUN	1	1	2	---	1	7
HOMICIDE - VEHICLE HOMICIDE	---	---	---	---	---	1
MOTOR VEH CRASH	10	2	10	9	5	46
MOTOR VEHICLE CRASH DEPT VEH INVOLVED	---	---	1	---	---	1
MOTOR VEHICLE CRASH UNKNOWN INJURIES	---	1	3	2	---	6
MOTOR VEHICLE CRASH WITH INJURIES	1	1	2	4	2	11
MOTOR VEHICLE CRASH - WITH INJURIES	---	---	---	---	---	3
Grand Total	12	5	18	15	9	76
All Emergency Service Calls - South	1,121	1,573	1,350	1,146	676	7,064

Property Taxes

Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions. 10th Court and Silver Beach Road real property shows a stagnant position in regards to any increase on assessed values. It fails to show any appreciable increase compared to other areas.

The current taxable value of the northern expansion area is \$26,117,236, and the southern expansion area has a taxable value of \$19,482,980. The impact from the growth of this area without redevelopment is limited and represents only between \$12,000 to \$14,000 annually in town and county property taxes. Should the CRA attract redevelopment to the key parcel, this can result in additional Tax Increment Revenue of almost \$200,000 annually, which would be realized by the taxing authorities upon the CRA’s sunset.

The following projections are based on updated 2023 preliminary taxable values and the proposed millage rates for the taxing jurisdictions. Growth is based on 3% per year.

	Current Contributions		North Expansion		South Expansion	
	City	County	City	County	City	County
2023	1,162,739	631,382	139,659	117,528	104,183	87,673
2024	1,197,621	650,323	143,849	121,053	107,309	90,303
2025	1,233,550	669,833	148,165	124,685	110,528	93,012
2026	1,270,556	689,928	152,609	128,426	113,844	95,803
2027	1,308,673	710,626	157,188	132,278	117,259	98,677
2028	1,347,933	731,945	161,903	136,247	120,777	101,637
2029	1,388,371	753,903	166,761	140,334	124,400	104,686
2030	1,430,022	776,520	171,763	144,544	128,132	107,827
2031	1,472,923	799,816	176,916	148,880	131,976	111,062
2032	1,517,111	823,810	182,224	153,347	135,935	114,394
2033	1,562,624	848,525	187,690	157,947	140,013	117,825
2034	1,609,503	873,980	193,321	162,686	144,214	121,360
2035	1,657,788	900,200	199,121	167,566	148,540	125,001
2036	1,707,521	927,206	205,094	172,593	152,996	128,751
2037	1,758,747	955,022	211,247	177,771	157,586	132,614
2038	1,811,509	983,673	217,585	183,104	162,314	136,592
2039	1,865,855	1,013,183	224,112	188,597	167,183	140,690

Conclusion

Summary of Recommendations

In accordance with Florida Statutes, BusinessFlare® LLC completed a comprehensive analysis of conditions within the Town of Lake Park and determined that the redevelopment of the community proposed expansion areas is necessary to ensure the safety and economic welfare of its residents. The findings are documented throughout this report. The proposed expansion areas for the Lake Park CRA meet and exceed the threshold criteria of "blight".

Next Steps

BusinessFlare® LLC recommends that the Town of Lake Park Commission adopt the *Finding of Necessity* by resolution. The Town must give proper notice for the public hearing and inform all other taxing authorities of their desire to approve the findings 15 days prior to the actual adoption of the report. Next, the Finding of Necessity must be approved by the Palm Beach County Commission. During this process, the Town will complete an amendment to the CRA Master Plan to incorporate the new expansion areas. Once both the Finding of necessity and CRA Plan have been approved and updated, the CRA will include the expansion areas as eligible areas for the Redevelopment Trust Fund for purposes of funding projects within the Town of Lake CRA.

Additional Information

The following systems, reports and data were utilized in the development of this finding of necessity and are available upon request.

- ArcGIS Online
- ESRI Business Analyst
- CoStar
- LoopNet
- Microsoft Access
- Palm Beach Property Appraiser
- Building Code Violations (Town of Lake Park)
- Code Violations (Town of Lake Park)
- Fire/Emergency Service Calls (Town of Lake Park)
- Crime Statistics (Town of Lake Park)

RESOLUTION 38-05-23

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, PROVIDING FOR A FINDING OF NECESSITY AND DETERMINING THE EXISTENCE OF TWO OR MORE CONDITIONS IN A CERTAIN AREA OF THE TOWN OF LAKE PARK THAT MEET THE CRITERIA DESCRIBED IN SECTION 163.340 (8), FLORIDA STATUTES; PROVIDING FOR THE ACCEPTANCE, APPROVAL AND ADOPTION OF THE TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY'S FINDING OF NECESSITY STUDY; FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AREA UNDER THE PROVISIONS OF CHAPTER 163, PART 111, OF THE FLORIDA STATUTES.

WHEREAS, Chapter 163, Part III, Florida Statutes, has defined and provided for the conduct of redevelopment activities within municipalities and counties; and

WHEREAS, the Town Commission adopted Resolution No 14-1996 on April 3, 1996, finding the existence of blight conditions in that area of the Town of Lake Park, known as the Lake Park Community Redevelopment Area, as more particularly described in that resolution, and established the Community Redevelopment Agency (CRA) for that area; and

WHEREAS, by adoption of Resolution 65-1996, the Lake Park Community Redevelopment Area Plan was approved by the Town Commission on November 20, 1996 (the "1996 Plan"); and

WHEREAS, by adoption of Resolution R-96-1852 on November 6, 1996, the Palm Beach County Board of County Commissioners approved the 1996 plan; and

WHEREAS, the Town Commission adopted an updated and amended version of the 1996 plan as contemplated by Part III, Chapter 163, Florida Statutes, pursuant to Resolution -10-02-10 (the "2010 Plan"); and

WHEREAS, an updated and amended version of the 2010 Plan (the "Plan Update"), has been prepared which updates the 2010 Plan and addresses the redevelopment needs in the Community Redevelopment Area; and

WHEREAS, the Community Redevelopment Agency on May 6, 2022, approved the Plan Update and recommended it to the City Commission; and

WHEREAS, by adoption of Resolution 36-06-22 on June 1, 2022, the Town Commission approved the Plan Update and transmitted it to the Palm Beach County Board of County Commissioners; and

WHEREAS, the Palm Beach County Board of County Commissioners accepted, approved and filed the Plan Update at its January 24, 2023 Board of County Commissioners Meeting; and WHEREAS, the Town of Lake Park Community Redevelopment Agency authorized the completion of a Finding of Necessity Study pursuant to Chapter 163, Part III, Florida Statutes to evaluate the presence of blighted areas that are contiguous to the current redevelopment area boundaries; and

WHEREAS, the Town of Lake Park retained Business Flare, LLC to prepare a Finding of Necessity Study; and

WHEREAS, in accordance with Section 163.355, of the Florida Statutes, this Resolution is supported by data and analysis gathered and presented to the Town of Lake Park Community Redevelopment Agency Board of Commissioners on March 15, 2023; and

WHEREAS, there exists in the Town of Lake Park, within the study area of the Finding of Necessity Study, conditions of blight as identified in Chapter 163, Part III, Florida Statutes; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, does hereby find that more than two conditions of blight, as defined in Chapter 163.340 (8), Florida Statutes, exist in the study area.

Section 1. The Town Commission hereby approves the Finding of Necessity for the additional CRA Expansion Areas; transmits the Plan Update to the Board of County Commissioners of Palm Beach County, Florida; and authorizes and directs the Town staff to proceed with the implementation of the Expansion Areas into the CRA Master Plan.

Section 2. The Finding of Necessity Report, a copy of which is attached hereto and incorporated herein as Exhibit "A", is hereby approved.

Section 3. Effective Date. Pursuant to Section 163.40 Florida Statutes, the effective date of shall be the date the Finding of Necessity is approved by the Board of County Commissioners of Palm Beach County.

The foregoing Resolution was offered by Board Member Thomas, who moved its adoption. The motion was seconded by Board Member Rodriguez and upon being put to a roll call vote, the vote was as follows:

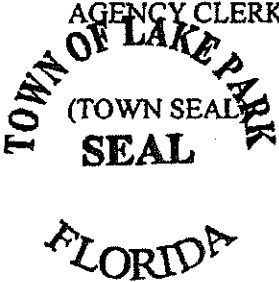
	AYE	NAY
CHAIR ROGER D. MICHAUD	<u>/</u>	<u> </u>
VICE-CHAIR KIMBERLY GLAS-CASTRO	<u>/</u>	<u> </u>
BOARD MEMBER JOHN LINDEN	<u>/</u>	<u> </u>
BOARD MEMBER CARMEN RODRIGUEZ	<u>/</u>	<u> </u>
BOARD MEMBER HENRY STARK	<u>/</u>	<u> </u>
BOARD MEMBER MARY BETH TAYLOR	<u>/</u>	<u> </u>
BOARD MEMBER JUDITH E. THOMAS	<u>/</u>	<u> </u>

The Community Redevelopment Agency thereupon declared the foregoing Resolution 38-05-23 duly passed and adopted this 20 day of September, 2023.

TOWN OF LAKE PARK, FLORIDA

BY: Roger D. Michaud
ROGER D. MICHAUD
CHAIR

ATTEST:



Vivian Mendez
VIVIAN MENDEZ
AGENCY CLERK


Approved as to form and legal sufficiency:
BY: Thomas J. Baird
THOMAS J. BAIRD
AGENCY ATTORNEY

Exhibit B



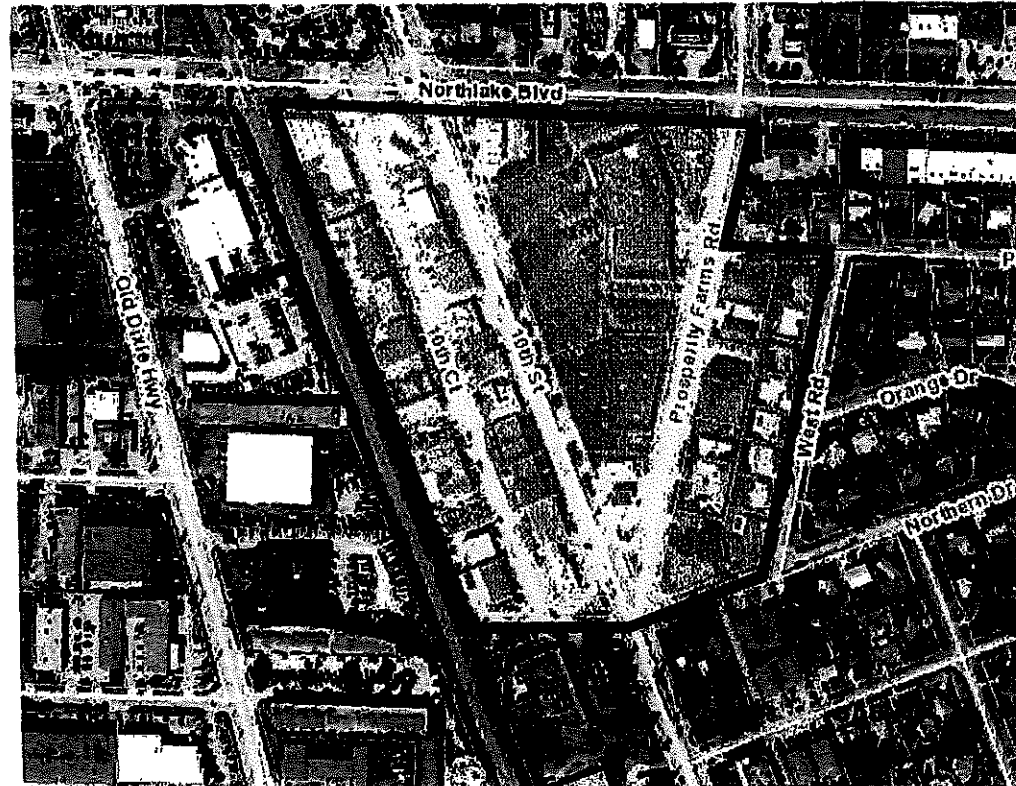
TOWN OF LAKE PARK CRA Boundaries

-  CRA ORIGINAL BOUNDARY
-  CRA EXPANSION BOUNDARY



LAKE PARK CRA EXPANSION AREA (10TH COURT)

Generally bounded by Northlake Boulevard on the north, West Road on the east, Northern Drive on the south, and the railroad tracks on the west.



Parcel Number	Owner Name	Owner Name 2	Mailing 1	City State & Zip	Site Address
3643422000003040	V7 HOLDINGS LLC		1404 10TH ST STE B	LAKE PARK FL 33403 2049	10TH ST
36434220031290010	ORIENTAL ROLAND &	ORIENTAL MARIE M	15552 68TH CT N	LOXAHATCHEE FL 33470 3452	1544 WEST RD
36434220031290020	JAMES MICHAEL K		1538 WEST RD	LAKE PARK FL 33403 2028	1538 WEST RD
36434220031290030	AMANDA COTTER TRUST		1532 WEST RD	LAKE PARK FL 33403 2028	1532 WEST RD
36434220031290040	KAZEM MOHAMAD		1526 WEST RD	LAKE PARK FL 33403 2028	1526 WEST RD
36434220031290050	MCCARTHY KENNETH &	MCCARTHY LORI	1520 WEST RD	LAKE PARK FL 33403 2028	1520 WEST RD
36434220031290060	WEAR SUSAN M		1514 WEST RD	LAKE PARK FL 33403 2028	1514 WEST RD
36434220031290070	RICHARDSON RIDONES		1508 WEST RD	LAKE PARK FL 33403 2028	1508 WEST RD
36434220031290080	ROBINSON MARIE H &	ROBINSON DORCAS	1502 WEST RD	LAKE PARK FL 33403 2028	1502 WEST RD
36434220031290090	MIZNER DEV PRESERVE LLC		5301 N FEDERAL HWY STE 190	BOCA RATON FL 33487 4918	1509 PROSPERITY FARMS RD
36434220031290101	1511 PROSPERITY LLC		600 W SADDLE CREEK DR	CAMP VERDE AZ 86322 4954	1511 PROSPERITY FARMS RD 100
36434220031290120	YAJALAJUA CORP		1525 A PROSPERITY FARMS RD	LAKE PARK FL 33403 2029	1525 PROSPERITY FARMS RD
36434220031290130	YAJALAJUA CORP		1525 PROSPERITY FARMS RD # A	WEST PALM BEACH FL 33403 2029	PROSPERITY FARMS RD
36434220031290140	DJ&G REALTY HOLDING COMPANY LLC		1535 PROSPERITY FARMS RD	LAKE PARK FL 33403 2025	1535 PROSPERITY FARMS RD
36434220031290150	K MCFARLIN USRY DC PA		1541 PROSPERITY FARMS RD	LAKE PARK FL 33403 2025	1541 PROSPERITY FARMS RD
36434220031290160	NEXGEN ENTERPRISES LLC		1547 PROSPERITY FARMS RD	WEST PALM BCH FL 33403 2025	1547 PROSPERITY FARMS RD
36434220041310011	LAKE PARK PARTNERS LLC		2121 S PALM CIR	NORTH PALM BEACH FL 33408 2716	1415 10TH ST
36434220041310012	SUNSHINE REAL ESTATE HOLDINGS LLLP		1650 NW 87TH AVE	MIAMI FL 33172 2614	980 NORTHLAKE BLVD
36434220041310041	CHOWDHURY & SON ENTERPRISE INC		952 NORTHLAKE BLVD	LAKE PARK FL 33403 2001	952 NORTHLAKE BLVD
36434220041310081	PBT INC		3831 RCA BLVD STE 3122	PALM BEACH GARDENS FL 33410 4215	1409 10TH ST
36434220041310112	MACMILLAN REAL ESTATE LLC		7950 NW 58TH ST	MIAMI FL 33166 3430	1401 10TH ST
36434220041320010	NORTHLAKE TAKE 5 LLC		541 PARK ST	DUNEDIN FL 34698 7016	1000 NORTHLAKE BLVD
36434220041320040	BARHOUSH AHMAD &	SHATARA ABDUL ENTRPRS	200 S MAIN ST	BELLE GLADE FL 33430 3426	1442 10TH ST
36434220041320050	BKZ BROTHERS LLC		7354 SHELL RIDGE TER	LAKE WORTH FL 33467 7703	1440 10TH ST
36434220041320061	ARNOLD ANDREW		1438 10TH ST	LAKE PARK FL 33403 2037	1438 10TH ST
36434220041320062	A PERFECT LOCATION 1 LLC		640 INLET RD	NORTH PALM BEACH FL 33408 3704	1432 10TH ST
36434220041320070	HEALTHY PETS REAL ESTATE HOLDINGS LLC		1428 10TH ST	LAKE PARK FL 33403 2037	1428 10TH ST
36434220041320080	BRADY DAVID E &	BRADY SUZANNE J	202 OLD DIXIE HWY	LAKE PARK FL 33403 3002	1414 10TH ST
36434220041320090	BRADY DAVID E	BRADY SUZANNE J	202 OLD DIXIE HWY	LAKE PARK FL 33403 3002	1408 10TH ST
36434220041320100	V7 HOLDINGS LLC		1404 10TH ST STE B	LAKE PARK FL 33403 2049	1404 10TH ST
36434220041320110	V7 HOLDINGS LLC		1404 10TH ST STE B	LAKE PARK FL 33403 2049	1400 10TH ST A
36434220041320120	CATANZARO DENNIS &	CATANZARO DIANE L	9432 SE LITTLE CLUB WAY S	TEQUESTA FL 33469 1380	1400 10TH CT
36434220041320130	R & K 10TH COURT LLC		301 52ND ST	WEST PALM BEACH FL 33407 2723	1408 10TH CT
36434220041320140	1416 10TH COURT LLC		1416 10TH CT	LAKE PARK FL 33403 2007	1416 10TH CT
36434220041320160	PRADETTO ALBERT		7379 154TH CT	PALM BEACH GARDENS FL 33418 1977	1424 10TH CT
36434220041320170	THOMAS FAMILY TRUST		716 NIGHTHAWK WAY	NORTH PALM BEACH FL 33408 4202	1430 10TH CT
36434220041320181	THOMAS NORMAN H &	THOMAS SUSAN S	610 CLEMATIS ST STE CU5	WEST PALM BEACH FL 33401 5391	1436 10TH CT
36434220041320182	TOMORROWLAND MANAGEMENT LLC		700 S COLUMBUS AVE	MOUNT VERNON NY 10550 4716	1440 10TH CT
36434220041320210	FRONTIERLAND MANAGEMENT LLC		724 SANDY POINT LN	PALM BEACH GARDENS FL 33410 3427	1452 10TH CT A
36434220041320220	MILLER ROBERT L & DOROTHY L TRUST &	MILLER ROBERT L TR	745 KITTYHAWK WAY	NORTH PALM BEACH FL 33408 4709	1458 10TH CT A
36434220041320230	NORTHLAKE GARDENS LLC		1100 NORTHLAKE BLVD	LAKE PARK FL 33403	1100 NORTHLAKE BLVD
36434220390000010	CROWN ENTERPRISES LLC		8394 SAWPINE RD	DELRAY BEACH FL 33446 9795	1460 10TH ST
36434220390000020	CROWN ENTERPRISES LLC		8394 SAWPINE RD	DELRAY BEACH FL 33446 9795	1456 10TH ST
36434220390000030	CROWN ENTERPRISES LLC		8394 SAWPINE RD	DELRAY BEACH FL 33446 9795	1454 10TH ST

LAKE PARK CRA EXPANSION AREA (SILVER BEACH RD)

Generally bounded by Bayberry Drive on the north, Federal Hwy on the east, Silver Beach Road on the south, and 7th Street on the west. With the exception of Date Palm Drive on the north between 7th and 6th Street to include Bert Bostrom Park.



Parcel Number	Owner Name	Owner Name 2	Mailing 1	City State & Zip	Site Address
00000	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **		114 BAYBERRY DR
36434220010370050	GERRISH WILLIAM W &	NORMI STORM	136 CYPRESS DR	LAKE PARK FL 33403 3570	120 BAYBERRY DR
36434220010370070	KERR DORNA &	KERR LEFORD	130 BAYBERRY DR	LAKE PARK FL 33403 3544	130 BAYBERRY DR
36434220010370090	MAHARAJ SHIVAL		140 BAYBERRY DR	LAKE PARK FL 33403 3544	140 BAYBERRY DR
00000	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **		150 BAYBERRY DR
36434220010370160	GRANDVIEW HEIGHTS HOLDINGS LLC		1975 SANSBURYS WAY STE 114	ROYAL PALM BEACH FL 33411 1928	105 2ND ST 101
36434220010370210	SILVER BEACH WELLNESS LLC		PO BOX 10133	WEST PALM BEACH FL 33419 0133	143 SILVER BEACH RD
36434220010370250	AIXO LLC		2875 NE 191ST ST STE 801	MIAMI FL 33180 2803	135 SILVER BEACH RD
36434220010370290	KEEGAN DANIEL J & CHRISTINE M TRUST	KEEGAN DANIEL J TR	151 SHORE DR	RIVIERA BEACH FL 33404 2418	115 SILVER BEACH RD
36434220010370310	GREEN TOUCH INDUSTRIES INC		PO BOX 30814	PALM BEACH GARDENS FL 33420 0614	100 FEDERAL HWY
36434220010370340	MCCRACKEN THOMAS F		11920 US HIGHWAY 1	NORTH PALM BEACH FL 33408 2847	112 FEDERAL HWY
36434220010370360	SUNSHINE GASOLINE DISTRIBUTORS INC		1650 NW 87TH AVE	MIAMI FL 33172 2614	140 FEDERAL HWY
36434220010560010	2923 HOPE VALLEY PAID LLC		126 HAMMOCKS CT	WEST PALM BEACH FL 33413 2037	606 BAYBERRY DR 1
36434220010560050	J P GOODWILL EQUITY LLC		2101 VISTA PKWY # 112	ROYAL PALM BEACH FL 33411 2706	612 BAYBERRY DR 1
36434220010560080	FENELUS RONALD &	FENELUS ANDRE EST	3329 S CONGRESS STE A 129	PALM SPRINGS FL 33461 3001	622 BAYBERRY DR
36434220010560110	LAWRENCE RUEL B		630 BAYBERRY DR	LAKE PARK FL 33403 3265	630 BAYBERRY DR 1
36434220010560140	LAWRENCE RUEL B		5764 PARKE AVE	WEST PALM BEACH FL 33407 1650	638 BAYBERRY DR
36434220010560170	TELCEY PETERSON F		646 BAYBERRY DR	LAKE PARK FL 33403 3228	646 BAYBERRY DR
36434220010560200	652 BAYBERRY DRIVE LLC		1105 N DIXIE HWY	WEST PALM BEACH FL 33401 3333	652 BAYBERRY DR A
36434220010560230	CIARLARIELLO BRUCE M		8365 BELIZE PL	WELLINGTON FL 33414 6447	655 SILVER BEACH RD 1
36434220010560270	PERKINS CONNIE S &	PERKINS MARION K	645 SILVER BEACH RD	LAKE PARK FL 33403 3273	645 SILVER BEACH RD
36434220010560300	633 SILVER BEACH ROAD LAND TRUST		11878 BANYAN ST	PALM BEACH GARDENS FL 33410 2104	633 SILVER BEACH RD
36434220010560330	CIARLARIELLO BRUCE M		8365 BELIZE PL	WELLINGTON FL 33414 6447	627 SILVER BEACH RD
36434220010560360	615 SILVER BEACH ROAD LLC		4115 NW 4TH ST	MIAMI FL 33126 5627	615 SILVER BEACH RD
36434220010560390	COOPER SABRENA B &	COOPER VISCOE I	603 SILVER BEACH RD	LAKE PARK FL 33403 3273	603 SILVER BEACH RD
36434220010560420	LEISURE RESIDENTS LLC		17388 47TH CT N	LOXAHATCHEE FL 33470 3558	102 6TH ST 1
36434220010570010	ATILUS ISENETTE &	DARIUS MICHEL	612 DATE PALM DR	LAKE PARK FL 33403 3227	612 DATE PALM DR
36434220010570040	LAMPKIN KATHERINE A		618 DATE PALM DR	LAKE PARK FL 33403 3227	618 DATE PALM DR
36434220010570070	HOLLIS LASHUNDA Y		PO BOX 531131	LAKE PARK FL 33403 8919	624 DATE PALM DR
36434220010570100	DICKENS ADAM &	DICKENS COURTNEY J	638 DATE PALM DR	LAKE PARK FL 33403 3227	638 DATE PALM DR
36434220010570130	ANWORTH PROPERTIES INC	PEAK PROPERTY MANAGEMENT C/O	2054 VISTA PKWY STE 400	WEST PALM BEACH FL 33411 6760	644 DATE PALM DR
36434220010570170	HARRISON ADRIAN R		604 DATE PALM DR	LAKE PARK FL 33403 3227	604 DATE PALM DR
36434220010590010	RICCELLI DANIELA &	WICK DANIEL M	925 LAUREL RD	N PALM BEACH FL 33408 4020	506 BAYBERRY DR
36434220010590050	512 BAYBERRY DRIVE LAKE PARK LLC		1751 NE 12TH ST	FORT LAUDERDALE FL 33304 2422	512 BAYBERRY DR
36434220010590080	DOMINIQUE ENOLD &	BAPTISTE BULAINÉ	520 BAYBERRY DR	LAKE PARK FL 33403 3319	520 BAYBERRY DR
36434220010590110	LUBIN LERELIA &	LUBIN ALCE	526 BAYBERRY DR	LAKE PARK FL 33403 3319	526 BAYBERRY DR
36434220010590140	CASIMIR SONIA		532 BAYBERRY DR	WEST PALM BCH FL 33403 3319	532 BAYBERRY DR
36434220010590170	SMITH CHANIE M		538 BAYBERRY DR	LAKE PARK FL 33403 3319	538 BAYBERRY DR
36434220010590200	SUCKRAM DESMOND S &	SUCKRAM MARGUERITA	546 BAYBERRY DR	LAKE PARK FL 33403 3319	546 BAYBERRY DR
36434220010590230	GRAHAM TIMOTHY &	GRAHAM LISA	554 BAYBERRY DR	LAKE PARK FL 33403 3319	554 BAYBERRY DR
36434220010590260	SMALL HANJARATU O		PO BOX 19493	WEST PALM BEACH FL 33416 9493	105 6TH ST 1
36434220010590290	HOWARD COMMUNITY PROPERTY TRUST &	HOWARD EMMA J TR &	1882 ORCHARD PARK DR	OCOE FL 34761 7697	545 SILVER BEACH RD 1
36434220010590320	SMITH WILLIE		30 E 37TH ST APT 12C	NEW YORK NY 10016 3013	539 SILVER BEACH RD
36434220010590350	DOUGLAS RACHEL E		525 SILVER BEACH RD	LAKE PARK FL 33403 3351	525 SILVER BEACH RD
36434220010590380	PENDER TRINIA O		3904 SHELLEY RD N	WEST PALM BEACH FL 33407 3147	515 SILVER BEACH RD
36434220010590410	GREEN WATER PROPERTY LLC		701 NW 108TH AVE	FORT LAUDERDALE FL 33324 1071	511 SILVER BEACH RD
36434220010590440	GRPNPB LLC		4495 MILITARY TRL STE 201	JUPITER FL 33458 4818	507 SILVER BEACH RD
36434220010590470	ST HILAIRE ANTOINE &	ST HILAIRE MARIE L	4861 NW 8TH DR	FORT LAUDERDALE FL 33317 1419	503 SILVER BEACH RD
36434220010630010	PERALTA JOSUE &	PERALTA VERONICA	404 BAYBERRY DR	LAKE PARK FL 33403 3317	404 BAYBERRY DR
36434220010630040	SMITH JASON &	SMITH MADONNA	412 BAYBERRY DR	LAKE PARK FL 33403 3317	412 BAYBERRY DR
36434220010630070	MADISON GLORIA C &	MADISON GREGORY P &	418 BAYBERRY DR	LAKE PARK FL 33403 3317	418 BAYBERRY DR
36434220010630100	CASCADE FUNDING MORTGAGE TRUST	PHH MTG CORPORATION C/O	1661 WORTHINGTON RD STE 100	WEST PALM BEACH FL 33409 6417	426 BAYBERRY DR
36434220010630130	CAGE FREDRICK L SR	CAGE FREDRICK L SR TR	430 BAYBERRY DR	LAKE PARK FL 33403 3317	430 BAYBERRY DR
36434220010630160	SAUVEUR JEAN PIERRE &	SAUVEUR MARIE	444 BAYBERRY DR	LAKE PARK FL 33403 3317	444 BAYBERRY DR
36434220010630190	LAKE PARK TOWN OF		535 PARK AVE	WEST PALM BEACH FL 33403 2603	BAYBERRY DR
36434220010630200	DIXON RUDOLPH		454 BAYBERRY DR	LAKE PARK FL 33403 3317	454 BAYBERRY DR
36434220010630250	31ST AVE HOLDINGS LLC		6670 CHANDRA WAY	LAKE WORTH FL 33467 8709	459 SILVER BEACH RD
36434220010630290	LAKE PARK TOWN OF		535 PARK AVE	WEST PALM BEACH FL 33403 2603	SILVER BEACH RD
36434220010630310	HAYE CONROY		443 SILVER BEACH RD	LAKE PARK FL 33403 3324	443 SILVER BEACH RD
36434220010630321	SCHIBAR CLAUDE		2627 OKLAHOMA ST	WEST PALM BEACH FL 33406 4209	441 SILVER BEACH RD
36434220010630331	HERRING ELIZABETH		439 SILVER BEACH RD	LAKE PARK FL 33403 3324	439 SILVER BEACH RD
36434220010630332	KNIGHTON ULYSSES J &	KNIGHTON GAIL O	437 SILVER BEACH RD	LAKE PARK FL 33403 3324	437 SILVER BEACH RD
36434220010630341	FERNANDER JACQUELINE W		435 SILVER BEACH RD	LAKE PARK FL 33403 3324	435 SILVER BEACH RD

36434220010630351	LOCKHART KEMIA M &	HUDSON SARAH	231 HAWTHORNE DR	LAKE PARK FL 33403 2729	433 SILVER BEACH RD
36434220010630361	LEWIS FAITH		431 SILVER BEACH RD APT A	LAKE PARK FL 33403 3338	431 SILVER BEACH RD
36434220010630371	HALE JUANITA M	HALE JUANITA M TR	427 SILVER BEACH RD	LAKE PARK FL 33403 3324	427 SILVER BEACH RD
36434220010630372	CLAGETT ANTHONY &	GADSON LARISA	429 SILVER BEACH RD	LAKE PARK FL 33403 3324	429 SILVER BEACH RD
36434220010630390	DANIEL ROSENIE &	OTALUS LUCKNER	2525 WESTCHESTER DR	WEST PALM BEACH FL 33407 1309	423 SILVER BEACH RD
36434220010630410	DEUTSCHE BANK NATL TRUST CO	OCWEN LOAN SERVICING LLC C/O	1661 WORTHINGTON RD STE 100	WEST PALM BEACH FL 33409 6493	417 SILVER BEACH RD
36434220010630440	ASSURED PROPERTIES LLC		12333 COLONY PRESERVE DR	BOYNTON BEACH FL 33436 5807	403 SILVER BEACH RD 1
36434220010670010	MEARS LEE M &	MEARS KIZZIE D	300 BAYBERRY DR	LAKE PARK FL 33403 3425	300 BAYBERRY DR
36434220010670030	DORELUS MERILES &	DORELUS ST FLEUR AMONESE	308 BAYBERRY DR	LAKE PARK FL 33403 3425	308 BAYBERRY DR
36434220010670050	CAIN ROBIN L		314 BAYBERRY DR	LAKE PARK FL 33403 3425	314 BAYBERRY DR
36434220010670070	PARONETT RONALD J &	PARONETT ELIZABETH	320 BAYBERRY DR	LAKE PARK FL 33403 3425	320 BAYBERRY DR
36434220010670100	RAYMOND PIERRE &	RAYMOND LORRAINE	326 BAYBERRY DR	LAKE PARK FL 33403 3425	326 BAYBERRY DR
36434220010670130	STONE MARY J		332 BAYBERRY DR	LAKE PARK FL 33403 3425	332 BAYBERRY DR
36434220010670160	SOPHINOS ADAM LOUIS	SOPHINOS ADAM LOUIS TR	338 BAYBERRY DR	LAKE PARK FL 33403 3425	338 BAYBERRY DR
36434220010670190	HOSEY EDDIE JAMES &	HOSEY HATTIE	344 BAYBERRY DR	LAKE PARK FL 33403 3425	344 BAYBERRY DR
36434220010670220	RICHARDSON MARIE M &	RICHARDSON TALUIS	350 BAYBERRY DR	LAKE PARK FL 33403 3425	350 BAYBERRY DR
36434220010670250	CHERUBIN GERARD		105 4TH ST	LAKE PARK FL 33403 3311	105 4TH ST
36434220010670280	CIARLARIELLO BRUCE M		8365 BELIZE PL	WELLINGTON FL 33414 6447	345 SILVER BEACH RD
36434220010670310	CUNNINGHAM WALTER L &	CUNNINGHAM AUDRY B	309 SILVER BEACH RD	LAKE PARK FL 33403 3400	335 SILVER BEACH RD
36434220010670340	331 SILVER BEACH RD LLC		4115 NW 4TH ST	MIAMI FL 33126 5627	331 SILVER BEACH RD
36434220010670370	SUDANAGUNTA VENKATA RAMESH PRASAD &	SUDANAGUNTA VIJAYA LAKSHMI	4759 BYRON CIR	IRVING TX 75038 6319	327 SILVER BEACH RD 1
36434220010670400	DRY TODD WILSON		1060 CORAL WAY	RIVIERA BEACH FL 33404 2709	321 SILVER BEACH RD
36434220010670430	CUNNINGHAM WALTER SR &	CUNNINGHAM AUDREY	309 SILVER BEACH RD	LAKE PARK FL 33403 3400	311 SILVER BEACH RD A
36434220010670450	CUNNINGHAM WALTER L	CUNNINGHAM AUDREY	309 SILVER BEACH RD	LAKE PARK FL 33403 3400	309 SILVER BEACH RD A
36434220010710010	FABIEN FRANTZ		216 BAYBERRY DR	LAKE PARK FL 33403 3423	216 BAYBERRY DR
36434220010710031	BLANKENSHIP JILL L		337 CASCADE LN	RIVIERA BEACH FL 33404 5714	222 BAYBERRY DR
36434220010710051	GOODSON TAMBIA		228 BAYBERRY DR	LAKE PARK FL 33403 3423	228 BAYBERRY DR
36434220010710081	SIMMONDS MARIAN B		236 BAYBERRY DR	LAKE PARK FL 33403 3423	236 BAYBERRY DR
36434220010710110	LUNDY DORA M		242 BAYBERRY DR	LAKE PARK FL 33403 3423	242 BAYBERRY DR
36434220010710131	POWELL JAMES R		248 BAYBERRY DR	LAKE PARK FL 33403 3423	248 BAYBERRY DR
36434220010710161	JOHNSON DONALD P &	JOHNSON CHERYL A	256 BAYBERRY DR	LAKE PARK FL 33403 3423	256 BAYBERRY DR
36434220010710181	KENNEDY KEVIN V		601 SW HOFFENBERG AVE	PORT ST LUCIE FL 34953 7625	262 BAYBERRY DR
36434220010710211	MOSLEY STAN W		268 BAYBERRY DR	LAKE PARK FL 33403 3423	268 BAYBERRY DR
36434220010710240	8 PROP LLC		525 S FLAGLER DR STE 100	WEST PALM BEACH FL 33401 5932	274 BAYBERRY DR 1
36434220010710260	269 SILVER BEACH ROAD LLC		550 OKEECHOBEE BLVD APT 1618	WEST PALM BEACH FL 33401 6342	269 SILVER BEACH RD
36434220010710290	SPENCER BILLY S		491 W 31ST ST	WEST PALM BEACH FL 33404 3717	261 SILVER BEACH RD
36434220010710320	EDWARDS TIWANDA R		259 SILVER BEACH RD # 1000	LAKE PARK FL 33403 3426	259 SILVER BEACH RD
36434220010710340	DORSAINVIL ALINE BLANC		552 BIG SIOUX CT	KISSIMMEE FL 34759 5927	253 SILVER BEACH RD 1
36434220010710361	MRM BROADWAY LLC		PO BOX 530058	LAKE PARK FL 33403 8900	247 SILVER BEACH RD
36434220010710390	PIERRE DAINES EST		241 SILVER BEACH RD	LAKE PARK FL 33403 3426	241 SILVER BEACH RD
36434220010710411	ST CYR MARVEN		235 SILVER BEACH RD	LAKE PARK FL 33403 3426	235 SILVER BEACH RD
36434220010710440	LAKE JAMAL		227 SILVER BEACH RD	LAKE PARK FL 33403 3426	227 SILVER BEACH RD
36434220010710461	AUGUSTE PATSY &	AUGUSTE WINDEL	221 SILVER BEACH RD	LAKE PARK FL 33403 3426	221 SILVER BEACH RD
36434220010710490	MARINE DANIEL J		1265 SW 24TH AVE	FORT LAUDERDALE FL 33312 4066	215 SILVER BEACH RD
36434220010710510	SILVER BEACH LLC		513 US HIGHWAY 1 STE 111	N PALM BEACH FL 33408 4905	205 SILVER BEACH RD
36434220010710540	ALEXIS RENOLD &	NELSON MARIE	112 2ND ST	LAKE PARK FL 33403 3540	112 2ND ST
36434220010710570	GAY FRANCIS &	GAY GINA	116 2ND ST	LAKE PARK FL 33403 3540	116 2ND ST
36434220011270010	LAKE PARK TOWN OF		535 PARK AVE	WEST PALM BEACH FL 33403 2603	311 7TH ST

Attachment 3

Proposed Resolution - Authorizing ILA (With Exhibits)

RESOLUTION NO. 2024 - _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO SIGN AN INTERLOCAL AGREEMENT WITH THE TOWN OF LAKE PARK AND THE LAKE PARK COMMUNITY REDEVELOPMENT AGENCY EXEMPTING THE COUNTY FROM HAVING TO REMIT TAX INCREMENT REVENUES TO THE LAKE PARK CRA OR THE REDEVELOPMENT TRUST FUND FOR APPROXIMATELY 67 ACRES OF LAND WITHIN THE CRA EXPANSION AREAS, KNOWN AS THE 10TH COURT AREA, AND THE SILVER BEACH ROAD AREA; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Section 163.01 of the Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969", as amended, authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and to thereby provide services and facilities which will harmonize geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, by adoption of Resolution 96-1852 on November 6, 1996, the Board of County Commissioners of Palm Beach County, Florida, delegated the exercise of powers conferred by Chapter 163, Part III, Florida Statutes, "The Community Redevelopment Act of 1969" to the Town of Lake Park, Florida (the "Town"); and

WHEREAS, by adoption of Resolution 65-1996, the Lake Park Community Redevelopment Area Plan was approved by the Lake Park Town Commission (the "Town Commission") on November 20, 1996 (the "1996 Plan") thereby establishing the Lake Park Community Redevelopment Agency (the "Lake Park CRA"); and

WHEREAS, an updated and amended version of the 1996 Plan as contemplated by Part III, Chapter 163, Florida Statutes, was prepared which updated the 1996 Plan, and was adopted on February 17, 2010 by Resolution 10-02-10 (the "2010 Plan") by the Town Commission; and

WHEREAS, an updated and amended version of the 2010 Plan as contemplated by Part III, Chapter 163, Florida Statutes, was prepared which updated the 2010 plan, and was adopted on June 1, 2022 by Resolution 36-06-22 (the "2022 Plan") by the Town Commission; and

WHEREAS, the Town and the Lake Park CRA are proposing to expand the Lake Park CRA's boundaries, and to facilitate the same, the Town Commission, on September 20, 2023, adopted Resolution 38-05-23, making the finding that the two proposed Lake Park CRA expansion areas, totaling approximately 67 acres, are blighted and that it is necessary to add the two areas to the Lake Park CRA to alleviate impacts of the blighted conditions; and

WHEREAS, Palm Beach County, Florida, as a charter County, retained the power to consent to the expansion of the Lake Park CRA boundaries under County Resolution 96-1852; and

WHEREAS, the Board of County Commissioners of Palm Beach County consented to the expansion of the Lake Park Community Redevelopment Area in accordance with the Town of Lake Park's 2023 Finding of Necessity so long as the County is exempt from remitting tax increment revenues for the new expansion areas to the Lake Park CRA or the Redevelopment Trust Fund; and

WHEREAS, Sec. 163.387(3)(b), Florida Statutes, permits the County and the Town to establish alternate provisions that supersede the statutory funding provisions by interlocal agreement; and

WHEREAS, the Board of County Commissioners of Palm Beach County, the Lake Park CRA Board of Commissioners, and the Town Commission of the Town of Lake Park have determined that the Lake Park CRA does not need tax increment revenues from the County for the expansion areas.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

SECTION 1. The recitals set forth above are true and correct and are made a part of this Resolution.

SECTION 2. The Board of County Commissioners of Palm Beach County, Florida, authorizes and directs the Mayor to sign the Interlocal Agreement with the Town of Lake Park, and the Lake Park CRA exempting the County from contributing tax increment revenues as set forth in Sec. 163.387 Florida Statutes, to the Lake Park CRA or the Redevelopment Trust Fund for all property in the CRA Expansion Areas, approximately 67 acres in total, more specifically referred to as the 10th Court Area, and the Silver Beach Road Area, while tax increment financing for the Original CRA Area will sunset on September 30, 2039.

SECTION 3. The Interlocal Agreement, a copy of which is attached hereto and incorporated herein as Exhibit "A", is hereby approved and adopted.

SECTION 4. Interlocal Agreement counterparts executed by the Town of Lake Park and the Lake Park CRA are attached hereto and incorporated herein as Exhibit "B".

SECTION 5. Severability. If any section, paragraph, sentence, clause, phrase or word of this Resolution is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Resolution.

SECTION 6. Effective Date. The provisions of this Resolution shall become effective upon adoption by the Board of County Commissioners of Palm Beach County.

Commissioner _____ moved for approval of the foregoing Resolution.

The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Commissioner Maria Sachs, Mayor	_____
Commissioner Maria G. Marino, Vice Mayor	_____
Commissioner Gregg K. Weiss	_____
Commissioner Michael Bennett	_____
Commissioner Marcy Woodward	_____
Commissioner Sara Baxter	_____
Commissioner Mack Bernard	_____

APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach County, Florida, on the _____ day of _____, 2024.

Filed with the Clerk of the Board of County Commissioners on _____, 2024.

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By:  _____
Assistant County Attorney

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT is made on this ____ day of _____, 2024 between the TOWN OF LAKE PARK, a municipal corporation of the state of Florida, hereinafter referred to as "TOWN," the Town of Lake Park Community Redevelopment Agency, a community redevelopment agency operating pursuant to chapter 163, Part III, Florida Statutes hereinafter referred to as "CRA", and PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY", each entity constituting a "public agency" as defined in Chapter 163, Part I, Florida Statutes (collectively the Parties).

WHEREAS, Sec. 163.01, Fla. Stat. known as the "Florida Interlocal Cooperation Act of 1969," as amended, authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and to thereby provide services and facilities which will harmonize geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, the "Florida Interlocal Cooperation Act of 1969" permits public agencies as defined therein to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority that such agencies share in common and which each might exercise separately; and

WHEREAS, the Community Redevelopment Act of 1969 provides for a mechanism for local governments to create a Community Redevelopment Agency to deal with conditions of slums and blight; and

WHEREAS, the CRA was established by County Resolution 96-1852 in 1996; and

WHEREAS, the TOWN and the CRA are proposing to expand the CRA's boundaries, and to facilitate the same the TOWN, on September 20, 2023, adopted Resolution 38-05-23, making the finding that the proposed CRA expansion areas are blighted and that it is necessary to add the areas to the CRA to alleviate impacts of the blighted conditions; and

WHEREAS, the COUNTY as a charter County retained the power to consent to the expansion of the CRA boundaries under County Resolution 96-1852; and

WHEREAS, Sec. 163.387(3)(b), Fla. Stat. provides that alternate provisions may be established by interlocal agreement between a taxing authority and the governing body establishing the community redevelopment agency; and

WHEREAS, the COUNTY'S Board of County Commissioners, the CRA Board of Commissioners, and the Town Commission of the TOWN have determined that the CRA does not need tax increment revenues from the COUNTY for the expansion areas.

NOW, THEREFORE, in consideration of the mutual representations, terms, and covenants hereinafter set forth, the parties hereby agree as follows:

Section 1. Purpose

The purpose of this Agreement is to exempt the COUNTY from having to remit tax increment revenues from the CRA expansion areas and to sunset the existing tax increment revenues from the original CRA area.

Section 2. Definitions

The following definitions shall apply to this Interlocal Agreement:

1. The term "Redevelopment Trust Fund" shall be as defined as set forth in Sec. 163.387, Fla. Stat.
2. "Act" means Chapter 163, Part III, Fla. Stat.
3. "Agreement" means this Interlocal Agreement, including any amendments or supplements hereto, executed and delivered in accordance with the terms hereof.
4. "Original CRA Area" means the area within the CRA boundaries established by County Resolution 96-1852.
5. "CRA Expansion Areas" means the areas described in Exhibit 1 attached to this Agreement and incorporated herein and more generally described as:
 - a. 10th Court (26 acres): Northern edge of the existing CRA boundary, bounded by Northern Drive on the south, Northlake Boulevard on the north, FEC right-of-way on the west, and W Road on the east.
 - b. Silver Beach Road (41 acres): Southern edge of the existing CRA boundary, bounded by 7th Street on the west, Federal Highway/US1 on the east, and Bayberry Drive on the north.

Section 3. Tax Increment Financing

The COUNTY, the CRA, and the TOWN agree that the COUNTY will not remit tax increment revenues as set forth in Sec. 163.387, Fla. Stat. to the CRA or the Redevelopment Trust Fund for all property in the CRA Expansion Areas. Tax increment financing for the Original CRA Area will sunset on September 30, 2039.

Section 4. Duration

The provisions of this Agreement shall continue to be effective so long as the CRA exists in accordance with law.

Section 5. Effective Date

This Agreement shall take effect upon execution by the Parties and upon approval of the COUNTY Board of County Commissioners of a resolution consenting to expanding the CRA's boundaries.

Section 6. Filing

Upon its execution by the Parties, a certified copy of this Agreement shall be filed with the Clerk of Circuit Court in and for Palm Beach County.

Section 7. Enforcement

This Agreement shall be construed and governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement shall be filed in Circuit Court in Palm Beach County, Florida, and shall be subject to the dispute resolution process outlined in Chapter 164, Fla. Stat. The Parties shall bear their own costs and attorney's fees regarding the enforcement of this Agreement.

Section 8. Joint Preparation

This Agreement has been jointly prepared by the Parties hereto, and shall not be construed more strictly against any party.

Section 9. Palm Beach County Office of the Inspector General

Pursuant to Palm Beach County Code, Sections 2-421 through 2-440, as amended, the Palm Beach County's Office of Inspector General is authorized to have the power to review past, present and proposed Palm Beach County contracts, transactions, accounts and records. The Inspector General's authority includes, but is not limited to, the power to audit, investigate, monitor, and inspect the activities of entities contracting with Palm Beach County, or anyone acting on their behalf, in order to ensure compliance with contract requirements and to detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be a violation of Palm Beach County Code, Section 2-421 through 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second degree misdemeanor.

Section 10. Amendment and Modification.

This Agreement may only be amended or modified, by an instrument in writing signed by the Parties hereto.

Section 11. Captions

The captions and section designations herein set forth are for convenience only and shall have no substantive meaning.

Section 12. Severability

In the event any section, paragraph, sentence, clause, or provision hereof is held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Agreement, and the same shall remain in full force and effect.

Section 13. Entire Agreement & Counterparts

This Agreement represents the entire understanding between the parties concerning the subject and supersedes all other negotiations, representations, or agreements, either written or oral, relating to this Agreement. This Agreement may be executed in three or more counterparts, each of which shall be deemed an original, but all of which together shall constitute the same instrument.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the day and year first above written.

ATTEST: TOWN OF LAKE PARK

By: _____ By: _____
_____, Town Clerk Roger Michaud , Mayor

(SEAL)

APPROVED AS TO FORM AND
LEGAL SUFFIENCY

By: _____
Thomas J. Baird, Town Attorney

ATTEST: TOWN OF LAKE PARK CRA

By: _____ By: _____
_____, Town Clerk _____, Chairman

(SEAL)

APPROVED AS TO FORM AND
LEGAL SUFFIENCY

By: _____
Thomas J. Baird, CRA Attorney

ATTEST:

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

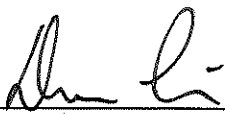
Joseph Abruzzo
Clerk & Comptroller

By: _____
Deputy Clerk

By: _____
Maria Sachs, Mayor

(SEAL)


APPROVED AS TO FORM AND
LEGAL SUFFIENCY

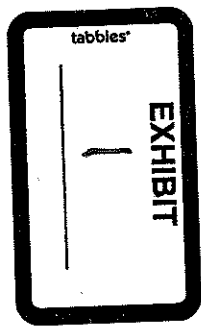
By:  _____
Darren Leiser, Assistant County
Attorney

#5496536 v1 26508-00001



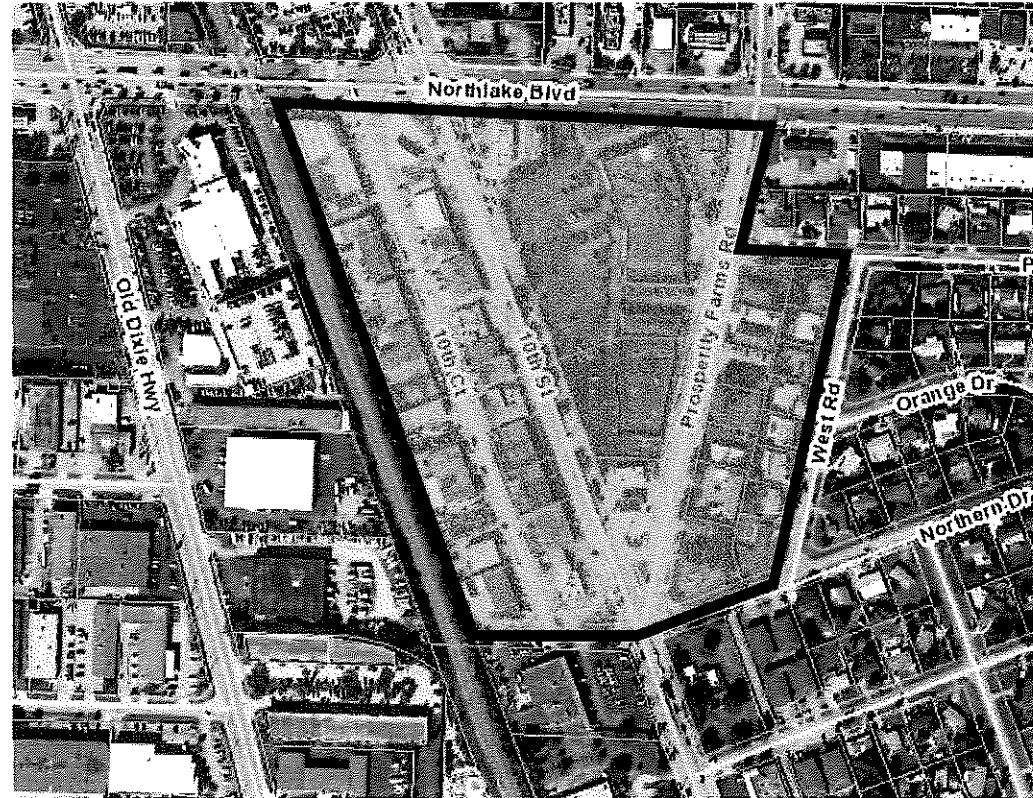
TOWN OF LAKE PARK
CRA Boundaries

-  CRA ORIGINAL BOUNDARY
-  CRA EXPANSION BOUNDARY



LAKE PARK CRA EXPANSION AREA (10TH COURT)

Generally bounded by Northlake Boulevard on the north, West Road on the east, Northern Drive on the south, and the railroad tracks on the west.



Parcel Number	Owner Name	Owner Name 2	Mailing 1	City State & Zip	Site Address
3643422000003040	V7 HOLDINGS LLC		1404 10TH ST STE B	LAKE PARK FL 33403 2049	10TH ST
36434220031290010	ORIENTAL ROLAND &	ORIENTAL MARIE M	15552 68TH CT N	LOXAHATCHEE FL 33470 3452	1544 WEST RD
36434220031290020	JAMES MICHAEL K		1538 WEST RD	LAKE PARK FL 33403 2028	1538 WEST RD
36434220031290030	AMANDA COTTER TRUST		1532 WEST RD	LAKE PARK FL 33403 2028	1532 WEST RD
36434220031290040	KAZEM MOHAMAD		1526 WEST RD	LAKE PARK FL 33403 2028	1526 WEST RD
36434220031290050	MCCARTHY KENNETH &	MCCARTHY LORI	1520 WEST RD	LAKE PARK FL 33403 2028	1520 WEST RD
36434220031290060	WEAR SUSAN M		1514 WEST RD	LAKE PARK FL 33403 2028	1514 WEST RD
36434220031290070	RICHARDSON RIDONES		1508 WEST RD	LAKE PARK FL 33403 2028	1508 WEST RD
36434220031290080	ROBINSON MARIE H &	ROBINSON DORCAS	1502 WEST RD	LAKE PARK FL 33403 2028	1502 WEST RD
36434220031290090	MIZNER DEV PRESERVE LLC		5301 N FEDERAL HWY STE 190	BOCA RATON FL 33487 4918	1509 PROSPERITY FARMS RD
36434220031290101	1511 PROSPERITY LLC		600 W SADDLE CREEK DR	CAMP VERDE AZ 86322 4954	1511 PROSPERITY FARMS RD 100
36434220031290120	YAJALAJUA CORP		1525 A PROSPERITY FARMS RD	LAKE PARK FL 33403 2029	1525 PROSPERITY FARMS RD
36434220031290130	YAJALAJUA CORP		1525 PROSPERITY FARMS RD # A	WEST PALM BEACH FL 33403 2029	PROSPERITY FARMS RD
36434220031290140	DJ&G REALTY HOLDING COMPANY LLC		1535 PROSPERITY FARMS RD	LAKE PARK FL 33403 2025	1535 PROSPERITY FARMS RD
36434220031290150	K MCFARLIN USRY DC PA		1541 PROSPERITY FARMS RD	LAKE PARK FL 33403 2025	1541 PROSPERITY FARMS RD
36434220031290160	NEXGEN ENTERPRISES LLC		1547 PROSPERITY FARMS RD	WEST PALM BCH FL 33403 2025	1547 PROSPERITY FARMS RD
36434220041310011	LAKE PARK PARTNERS LLC		2121 S PALM CIR	NORTH PALM BEACH FL 33408 2716	1415 10TH ST
36434220041310012	SUNSHINE REAL ESTATE HOLDINGS LLLP		1650 NW 87TH AVE	MIAMI FL 33172 2614	980 NORTHLAKE BLVD
36434220041310041	CHOWDHURY & SON ENTER PRISE INC		952 NORTHLAKE BLVD	LAKE PARK FL 33403 2001	952 NORTHLAKE BLVD
36434220041310091	PBT INC		3931 RCA BLVD STE 3122	PALM BEACH GARDENS FL 33410 4215	1409 10TH ST
36434220041310112	MACMILLAN REAL ESTATE LLC		7950 NW 58TH ST	MIAMI FL 33166 3430	1401 10TH ST
36434220041320010	NORTHLAKE TAKE 5 LLC		541 PARK ST	DUNEDIN FL 34698 7016	1000 NORTHLAKE BLVD
36434220041320040	BARHOUSH AHMAD &	SHATARA ABDUL ENTRPRS	200 S MAIN ST	BELLE GLADE FL 33430 3426	1442 10TH ST
36434220041320050	BKZ BROTHERS LLC		7354 SHELL RIDGE TER	LAKE WORTH FL 33467 7703	1440 10TH ST
36434220041320061	ARNOLD ANDREW		1438 10TH ST	LAKE PARK FL 33403 2037	1438 10TH ST
36434220041320062	A PERFECT LOCATION 1 LLC		640 INLET RD	NORTH PALM BEACH FL 33408 3704	1432 10TH ST
36434220041320070	HEALTHY PETS REAL ESTATE HOLDINGS LLC		1428 10TH ST	LAKE PARK FL 33403 2037	1428 10TH ST
36434220041320080	BRADY DAVID E &	BRADY SUZANNE J	202 OLD DIXIE HWY	LAKE PARK FL 33403 3002	1414 10TH ST
36434220041320090	BRADY DAVID E	BRADY SUZANNE J	202 OLD DIXIE HWY	LAKE PARK FL 33403 3002	1408 10TH ST
36434220041320100	V7 HOLDINGS LLC		1404 10TH ST STE B	LAKE PARK FL 33403 2049	1404 10TH ST
36434220041320110	V7 HOLDINGS LLC		1404 10TH ST STE B	LAKE PARK FL 33403 2049	1400 10TH ST A
36434220041320120	CATANZARO DENNIS &	CATANZARO DIANE L	9432 SE LITTLE CLUB WAY S	TEQUESTA FL 33469 1380	1400 10TH CT
36434220041320130	R & K 10TH COURT LLC		301 52ND ST	WEST PALM BEACH FL 33407 2723	1408 10TH CT
36434220041320140	1416 10TH COURT LLC		1416 10TH CT	LAKE PARK FL 33403 2007	1416 10TH CT
36434220041320160	PRADETTO ALBERT		7379 154TH CT	PALM BEACH GARDENS FL 33418 1977	1424 10TH CT
36434220041320170	THOMAS FAMILY TRUST		716 NIGHTHAWK WAY	NORTH PALM BEACH FL 33408 4202	1430 10TH CT
36434220041320181	THOMAS NORMAN H &	THOMAS SUSAN S	610 CLEMATIS ST STE CU5	WEST PALM BEACH FL 33401 5391	1436 10TH CT
36434220041320182	TOMORROWLAND MANAGEMENT LLC		700 S COLUMBUS AVE	MOUNT VERNON NY 10550 4716	1440 10TH CT
36434220041320210	FRONTIERLAND MANAGEMENT LLC		724 SANDY POINT LN	PALM BEACH GARDENS FL 33410 3427	1452 10TH CT A
36434220041320220	MILLER ROBERT L & DOROTHY L TRUST &	MILLER ROBERT L TR	745 KITTYHAWK WAY	NORTH PALM BEACH FL 33408 4709	1458 10TH CT A
36434220041320230	NORTHLAKE GARDENS LLC		1100 NORTHLAKE BLVD	LAKE PARK FL 33403	1100 NORTHLAKE BLVD
36434220390000010	CROWN ENTERPRISES LLC		8394 SAWPINE RD	DELRAY BEACH FL 33446 9795	1460 10TH ST
36434220390000020	CROWN ENTERPRISES LLC		8394 SAWPINE RD	DELRAY BEACH FL 33446 9795	1456 10TH ST
36434220390000030	CROWN ENTERPRISES LLC		8394 SAWPINE RD	DELRAY BEACH FL 33446 9795	1454 10TH ST

LAKE PARK CRA EXPANSION AREA (SILVER BEACH RD)

Generally bounded by Bayberry Drive on the north, Federal Hwy on the east, Silver Beach Road on the south, and 7th Street on the west. With the exception of Date Palm Drive on the north between 7th and 6th Street to include Bert Bostrom Park.



Parcel Number	Owner Name	Owner Name 2	Mailing 1	City State & Zip	Site Address
00000	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **		114 BAYBERRY DR
36434220010370050	GERRISH WILLIAM W &	NORMI STORM	136 CYPRESS DR	LAKE PARK FL 33403 3570	120 BAYBERRY DR
36434220010370070	KERR DORNA &	KERR LEFORD	130 BAYBERRY DR	LAKE PARK FL 33403 3544	130 BAYBERRY DR
36434220010370090	MAHARAJ SHIVAL		140 BAYBERRY DR	LAKE PARK FL 33403 3544	140 BAYBERRY DR
00000	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **		150 BAYBERRY DR
36434220010370160	GRANDVIEW HEIGHTS HOLDINGS LLC		1975 SANBURY WAY STE 114	ROYAL PALM BEACH FL 33411 1928	105 2ND ST 101
36434220010370210	SILVER BEACH WELLNESS LLC		PO BOX 10133	WEST PALM BEACH FL 33419 0133	143 SILVER BEACH RD
36434220010370250	AIXO LLC		2875 NE 191ST ST STE 801	MIAMI FL 33180 2803	135 SILVER BEACH RD
36434220010370290	KEEGAN DANIEL J & CHRISTINE M TRUST	KEEGAN DANIEL J TR	151 SHORE DR	RIVIERA BEACH FL 33404 2418	115 SILVER BEACH RD
36434220010370310	GREEN TOUCH INDUSTRIES INC		PO BOX 30614	PALM BEACH GARDENS FL 33420 0614	100 FEDERAL HWY
36434220010370340	MCCRACKEN THOMAS F		11920 US HIGHWAY 1	NORTH PALM BEACH FL 33408 2847	112 FEDERAL HWY
36434220010370360	SUNSHINE GASOLINE DISTRIBUTORS INC		1650 NW 87TH AVE	MIAMI FL 33172 2614	140 FEDERAL HWY
36434220010560010	2923 HOPE VALLEY PAID LLC		126 HAMMOCKS CT	WEST PALM BEACH FL 33413 2037	606 BAYBERRY DR 1
36434220010560050	J P GOODWILL EQUITY LLC		2101 VISTA PKWY # 112	ROYAL PALM BEACH FL 33411 2706	612 BAYBERRY DR 1
36434220010560080	FENELUS RONALD &	FENELUS ANDRE EST	3329 S CONGRESS STE A 129	PALM SPRINGS FL 33461 3001	622 BAYBERRY DR
36434220010560110	LAWRENCE RUEL B		630 BAYBERRY DR	LAKE PARK FL 33403 3265	630 BAYBERRY DR 1
36434220010560140	LAWRENCE RUEL B		5764 PARKE AVE	WEST PALM BEACH FL 33407 1650	638 BAYBERRY DR
36434220010560170	TELCY PETERSON F		646 BAYBERRY DR	LAKE PARK FL 33403 3228	646 BAYBERRY DR
36434220010560200	652 BAYBERRY DRIVE LLC		1105 N DIXIE HWY	WEST PALM BEACH FL 33401 3333	652 BAYBERRY DR A
36434220010560230	CIARLARIELLO BRUCE M		8365 BELIZE PL	WELLINGTON FL 33414 6447	655 SILVER BEACH RD 1
36434220010560270	PERKINS CONNIE S &	PERKINS MARION K	645 SILVER BEACH RD	LAKE PARK FL 33403 3273	645 SILVER BEACH RD
36434220010560300	633 SILVER BEACH ROAD LAND TRUST		11878 BANYAN ST	PALM BEACH GARDENS FL 33410 2104	633 SILVER BEACH RD
36434220010560330	CIARLARIELLO BRUCE M		8365 BELIZE PL	WELLINGTON FL 33414 6447	627 SILVER BEACH RD
36434220010560360	615 SILVER BEACH ROAD LLC		4115 NW 4TH ST	MIAMI FL 33126 5627	615 SILVER BEACH RD
36434220010560390	COOPER SABRENA B &	COOPER VISCOE I	603 SILVER BEACH RD	LAKE PARK FL 33403 3273	603 SILVER BEACH RD
36434220010560420	LEISURE RESIDENTS LLC		17386 47TH CT N	LOXAHATCHEE FL 33470 3558	102 6TH ST 1
36434220010570010	ATILUS ISENETTE &	DARIUS MICHEL	612 DATE PALM DR	LAKE PARK FL 33403 3227	612 DATE PALM DR
36434220010570040	LAMPKIN KATHERINE A		618 DATE PALM DR	LAKE PARK FL 33403 3227	618 DATE PALM DR
36434220010570070	HOLLIS LASHUNDA Y		PO BOX 531131	LAKE PARK FL 33403 8919	624 DATE PALM DR
36434220010570100	DICKENS ADAM &	DICKENS COURTNEY J	638 DATE PALM DR	LAKE PARK FL 33403 3227	638 DATE PALM DR
36434220010570130	ANWORTH PROPERTIES INC	PEAK PROPERTY MANAGEMENT C/O	2054 VISTA PKWY STE 400	WEST PALM BEACH FL 33411 6760	644 DATE PALM DR
36434220010570170	HARRISON ADRIAN R		604 DATE PALM DR	LAKE PARK FL 33403 3227	604 DATE PALM DR
36434220010590010	RICCELLI DANIELA &	WICK DANIEL M	925 LAUREL RD	N PALM BEACH FL 33408 4020	506 BAYBERRY DR
36434220010590050	512 BAYBERRY DRIVE LAKE PARK LLC		1751 NE 12TH ST	FORT LAUDERDALE FL 33304 2422	512 BAYBERRY DR
36434220010590080	DOMINIQUE ENOLD &	BAPTISTE BULAINÉ	520 BAYBERRY DR	LAKE PARK FL 33403 3319	520 BAYBERRY DR
36434220010590110	LUBIN LERELIA &	LUBIN ALCE	526 BAYBERRY DR	LAKE PARK FL 33403 3319	526 BAYBERRY DR
36434220010590140	CASIMIR SONIA		532 BAYBERRY DR	WEST PALM BCH FL 33403 3319	532 BAYBERRY DR
36434220010590170	SMITH CHANIE M		538 BAYBERRY DR	LAKE PARK FL 33403 3319	538 BAYBERRY DR
36434220010590200	SUCKRAM DESMOND S &	SUCKRAM MARGUERITA	546 BAYBERRY DR	LAKE PARK FL 33403 3319	546 BAYBERRY DR
36434220010590230	GRAHAM TIMOTHY &	GRAHAM LISA	554 BAYBERRY DR	LAKE PARK FL 33403 3319	554 BAYBERRY DR
36434220010590260	SMALL HANJARATU O		PO BOX 19493	WEST PALM BEACH FL 33416 9493	105 6TH ST 1
36434220010590290	HOWARD COMMUNITY PROPERTY TRUST &	HOWARD EMMA J TR &	1882 ORCHARD PARK DR	OCOE FL 34781 7697	545 SILVER BEACH RD 1
36434220010590320	SMITH WILLIE		30 E 37TH ST APT 12C	NEW YORK NY 10016 3013	539 SILVER BEACH RD
36434220010590350	DOUGLAS RACHEL E		525 SILVER BEACH RD	LAKE PARK FL 33403 3351	525 SILVER BEACH RD
36434220010590380	PENDER TRINIA O		3904 SHELLEY RD N	WEST PALM BEACH FL 33407 3147	515 SILVER BEACH RD
36434220010590410	GREEN WATER PROPERTY LLC		701 NW 108TH AVE	FORT LAUDERDALE FL 33324 1071	511 SILVER BEACH RD
36434220010590440	GRPNPB LLC		4495 MILITARY TRL STE 201	JUPITER FL 33458 4818	507 SILVER BEACH RD
36434220010590470	ST HILAIRE ANTOINE &	ST HILAIRE MARIE L	4861 NW 8TH DR	FORT LAUDERDALE FL 33317 1419	503 SILVER BEACH RD
36434220010630010	PERALTA JOSUE &	PERALTA VERONICA	404 BAYBERRY DR	LAKE PARK FL 33403 3317	404 BAYBERRY DR
36434220010630040	SMITH JASON &	SMITH MADONNA	412 BAYBERRY DR	LAKE PARK FL 33403 3317	412 BAYBERRY DR
36434220010630070	MADISON GLORIA C &	MADISON GREGORY P &	418 BAYBERRY DR	LAKE PARK FL 33403 3317	418 BAYBERRY DR
36434220010630100	CASCADE FUNDING MORTGAGE TRUST	PHH MTG CORPORATION C/O	1661 WORTHINGTON RD STE 100	WEST PALM BEACH FL 33409 6417	426 BAYBERRY DR
36434220010630130	CAGE FREDRICK L SR	CAGE FREDRICK L SR TR	430 BAYBERRY DR	LAKE PARK FL 33403 3317	430 BAYBERRY DR
36434220010630160	SAUVEUR JEAN PIERRE &	SAUVEUR MARIE	444 BAYBERRY DR	LAKE PARK FL 33403 3317	444 BAYBERRY DR
36434220010630190	LAKE PARK TOWN OF		535 PARK AVE	WEST PALM BEACH FL 33403 2803	BAYBERRY DR
36434220010630200	DIXON RUDOLPH		454 BAYBERRY DR	LAKE PARK FL 33403 3317	454 BAYBERRY DR
36434220010630250	31ST AVE HOLDINGS LLC		6670 CHANDRA WAY	LAKE WORTH FL 33467 8709	459 SILVER BEACH RD
36434220010630290	LAKE PARK TOWN OF		535 PARK AVE	WEST PALM BEACH FL 33403 2603	SILVER BEACH RD
36434220010630310	HAYE CONROY		443 SILVER BEACH RD	LAKE PARK FL 33403 3324	443 SILVER BEACH RD
36434220010630321	SCHIBAR CLAUDE		2627 OKLAHOMA ST	WEST PALM BEACH FL 33406 4209	441 SILVER BEACH RD
36434220010630331	HERRING ELIZABETH		439 SILVER BEACH RD	LAKE PARK FL 33403 3324	439 SILVER BEACH RD
36434220010630332	KNIGHTON ULYSSES J &	KNIGHTON GAIL O	437 SILVER BEACH RD	LAKE PARK FL 33403 3324	437 SILVER BEACH RD
36434220010630341	FERNANDER JACQUELINE W		435 SILVER BEACH RD	LAKE PARK FL 33403 3324	435 SILVER BEACH RD

36434220010630351	LOCKHART KEMIA M &	HUDSON SARAH	231 HAWTHORNE DR	LAKE PARK FL 33403 2729	433 SILVER BEACH RD
36434220010630361	LEWIS FAITH		431 SILVER BEACH RD APT A	LAKE PARK FL 33403 3338	431 SILVER BEACH RD
36434220010630371	HALE JUANITA M	HALE JUANITA M TR	427 SILVER BEACH RD	LAKE PARK FL 33403 3324	427 SILVER BEACH RD
36434220010630372	CLAGETT ANTHONY &	GADSON LARISA	429 SILVER BEACH RD	LAKE PARK FL 33403 3324	429 SILVER BEACH RD
36434220010630390	DANIEL ROSENIE &	OTALUS LUCKNER	2525 WESTCHESTER DR	WEST PALM BEACH FL 33407 1309	423 SILVER BEACH RD
36434220010630410	DEUTSCHE BANK NATL TRUST CO	OCWEN LOAN SERVICING LLC C/O	1661 WORTHINGTON RD STE 100	WEST PALM BEACH FL 33409 6493	417 SILVER BEACH RD
36434220010630440	ASSURED PROPERTIES LLC		12333 COLONY PRESERVE DR	BOYNTON BEACH FL 33436 5807	403 SILVER BEACH RD 1
36434220010670010	MEARS LEE M &	MEARS KIZZIE D	300 BAYBERRY DR	LAKE PARK FL 33403 3425	300 BAYBERRY DR
36434220010670030	DORELUS MERILES &	DORELUS ST FLEUR AMONESE	308 BAYBERRY DR	LAKE PARK FL 33403 3425	308 BAYBERRY DR
36434220010670050	CAIN ROBIN L		314 BAYBERRY DR	LAKE PARK FL 33403 3425	314 BAYBERRY DR
36434220010670070	PARONETT RONALD J &	PARONETT ELIZABETH	320 BAYBERRY DR	LAKE PARK FL 33403 3425	320 BAYBERRY DR
36434220010670100	RAYMOND PIERRE &	RAYMOND LORRAINE	326 BAYBERRY DR	LAKE PARK FL 33403 3425	326 BAYBERRY DR
36434220010670130	STONE MARY J		332 BAYBERRY DR	LAKE PARK FL 33403 3425	332 BAYBERRY DR
36434220010670160	SOPHINOS ADAM LOUIS	SOPHINOS ADAM LOUIS TR	338 BAYBERRY DR	LAKE PARK FL 33403 3425	338 BAYBERRY DR
36434220010670190	HOSEY EDDIE JAMES &	HOSEY HATTIE	344 BAYBERRY DR	LAKE PARK FL 33403 3425	344 BAYBERRY DR
36434220010670220	RICHARDSON MARIE M &	RICHARDSON TALUIS	350 BAYBERRY DR	LAKE PARK FL 33403 3425	350 BAYBERRY DR
36434220010670250	CHERUBIN GERARD		105 4TH ST	LAKE PARK FL 33403 3311	105 4TH ST
36434220010670280	CIARLARIELLO BRUCE M		8365 BELIZE PL	WELLINGTON FL 33414 6447	345 SILVER BEACH RD
36434220010670310	CUNNINGHAM WALTER L &	CUNNINGHAM AUDRY B	309 SILVER BEACH RD	LAKE PARK FL 33403 3400	335 SILVER BEACH RD
36434220010670340	331 SILVER BEACH RD LLC		4115 NW 4TH ST	MIAMI FL 33126 5627	331 SILVER BEACH RD
36434220010670370	SUDANAGUNTA VENKATA RAMESH PRASAD &	SUDANAGUNTA VIJAYA LAKSHMI	4759 BYRON CIR	IRVING TX 75038 6319	327 SILVER BEACH RD 1
36434220010670400	DRY TODD WILSON		1060 CORAL WAY	RIVIERA BEACH FL 33404 2709	321 SILVER BEACH RD
36434220010670430	CUNNINGHAM WALTER SR &	CUNNINGHAM AUDREY	309 SILVER BEACH RD	LAKE PARK FL 33403 3400	311 SILVER BEACH RD A
36434220010670450	CUNNINGHAM WALTER L	CUNNINGHAM AUDREY	309 SILVER BEACH RD	LAKE PARK FL 33403 3400	309 SILVER BEACH RD A
36434220010710010	FABIEN FRANTZ		216 BAYBERRY DR	LAKE PARK FL 33403 3423	216 BAYBERRY DR
36434220010710031	BLANKENSHIP JILL L		337 CASCADE LN	RIVIERA BEACH FL 33404 5714	222 BAYBERRY DR
36434220010710051	GOODSON TAMBIA		228 BAYBERRY DR	LAKE PARK FL 33403 3423	228 BAYBERRY DR
36434220010710081	SIMMONDS MARIAN B		236 BAYBERRY DR	LAKE PARK FL 33403 3423	236 BAYBERRY DR
36434220010710110	LUNDY DORA M		242 BAYBERRY DR	LAKE PARK FL 33403 3423	242 BAYBERRY DR
36434220010710131	POWELL JAMES R		248 BAYBERRY DR	LAKE PARK FL 33403 3423	248 BAYBERRY DR
36434220010710161	JOHNSON DONALD P &	JOHNSON CHERYL A	256 BAYBERRY DR	LAKE PARK FL 33403 3423	256 BAYBERRY DR
36434220010710181	KENNEDY KEVIN V		601 SW HOFFENBERG AVE	PORT ST LUCIE FL 34953 7625	262 BAYBERRY DR
36434220010710211	MOSLEY STAN W		268 BAYBERRY DR	LAKE PARK FL 33403 3423	268 BAYBERRY DR
36434220010710240	8 PROP LLC		525 S FLAGLER DR STE 100	WEST PALM BEACH FL 33401 5932	274 BAYBERRY DR 1
36434220010710260	269 SILVER BEACH ROAD LLC		550 OKEECHOBEE BLVD APT 1818	WEST PALM BEACH FL 33401 6342	269 SILVER BEACH RD
36434220010710290	SPENCER BILLY S		491 W 31ST ST	WEST PALM BEACH FL 33404 3717	261 SILVER BEACH RD
36434220010710320	EDWARDS TIWANDA R		259 SILVER BEACH RD # 1000	LAKE PARK FL 33403 3426	259 SILVER BEACH RD
36434220010710340	DORSAINVIL ALINE BLANC		552 BIG SIOUX CT	KISSIMMEE FL 34759 5927	253 SILVER BEACH RD 1
36434220010710361	MRM BROADWAY LLC		PO BOX 530058	LAKE PARK FL 33403 6900	247 SILVER BEACH RD
36434220010710390	PIERRE DAINES EST		241 SILVER BEACH RD	LAKE PARK FL 33403 3426	241 SILVER BEACH RD
36434220010710411	ST CYR MARVEN		235 SILVER BEACH RD	LAKE PARK FL 33403 3426	235 SILVER BEACH RD
36434220010710440	LAKE JAMAL		227 SILVER BEACH RD	LAKE PARK FL 33403 3426	227 SILVER BEACH RD
36434220010710461	AUGUSTE PATSY &	AUGUSTE WINDEL	221 SILVER BEACH RD	LAKE PARK FL 33403 3426	221 SILVER BEACH RD
36434220010710490	MARINE DANIEL J		1285 SW 24TH AVE	FORT LAUDERDALE FL 33312 4066	215 SILVER BEACH RD
36434220010710510	SILVER BEACH LLC		513 US HIGHWAY 1 STE 111	N PALM BEACH FL 33408 4905	205 SILVER BEACH RD
36434220010710540	ALEXIS RENOLD &	NELSON MARIE	112 2ND ST	LAKE PARK FL 33403 3540	112 2ND ST
36434220010710570	GAY FRANCS &	GAY GINA	118 2ND ST	LAKE PARK FL 33403 3540	118 2ND ST
36434220011270010	LAKE PARK TOWN OF		535 PARK AVE	WEST PALM BEACH FL 33403 2603	311 7TH ST

EXHIBIT "B"

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT is made on this ____ day of _____, 2024 between the TOWN OF LAKE PARK, a municipal corporation of the state of Florida, hereinafter referred to as "TOWN," the Town of Lake Park Community Redevelopment Agency, a community redevelopment agency operating pursuant to chapter 163, Part III, Florida Statutes hereinafter referred to as "CRA", and PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY", each entity constituting a "public agency" as defined in Chapter 163, Part I, Florida Statutes (collectively the Parties).

WHEREAS, Sec. 163.01, Fla. Stat. known as the "Florida Interlocal Cooperation Act of 1969," as amended, authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and to thereby provide services and facilities which will harmonize geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, the "Florida Interlocal Cooperation Act of 1969" permits public agencies as defined therein to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority that such agencies share in common and which each might exercise separately; and

WHEREAS, the Community Redevelopment Act of 1969 provides for a mechanism for local governments to create a Community Redevelopment Agency to deal with conditions of slums and blight; and

WHEREAS, the CRA was established by County Resolution 96-1852 in 1996; and

WHEREAS, the TOWN and the CRA are proposing to expand the CRA's boundaries, and to facilitate the same the TOWN, on September 20, 2023, adopted Resolution 38-05-23, making the finding that the proposed CRA expansion areas are blighted and that it is necessary to add the areas to the CRA to alleviate impacts of the blighted conditions; and

WHEREAS, the COUNTY as a charter County retained the power to consent to the expansion of the CRA boundaries under County Resolution 96-1852; and

WHEREAS, Sec. 163.387(3)(b), Fla. Stat. provides that alternate provisions may be established by interlocal agreement between a taxing authority and the governing body establishing the community redevelopment agency; and

WHEREAS, the COUNTY'S Board of County Commissioners, the CRA Board of Commissioners, and the Town Commission of the TOWN have determined that the CRA does not need tax increment revenues from the COUNTY for the expansion areas.

NOW, THEREFORE, in consideration of the mutual representations, terms, and covenants hereinafter set forth, the parties hereby agree as follows:

Section 1. Purpose

The purpose of this Agreement is to exempt the COUNTY from having to remit tax increment revenues from the CRA expansion areas and to sunset the existing tax increment revenues from the original CRA area.

Section 2. Definitions

The following definitions shall apply to this Interlocal Agreement:

1. The term "Redevelopment Trust Fund" shall be as defined as set forth in Sec. 163.387, Fla. Stat.
2. "Act" means Chapter 163, Part III, Fla. Stat.
3. "Agreement" means this Interlocal Agreement, including any amendments or supplements hereto, executed and delivered in accordance with the terms hereof.
4. "Original CRA Area" means the area within the CRA boundaries established by County Resolution 96-1852.
5. "CRA Expansion Areas" means the areas described in Exhibit 1 attached to this Agreement and incorporated herein and more generally described as:
 - a. 10th Court (26 acres): Northern edge of the existing CRA boundary, bounded by Northern Drive on the south, Northlake Boulevard on the north, FEC right-of-way on the west, and W Road on the east.
 - b. Silver Beach Road (41 acres): Southern edge of the existing CRA boundary, bounded by 7th Street on the west, Federal Highway/US1 on the east, and Bayberry Drive on the north.

Section 3. Tax Increment Financing

The COUNTY, the CRA, and the TOWN agree that the COUNTY will not remit tax increment revenues as set forth in Sec. 163.387, Fla. Stat. to the CRA or the Redevelopment Trust Fund for all property in the CRA Expansion Areas. Tax increment financing for the Original CRA Area will sunset on September 30, 2039.

Section 4. Duration

The provisions of this Agreement shall continue to be effective so long as the CRA exists in accordance with law.

Section 5. Effective Date

This Agreement shall take effect upon execution by the Parties and upon approval of the COUNTY Board of County Commissioners of a resolution consenting to expanding the CRA's boundaries.

Section 6. Filing

Upon its execution by the Parties, a certified copy of this Agreement shall be filed with the Clerk of Circuit Court in and for Palm Beach County.

Section 7. Enforcement

This Agreement shall be construed and governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement shall be filed in Circuit Court in Palm Beach County, Florida, and shall be subject to the dispute resolution process outlined in Chapter 164, Fla. Stat. The Parties shall bear their own costs and attorney's fees regarding the enforcement of this Agreement.

Section 8. Joint Preparation

This Agreement has been jointly prepared by the Parties hereto, and shall not be construed more strictly against any party.

Section 9. Palm Beach County Office of the Inspector General

Pursuant to Palm Beach County Code, Sections 2-421 through 2-440, as amended, the Palm Beach County's Office of Inspector General is authorized to have the power to review past, present and proposed Palm Beach County contracts, transactions, accounts and records. The Inspector General's authority includes, but is not limited to, the power to audit, investigate, monitor, and inspect the activities of entities contracting with Palm Beach County, or anyone acting on their behalf, in order to ensure compliance with contract requirements and to detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be a violation of Palm Beach County Code, Section 2-421 through 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second degree misdemeanor.

Section 10. Amendment and Modification.

This Agreement may only be amended or modified, by an instrument in writing signed by the Parties hereto.

Section 11. Captions

The captions and section designations herein set forth are for convenience only and shall have no substantive meaning.

Section 12. Severability

In the event any section, paragraph, sentence, clause, or provision hereof is held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Agreement, and the same shall remain in full force and effect.

Section 13. Entire Agreement & Counterparts

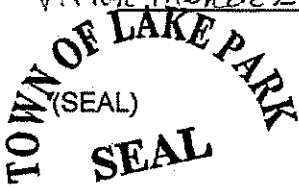
This Agreement represents the entire understanding between the parties concerning the subject and supersedes all other negotiations, representations, or agreements, either written or oral, relating to this Agreement. This Agreement may be executed in three or more counterparts, each of which shall be deemed an original, but all of which together shall constitute the same instrument.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the day and year first above written.

ATTEST: TOWN OF LAKE PARK

By: Viri Mendez
Viriion Mendez, Town Clerk

By: Roger Michaud
Roger Michaud, Mayor



APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: Thomas J. Baird
Thomas J. Baird, Town Attorney

ATTEST: TOWN OF LAKE PARK CRA

By: Viri Mendez
Viriion Mendez, Town Clerk

By: Roger Michaud
Roger Michaud, Chairman



APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: Thomas J. Baird
Thomas J. Baird, CRA Attorney

ATTEST:

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

Joseph Abruzzo
Clerk & Comptroller

By: _____
Deputy Clerk

By: _____
Maria Sachs, Mayor



(SEAL)

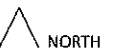
APPROVED AS TO FORM AND
LEGAL SUFFIENCY

By: _____
Darren Leiser, Assistant County
Attorney



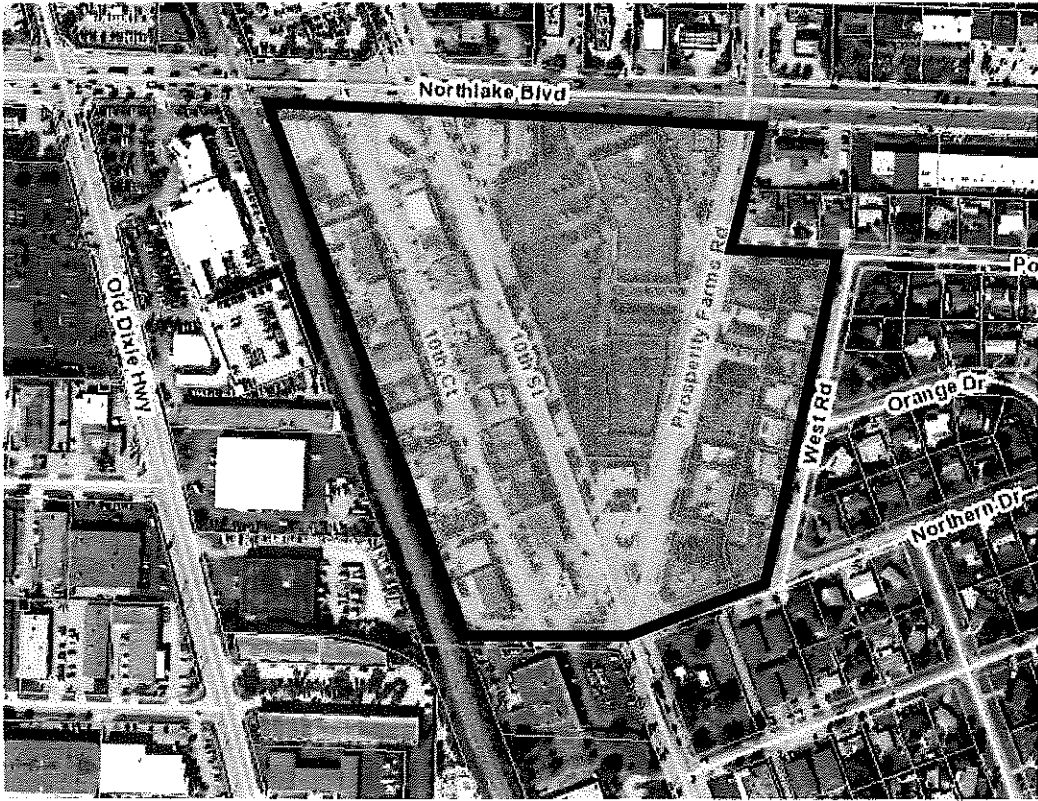
TOWN OF LAKE PARK
CRA Boundaries

-  CRA ORIGINAL BOUNDARY
-  CRA EXPANSION BOUNDARY



LAKE PARK CRA EXPANSION AREA (10TH COURT)

Generally bounded by Northlake Boulevard on the north, West Road on the east, Northern Drive on the south, and the railroad tracks on the west.



Parcel Number	Owner Name	Owner Name 2	Mailing 1	City State & Zip	Site Address
36434220000003040	V7 HOLDINGS LLC		1404 10TH ST STE B	LAKE PARK FL 33403 2049	10TH ST
36434220031290010	ORIENTAL ROLAND &	ORIENTAL MARIE M	15552 68TH CT N	LOXAHATCHEE FL 33470 3452	1544 WEST RD
36434220031290020	JAMES MICHAEL K		1538 WEST RD	LAKE PARK FL 33403 2028	1538 WEST RD
36434220031290030	AMANDA COTTER TRUST		1532 WEST RD	LAKE PARK FL 33403 2028	1532 WEST RD
36434220031290040	KAZEM MOHAMAD		1526 WEST RD	LAKE PARK FL 33403 2028	1526 WEST RD
36434220031290050	MCCARTHY KENNETH &	MCCARTHY LORI	1520 WEST RD	LAKE PARK FL 33403 2028	1520 WEST RD
36434220031290060	WEAR SUSAN M		1514 WEST RD	LAKE PARK FL 33403 2028	1514 WEST RD
36434220031290070	RICHARDSON RIDONES		1508 WEST RD	LAKE PARK FL 33403 2028	1508 WEST RD
36434220031290080	ROBINSON MARIE H &	ROBINSON DORCAS	1502 WEST RD	LAKE PARK FL 33403 2028	1502 WEST RD
36434220031290090	MIZNER DEV PRESERVE LLC		5301 N FEDERAL HWY STE 190	BOCA RATON FL 33487 4918	1509 PROSPERITY FARMS RD
36434220031290101	1511 PROSPERITY LLC		600 W SADDLE CREEK DR	CAMP VERDE AZ 86322 4954	1511 PROSPERITY FARMS RD 100
36434220031290120	YAJALAJUA CORP		1525 A PROSPERITY FARMS RD	LAKE PARK FL 33403 2029	1525 PROSPERITY FARMS RD
36434220031290130	YAJALAJUA CORP		1525 PROSPERITY FARMS RD # A	WEST PALM BEACH FL 33403 2029	PROSPERITY FARMS RD
36434220031290140	DJ&G REALTY HOLDING COMPANY LLC		1535 PROSPERITY FARMS RD	LAKE PARK FL 33403 2025	1535 PROSPERITY FARMS RD
36434220031290150	K MCFARLIN USRY DC PA		1541 PROSPERITY FARMS RD	LAKE PARK FL 33403 2025	1541 PROSPERITY FARMS RD
36434220031290160	NEXGEN ENTERPRISES LLC		1547 PROSPERITY FARMS RD	WEST PALM BCH FL 33403 2025	1547 PROSPERITY FARMS RD
36434220041310011	LAKE PARK PARTNERS LLC		2121 S PALM CIR	NORTH PALM BEACH FL 33408 2716	1415 10TH ST
36434220041310012	SUNSHINE REAL ESTATE HOLDINGS LLLP		1650 NW 87TH AVE	MIAMI FL 33172 2614	980 NORTHLAKE BLVD
36434220041310041	CHOWDHURY & SON ENTERPRISE INC		952 NORTHLAKE BLVD	LAKE PARK FL 33403 2001	952 NORTHLAKE BLVD
36434220041310091	PBT INC		3931 RCA BLVD STE 3122	PALM BEACH GARDENS FL 33410 4215	1409 10TH ST
36434220041310112	MACMILLAN REAL ESTATE LLC		7950 NW 58TH ST	MIAMI FL 33166 3430	1401 10TH ST
36434220041320010	NORTHLAKE TAKE 5 LLC		541 PARK ST	DUNEDIN FL 34698 7016	1000 NORTHLAKE BLVD
36434220041320040	BARHOUSH AHMAD &	SHATARA ABDUL ENTRPRS	200 S MAIN ST	BELLE GLADE FL 33430 3426	1442 10TH ST
36434220041320050	BKZ BROTHERS LLC		7354 SHELL RIDGE TER	LAKE WORTH FL 33467 7703	1440 10TH ST
36434220041320061	ARNOLD ANDREW		1438 10TH ST	LAKE PARK FL 33403 2037	1438 10TH ST
36434220041320062	A PERFECT LOCATION 1 LLC		640 INLET RD	NORTH PALM BEACH FL 33408 3704	1432 10TH ST
36434220041320070	HEALTHY PETS REAL ESTATE HOLDINGS LLC		1428 10TH ST	LAKE PARK FL 33403 2037	1428 10TH ST
36434220041320080	BRADY DAVID E &	BRADY SUZANNE J	202 OLD DIXIE HWY	LAKE PARK FL 33403 3002	1414 10TH ST
36434220041320090	BRADY DAVID E	BRADY SUZANNE J	202 OLD DIXIE HWY	LAKE PARK FL 33403 3002	1408 10TH ST
36434220041320100	V7 HOLDINGS LLC		1404 10TH ST STE B	LAKE PARK FL 33403 2049	1404 10TH ST
36434220041320110	V7 HOLDINGS LLC		1404 10TH ST STE B	LAKE PARK FL 33403 2049	1400 10TH ST A
36434220041320120	CATANZARO DENNIS &	CATANZARO DIANE L	9432 SE LITTLE CLUB WAY S	TEQUESTA FL 33469 1380	1400 10TH CT
36434220041320130	R & K 10TH COURT LLC		301 52ND ST	WEST PALM BEACH FL 33407 2723	1408 10TH CT
36434220041320140	1416 10TH COURT LLC		1416 10TH CT	LAKE PARK FL 33403 2007	1416 10TH CT
36434220041320160	PRADETTO ALBERT		7379 154TH CT	PALM BEACH GARDENS FL 33418 1977	1424 10TH CT
36434220041320170	THOMAS FAMILY TRUST		716 NIGHTHAWK WAY	NORTH PALM BEACH FL 33408 4202	1430 10TH CT
36434220041320181	THOMAS NORMAN H &	THOMAS SUSAN S	610 CLEMATIS ST STE CU5	WEST PALM BEACH FL 33401 5391	1436 10TH CT
36434220041320182	TOMORROWLAND MANAGEMENT LLC		700 S COLUMBUS AVE	MOUNT VERNON NY 10550 4716	1440 10TH CT
36434220041320210	FRONTIERLAND MANAGEMENT LLC		724 SANDY POINT LN	PALM BEACH GARDENS FL 33410 3427	1452 10TH CT A
36434220041320220	MILLER ROBERT L & DOROTHY L TRUST &	MILLER ROBERT L TR	745 KITTYHAWK WAY	NORTH PALM BEACH FL 33408 4709	1458 10TH CT A
36434220041320230	NORTHLAKE GARDENS LLC		1100 NORTHLAKE BLVD	LAKE PARK FL 33403	1100 NORTHLAKE BLVD
364342203900000010	CROWN ENTERPRISES LLC		8394 SAWPINE RD	DELRAY BEACH FL 33446 9795	1460 10TH ST
364342203900000020	CROWN ENTERPRISES LLC		8394 SAWPINE RD	DELRAY BEACH FL 33446 9795	1456 10TH ST
364342203900000030	CROWN ENTERPRISES LLC		8394 SAWPINE RD	DELRAY BEACH FL 33446 9795	1454 10TH ST

LAKE PARK CRA EXPANSION AREA (SILVER BEACH RD)

Generally bounded by Bayberry Drive on the north, Federal Hwy on the east, Silver Beach Road on the south, and 7th Street on the west. With the exception of Date Palm Drive on the north between 7th and 6th Street to include Bert Bostrom Park.



Parcel Number	Owner Name	Owner Name 2	Mailing 1	City State & Zip	Site Address
00000	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **		114 BAYBERRY DR
36434220010370050	GERRISH WILLIAM W &		136 CYPRESS DR	LAKE PARK FL 33403 3570	120 BAYBERRY DR
36434220010370070	KERR DORNA &		130 BAYBERRY DR	LAKE PARK FL 33403 3544	130 BAYBERRY DR
36434220010370090	MAHARAJ SHIVAL		140 BAYBERRY DR	LAKE PARK FL 33403 3544	140 BAYBERRY DR
00000	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **	** CONFIDENTIAL RECORD PER FS-119.071 **		150 BAYBERRY DR
36434220010370160	GRANDVIEW HEIGHTS HOLDINGS LLC		1975 SANBURY WAY STE 114	ROYAL PALM BEACH FL 33411 1928	105 2ND ST 101
36434220010370210	SILVER BEACH WELLNESS LLC		PO BOX 10133	WEST PALM BEACH FL 33419 0133	143 SILVER BEACH RD
36434220010370250	AIXO LLC		2875 NE 191ST ST STE 801	MIAMI FL 33180 2803	135 SILVER BEACH RD
36434220010370290	KEEGAN DANIEL J & CHRISTINE M TRUST	KEEGAN DANIEL J TR	151 SHORE DR	RIVIERA BEACH FL 33404 2418	115 SILVER BEACH RD
36434220010370310	GREEN TOUCH INDUSTRIES INC		PO BOX 30614	PALM BEACH GARDENS FL 33420 0614	100 FEDERAL HWY
36434220010370340	MCCRACKEN THOMAS F		11920 US HIGHWAY 1	NORTH PALM BEACH FL 33408 2847	112 FEDERAL HWY
36434220010370360	SUNSHINE GASOLINE DISTRIBUTORS INC		1650 NW 87TH AVE	MIAMI FL 33172 2614	140 FEDERAL HWY
36434220010560010	2923 HOPE VALLEY PAID LLC		126 HAMMOCKS CT	WEST PALM BEACH FL 33413 2037	606 BAYBERRY DR 1
36434220010560050	J P GOODWILL EQUITY LLC		2101 VISTA PKWY # 112	ROYAL PALM BEACH FL 33411 2706	612 BAYBERRY DR 1
36434220010560080	FENELUS RONALD &	FENELUS ANDRE EST	3329 S CONGRESS STE A 129	PALM SPRINGS FL 33461 3001	622 BAYBERRY DR
36434220010560110	LAWRENCE RUEL B		630 BAYBERRY DR	LAKE PARK FL 33403 3265	630 BAYBERRY DR 1
36434220010560140	LAWRENCE RUEL B		5764 PARKE AVE	WEST PALM BEACH FL 33407 1650	638 BAYBERRY DR
36434220010560170	TELCEY PETERSON F		646 BAYBERRY DR	LAKE PARK FL 33403 3228	646 BAYBERRY DR
36434220010560200	652 BAYBERRY DRIVE LLC		1105 N DIXIE HWY	WEST PALM BEACH FL 33401 3333	652 BAYBERRY DR A
36434220010560230	CIARLARIELLO BRUCE M		8365 BELIZE PL	WELLINGTON FL 33414 6447	655 SILVER BEACH RD 1
36434220010560270	PERKINS CONNIE S &	PERKINS MARION K	645 SILVER BEACH RD	LAKE PARK FL 33403 3273	645 SILVER BEACH RD
36434220010560300	633 SILVER BEACH ROAD LAND TRUST		11878 BANYAN ST	PALM BEACH GARDENS FL 33410 2104	633 SILVER BEACH RD
36434220010560330	CIARLARIELLO BRUCE M		8365 BELIZE PL	WELLINGTON FL 33414 6447	627 SILVER BEACH RD
36434220010560360	615 SILVER BEACH ROAD LLC		4115 NW 4TH ST	MIAMI FL 33126 5627	615 SILVER BEACH RD
36434220010560390	COOPER SABRENA B &	COOPER VISCOE I	603 SILVER BEACH RD	LAKE PARK FL 33403 3273	603 SILVER BEACH RD
36434220010560420	LEISURE RESIDENTS LLC		17386 47TH CT N	LOXAHATCHEE FL 33470 3558	102 6TH ST 1
36434220010570010	ATILUS ISENETTE &	DARIUS MICHEL	612 DATE PALM DR	LAKE PARK FL 33403 3227	612 DATE PALM DR
36434220010570040	LAMPKIN KATHERINE A		618 DATE PALM DR	LAKE PARK FL 33403 3227	618 DATE PALM DR
36434220010570070	HOLLIS LASHUNDA Y		PO BOX 531131	LAKE PARK FL 33403 8919	624 DATE PALM DR
36434220010570100	DICKENS ADAM &	DICKENS COURTNEY J	638 DATE PALM DR	LAKE PARK FL 33403 3227	638 DATE PALM DR
36434220010570130	ANWORTH PROPERTIES INC	PEAK PROPERTY MANAGEMENT C/O	2054 VISTA PKWY STE 400	WEST PALM BEACH FL 33411 6760	644 DATE PALM DR
36434220010570170	HARRISON ADRIAN R		604 DATE PALM DR	LAKE PARK FL 33403 3227	604 DATE PALM DR
36434220010590010	RICCELLI DANIELA &	WICK DANIEL M	925 LAUREL RD	N PALM BEACH FL 33408 4020	506 BAYBERRY DR
36434220010590050	512 BAYBERRY DRIVE LAKE PARK LLC		1751 NE 12TH ST	FORT LAUDERDALE FL 33304 2422	512 BAYBERRY DR
36434220010590080	DOMINIQUE ENOLD &	BAPTISTE BULAIN	520 BAYBERRY DR	LAKE PARK FL 33403 3319	520 BAYBERRY DR
36434220010590110	LUBIN LERELIA &	LUBIN ALCE	526 BAYBERRY DR	LAKE PARK FL 33403 3319	526 BAYBERRY DR
36434220010590140	CASIMIR SONIA		532 BAYBERRY DR	WEST PALM BCH FL 33403 3319	532 BAYBERRY DR
36434220010590170	SMITH CHANIE M		538 BAYBERRY DR	LAKE PARK FL 33403 3319	538 BAYBERRY DR
36434220010590200	SUCKRAM DESMOND S &	SUCKRAM MARGUERITA	546 BAYBERRY DR	LAKE PARK FL 33403 3319	546 BAYBERRY DR
36434220010590230	GRAHAM TIMOTHY &	GRAHAM LISA	554 BAYBERRY DR	LAKE PARK FL 33403 3319	554 BAYBERRY DR
36434220010590260	SMALL HANJARATU O		PO BOX 19493	WEST PALM BEACH FL 33416 9493	105 6TH ST 1
36434220010590290	HOWARD COMMUNITY PROPERTY TRUST &	HOWARD EMMA J TR &	1882 ORCHARD PARK DR	OCOE FL 34761 7697	545 SILVER BEACH RD 1
36434220010590320	SMITH WILLIE		30 E 37TH ST APT 12C	NEW YORK NY 10016 3013	539 SILVER BEACH RD
36434220010590350	DOUGLAS RACHEL E		525 SILVER BEACH RD	LAKE PARK FL 33403 3351	525 SILVER BEACH RD
36434220010590380	PENDER TRINIA O		3904 SHELLEY RD N	WEST PALM BEACH FL 33407 3147	515 SILVER BEACH RD
36434220010590410	GREEN WATER PROPERTY LLC		701 NW 108TH AVE	FORT LAUDERDALE FL 33324 1071	511 SILVER BEACH RD
36434220010590440	GRPNPB LLC		4495 MILITARY TRL STE 201	JUPITER FL 33458 4818	507 SILVER BEACH RD
36434220010590470	ST HILAIRE ANTOINE &	ST HILAIRE MARIE L	4861 NW 8TH DR	FORT LAUDERDALE FL 33317 1419	503 SILVER BEACH RD
36434220010630010	PERALTA JOSUE &	PERALTA VERONICA	404 BAYBERRY DR	LAKE PARK FL 33403 3317	404 BAYBERRY DR
36434220010630040	SMITH JASON &	SMITH MADONNA	412 BAYBERRY DR	LAKE PARK FL 33403 3317	412 BAYBERRY DR
36434220010630070	MADISON GLORIA C &	MADISON GREGORY P &	418 BAYBERRY DR	LAKE PARK FL 33403 3317	418 BAYBERRY DR
36434220010630100	CASCADE FUNDING MORTGAGE TRUST	PHH MTG CORPORATION C/O	1661 WORTHINGTON RD STE 100	WEST PALM BEACH FL 33409 6417	426 BAYBERRY DR
36434220010630130	CAGE FREDRICK L SR	CAGE FREDRICK L SR TR	430 BAYBERRY DR	LAKE PARK FL 33403 3317	430 BAYBERRY DR
36434220010630160	SAUVEUR JEAN PIERRE &	SAUVEUR MARIE	444 BAYBERRY DR	LAKE PARK FL 33403 3317	444 BAYBERRY DR
36434220010630190	LAKE PARK TOWN OF		535 PARK AVE	WEST PALM BEACH FL 33403 2603	BAYBERRY DR
36434220010630200	DIXON RUDOLPH		454 BAYBERRY DR	LAKE PARK FL 33403 3317	454 BAYBERRY DR
36434220010630250	31ST AVE HOLDINGS LLC		6670 CHANDRA WAY	LAKE WORTH FL 33467 8709	459 SILVER BEACH RD
36434220010630290	LAKE PARK TOWN OF		535 PARK AVE	WEST PALM BEACH FL 33403 2603	SILVER BEACH RD
36434220010630310	HAYE CONROY		443 SILVER BEACH RD	LAKE PARK FL 33403 3324	443 SILVER BEACH RD
36434220010630321	SCHIBAR CLAUDE		2627 OKLAHOMA ST	WEST PALM BEACH FL 33406 4209	441 SILVER BEACH RD
36434220010630331	HERRING ELIZABETH		439 SILVER BEACH RD	LAKE PARK FL 33403 3324	439 SILVER BEACH RD
36434220010630332	KNIGHTON ULYSSES J &	KNIGHTON GAIL O	437 SILVER BEACH RD	LAKE PARK FL 33403 3324	437 SILVER BEACH RD
36434220010630341	FERNANDER JACQUELINE W		435 SILVER BEACH RD	LAKE PARK FL 33403 3324	435 SILVER BEACH RD

36434220010630351	LOCKHART KEMIA M &	HUDSON SARAH	231 HAWTHORNE DR	LAKE PARK FL 33403 2729	433 SILVER BEACH RD
36434220010630361	LEWIS FAITH		431 SILVER BEACH RD APT A	LAKE PARK FL 33403 3338	431 SILVER BEACH RD
36434220010630371	HALE JUANITA M	HALE JUANITA M TR	427 SILVER BEACH RD	LAKE PARK FL 33403 3324	427 SILVER BEACH RD
36434220010630372	CLAGETT ANTHONY &	GADSON LARISA	429 SILVER BEACH RD	LAKE PARK FL 33403 3324	429 SILVER BEACH RD
36434220010630390	DANIEL ROSENIE &	OTALUS LUCKNER	2525 WESTCHESTER DR	WEST PALM BEACH FL 33407 1309	423 SILVER BEACH RD
36434220010630410	DEUTSCHE BANK NATL TRUST CO	OCWEN LOAN SERVICING LLC C/O	1661 WORTHINGTON RD STE 100	WEST PALM BEACH FL 33409 6493	417 SILVER BEACH RD
36434220010630440	ASSURED PROPERTIES LLC		12333 COLONY PRESERVE DR	BOYNTON BEACH FL 33436 5807	403 SILVER BEACH RD 1
36434220010670010	MEARS LEE M &	MEARS KIZZIE D	300 BAYBERRY DR	LAKE PARK FL 33403 3425	300 BAYBERRY DR
36434220010670030	DORELUS MERILES &	DORELUS ST FLEUR AMONESE	308 BAYBERRY DR	LAKE PARK FL 33403 3425	308 BAYBERRY DR
36434220010670050	CAIN ROBIN L		314 BAYBERRY DR	LAKE PARK FL 33403 3425	314 BAYBERRY DR
36434220010670070	PARONETT RONALD J &	PARONETT ELIZABETH	320 BAYBERRY DR	LAKE PARK FL 33403 3425	320 BAYBERRY DR
36434220010670100	RAYMOND PIERRE &	RAYMOND LORRAINE	326 BAYBERRY DR	LAKE PARK FL 33403 3425	326 BAYBERRY DR
36434220010670130	STONE MARY J		332 BAYBERRY DR	LAKE PARK FL 33403 3425	332 BAYBERRY DR
36434220010670160	SOPHINOS ADAM LOUIS	SOPHINOS ADAM LOUIS TR	338 BAYBERRY DR	LAKE PARK FL 33403 3425	338 BAYBERRY DR
36434220010670190	HOSEY EDDIE JAMES &	HOSEY HATTIE	344 BAYBERRY DR	LAKE PARK FL 33403 3425	344 BAYBERRY DR
36434220010670220	RICHARDSON MARIE M &	RICHARDSON TALUIS	350 BAYBERRY DR	LAKE PARK FL 33403 3425	350 BAYBERRY DR
36434220010670250	CHERUBIN GERARD		105 4TH ST	LAKE PARK FL 33403 3311	105 4TH ST
36434220010670280	CIARLARIELLO BRUCE M		8365 BELIZE PL	WELLINGTON FL 33414 6447	345 SILVER BEACH RD
36434220010670310	CUNNINGHAM WALTER L &	CUNNINGHAM AUDRY B	309 SILVER BEACH RD	LAKE PARK FL 33403 3400	335 SILVER BEACH RD
36434220010670340	331 SILVER BEACH RD LLC		4115 NW 4TH ST	MIAMI FL 33126 5627	331 SILVER BEACH RD
36434220010670370	SUDANAGUNTA VENKATA RAMESH PRASAD &	SUDANAGUNTA VIJAYA LAKSHMI	4759 BYRON CIR	IRVING TX 75038 6319	327 SILVER BEACH RD 1
36434220010670400	DRY TODD WILSON		1060 CORAL WAY	RIVIERA BEACH FL 33404 2709	321 SILVER BEACH RD
36434220010670430	CUNNINGHAM WALTER SR &	CUNNINGHAM AUDREY	309 SILVER BEACH RD	LAKE PARK FL 33403 3400	311 SILVER BEACH RD A
36434220010670450	CUNNINGHAM WALTER L	CUNNINGHAM AUDREY	309 SILVER BEACH RD	LAKE PARK FL 33403 3400	309 SILVER BEACH RD A
36434220010710010	FABIEN FRANTZ		216 BAYBERRY DR	LAKE PARK FL 33403 3423	216 BAYBERRY DR
36434220010710031	BLANKENSHIP JILL L		337 CASCADE LN	RIVIERA BEACH FL 33404 5714	222 BAYBERRY DR
36434220010710051	GOODSON TAMBIA		228 BAYBERRY DR	LAKE PARK FL 33403 3423	228 BAYBERRY DR
36434220010710081	SIMMONDS MARIAN B		236 BAYBERRY DR	LAKE PARK FL 33403 3423	236 BAYBERRY DR
36434220010710110	LUNDY DORA M		242 BAYBERRY DR	LAKE PARK FL 33403 3423	242 BAYBERRY DR
36434220010710131	POWELL JAMES R		248 BAYBERRY DR	LAKE PARK FL 33403 3423	248 BAYBERRY DR
36434220010710161	JOHNSON DONALD P &	JOHNSON CHERYL A	256 BAYBERRY DR	LAKE PARK FL 33403 3423	256 BAYBERRY DR
36434220010710181	KENNEDY KEVIN V		601 SW HOFFENBERG AVE	PORT ST LUCIE FL 34953 7625	262 BAYBERRY DR
36434220010710211	MOSLEY STAN W		268 BAYBERRY DR	LAKE PARK FL 33403 3423	268 BAYBERRY DR
36434220010710240	8 PROP LLC		525 S FLAGLER DR STE 100	WEST PALM BEACH FL 33401 5932	274 BAYBERRY DR 1
36434220010710260	269 SILVER BEACH ROAD LLC		550 OKEECHOBEE BLVD APT 1818	WEST PALM BEACH FL 33401 6342	269 SILVER BEACH RD
36434220010710290	SPENCER BILLY S		491 W 31ST ST	WEST PALM BEACH FL 33404 3717	261 SILVER BEACH RD
36434220010710320	EDWARDS TIWANDA R		259 SILVER BEACH RD # 1000	LAKE PARK FL 33403 3426	259 SILVER BEACH RD
36434220010710340	DORSAINVIL ALINE BLANC		552 BIG SIOUX CT	KISSIMMEE FL 34759 5927	253 SILVER BEACH RD 1
36434220010710361	MRM BROADWAY LLC		PO BOX 530058	LAKE PARK FL 33403 8900	247 SILVER BEACH RD
36434220010710390	PIERRE DAINES EST		241 SILVER BEACH RD	LAKE PARK FL 33403 3426	241 SILVER BEACH RD
36434220010710411	ST CYR MARVEN		235 SILVER BEACH RD	LAKE PARK FL 33403 3426	235 SILVER BEACH RD
36434220010710440	LAKE JAMAL		227 SILVER BEACH RD	LAKE PARK FL 33403 3426	227 SILVER BEACH RD
36434220010710461	AUGUSTE PATSY &	AUGUSTE WINDEL	221 SILVER BEACH RD	LAKE PARK FL 33403 3426	221 SILVER BEACH RD
36434220010710490	MARINE DANIEL J		1285 SW 24TH AVE	FORT LAUDERDALE FL 33312 4066	215 SILVER BEACH RD
36434220010710510	SILVER BEACH LLC		513 US HIGHWAY 1 STE 111	N PALM BEACH FL 33408 4905	205 SILVER BEACH RD
36434220010710540	ALEXIS RENOLD &	NELSON MARIE	112 2ND ST	LAKE PARK FL 33403 3540	112 2ND ST
36434220010710570	GAY FRANCIS &	GAY GINA	118 2ND ST	LAKE PARK FL 33403 3540	118 2ND ST
36434220011270010	LAKE PARK TOWN OF		535 PARK AVE	WEST PALM BEACH FL 33403 2603	311 7TH ST