

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date:	September 16, 2025	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing
Department:	Office of Financial Management and Budget		
Submitted By:	Office of Financial Management and Budget		

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I. EXECUTIVE BRIEF

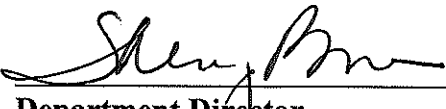
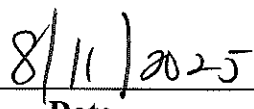

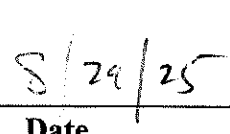
**Motion and Title:** Staff recommends motion to receive and file: Annual Report for the Fiscal Year ending September 30, 2024 from the Lake Worth Beach Community Redevelopment Agency (LWB CRA).

**Summary:** The LWB CRA has submitted its Annual Report for the Fiscal Year ending September 30, 2024 as per section number 163.387(6)(b), Florida Statutes. Countywide (DB).

**Background and Justification:** N/A

**Attachments:** Annual Report

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Recommended by:		
	Department Director	Date
Approved by:		
	County Administrator	Date

## II. FISCAL IMPACT ANALYSIS

### A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	_____	_____	_____	_____	_____

# ADDITIONAL FTE  
POSITIONS (Cumulative)

Is Item Included In Current Budget? Yes \_\_\_\_\_ No X  
Does this item include the use of Federal Funds? Yes \_\_\_\_\_ No X  
Does this item include the use of State Funds? Yes \_\_\_\_\_ No X

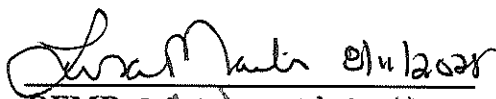
Budget Account No. Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_

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

### C. Departmental Fiscal Review:

## III. REVIEW COMMENTS

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

  
OFMB 8/11 VS 8/11

N/A  
Contract Dev. and Control

### B. Legal Sufficiency:

  
Assistant County Attorney

### C. Other Department Review:

N/A  
Department Director

This summary is not to be used as a basis for payment



July 14, 2025

**RE: Annual Report FY 23/24**

To Whom It May Concern,

I am pleased to present the Annual Report for the fiscal year ending September 30, 2024. This report highlights the significant accomplishments of the Lake Worth Beach Community Redevelopment Agency over the past year. We have made substantial progress in both expanding and implementing a variety of projects, both new and ongoing, that contribute to the enhancement of our community.

We invite you to explore the report and take pride in our collective achievements.

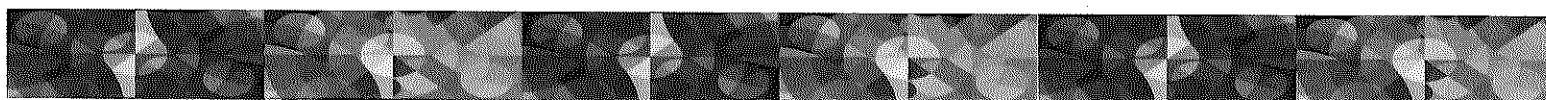
Warm regards,

A handwritten signature in black ink, appearing to read "Emily", is positioned above the printed name.

Emily Theodossakos  
Marketing Program Manager

LAKE WORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

HATCH1121 | 1121 Lucerne Avenue | Lake Worth Beach, FL 33460 | 561-493-2550 | [www.lakeworthbeachcra.org](http://www.lakeworthbeachcra.org)





# 23/24 Annual Report





Outgoing Lake Worth Beach CRA Board Chair, Brendan Lynch was recognized and thanked for his longtime dedication and work on the CRA Board – having served multiple terms as a board member and acting as Board Chair over the past 17 years.

The Lake Worth Beach CRA is governed by a seven-member volunteer Board appointed by the City Commission. The Board serves the area by implementing Redevelopment Plan objectives and promoting redevelopment activities. Trust fund monies are dedicated to specific redevelopment plans and projects and not for general government purposes.

## 23/24 CRA BOARD OF COMMISSIONERS

Carla Blockson, Chair  
Leah Foertsch, Vice Chair

Drew Bartlett  
Anne Fairfax  
Donna Kerner  
Daniel Morgan  
Caroline Shamshi-Basha  
CRA Liaison –  
Sarah Malega, Vice Mayor

## CRA STAFF

Joan Oliva, Executive Director  
Christian Dabros, Deputy Director  
Emily Theodossakos, Marketing Program Manager  
Susan M. Brown, Design and Digital  
Communications Coordinator

The CRA Annual Report is produced by CRA Staff.

[www.lakeworthbeachcra.org](http://www.lakeworthbeachcra.org)



## CRA OPERATIONS

In 1989, the Lake Worth Beach City Commission established the Lake Worth Community Redevelopment Agency by adopting Resolution 47-89. This quasi-public agency operates in accordance with Florida State Statute 163, Part III. A Community Redevelopment Plan was developed in the same year to outline the community's goals for public and private improvements, along with a funding strategy that includes Tax Increment Financing (TIF).



## FUNDING SOURCE – TAX INCREMENT FINANCING (TIF)

The primary funding for the CRA comes from tax increment financing (TIF). Revenues generated from tax increments are allocated to a redevelopment trust fund. The taxable value of all real estate within the redevelopment area is assessed in a designated base year. Contributing taxing authorities, including the City and County, continue to receive ad valorem taxes. Any increase in ad valorem tax revenue above the base year value is redirected to the redevelopment trust fund to support redevelopment initiatives.

*Tax Increment Financing (TIF) mechanisms have significantly impacted Lake Worth Beach in the following ways:*

- **Funding for Development Projects** – TIF has allowed the CRA to finance public infrastructure improvements by capturing the future tax revenues generated by increased property values.
- **Stimulating Private Investment** – By using the increased tax revenue to support development, TIF has attracted private investment to underdeveloped or blighted areas.
- **Job Creation** – As private investment increases, new businesses may open, leading to job creation. This not only helps reduce unemployment but also stimulates local spending, contributing to a more vibrant economy in Lake Worth Beach.
- **Revitalization of Blighted Areas** – TIF has helped by improving infrastructure and encouraging development. Through the use of TIF the CRA has helped to revitalize neighborhoods within the district by making them more appealing for residents and businesses alike.
- **Increased Property Values** – As improvements are made and private investments flow in, property values in the area typically rise. This increase benefits the local government as it leads to higher tax revenues in the long term.
- **Encouraging Sustainable Growth** – TIF can help municipalities plan for and manage growth in a way that is sustainable. By focusing on specific areas for redevelopment, cities can ensure that infrastructure and services are adequately provided without overextending resources.



WHAT DOES THE LAKE WORTH BEACH CRA DO?

The agency possesses various powers to facilitate redevelopment activities. These include acquiring and selling property, offering incentives to encourage private development, applying for and utilizing grant funding, and constructing public improvements. Zoning and land use regulations, along with their enforcement, fall under the jurisdiction of the City and its advisory Board, not the CRA.

Over the past decade, the CRA has initiated projects focused on public infrastructure, affordable housing, and property acquisition, leveraging funds to attract private investment and enhance services in support of sustainable growth. The CRA is committed to improving the economic vitality of the district and enhancing the quality of life for the residents of Lake Worth Beach.



1217 North Dixie Highway – before and after, Palm Beach Modern Auctions located at 1217 and 1221 North Dixie Highway.

LWB CRA  
AT A GLANCE  
(2010-2024)

\$41.4M  
Grant Revenue  
Received

\$40.9M  
Money Spent –  
Housing

\$15.6M  
Money Spent –  
Economic  
Development

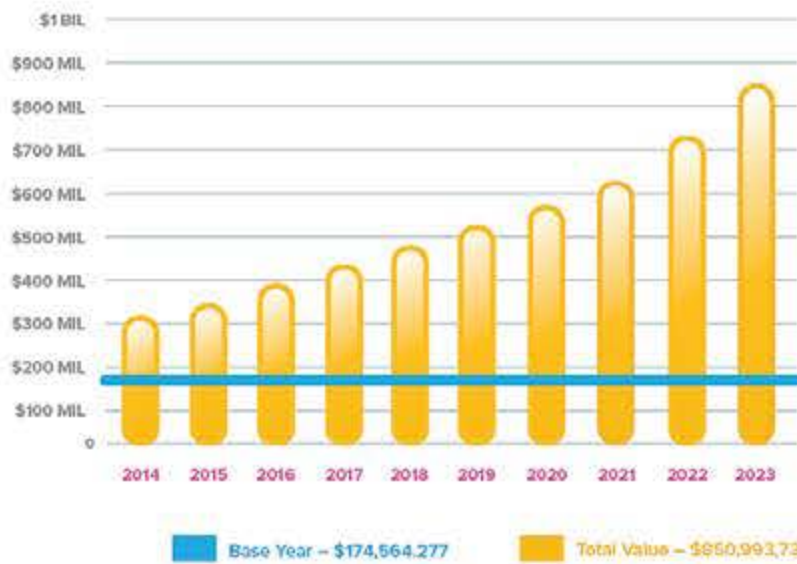
\$1.7M  
Money Awarded –  
Grants

DISTRICT VALUES

Base Year  
1989  
\$174,564,277

Current Year  
2024  
\$850,993,732

TOTAL TAXABLE VALUE OVER BASE YEAR



REVENUE



# FINANCIAL SUMMARY

The Lake Worth Beach CRA operates in accordance with Title XI, Chapter 163, Part III of the Florida Statutes. Its financial operations follow a fiscal calendar year that starts on October 1st and concludes on September 30th. Each year, a portion of the annual property taxes from Lake Worth Beach and the County is allocated to the CRA.

The annual budget of the Lake Worth Beach CRA consists of three accounting funds: 1) Operating Budget, 2) Capital Projects Budget, and 3) Debt Service Budget. Through careful prioritization of expenditures and long-term planning, the CRA continues to experience positive economic growth. The agency remains dedicated to reinvesting funds into capital projects to further enhance the CRA district.

## REVENUES, EXPENDITURES & CHANGES IN FUND BALANCE

Tax Increment Revenue	\$ 6,473,748
Investment Income	480,815
Intergovernmental	863,784
Miscellaneous	15,049
Issuance of Debt	0
Transfers (Net)	0
<b>Total Revenues</b>	<b>\$ 7,833,396</b>

EXPENDITURES	FY 2023-2024
Administration	\$ 604,345
Professional / Contractual Services	483,530
Economic Development / Housing	2,447,532
Business Development & Marketing	132,183
Neighborhood Improvements	0
Transportation Program	134,212
Capital / Improvements	0
Other Operating Expenses	28,418
Building	3,738,750
Commercial Grant / Other	231,012
NSP2	1,733
Debt Service	595,493
<b>Total Expenditures</b>	<b>\$ 8,397,208</b>

<b>Excess of Revenue over Expenditures</b>	<b>(563,812)</b>
<b>Fund Balance, October 1, 2023</b>	<b>17,813,347</b>
<b>Fund Balance, September 30, 2024</b>	<b>\$ 17,248,537</b>

## BALANCE SHEET

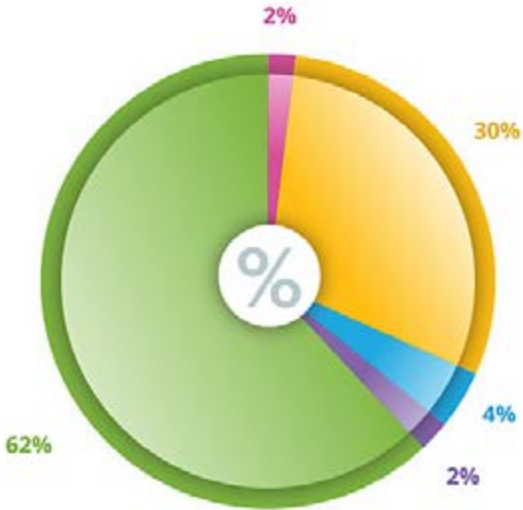
ASSETS	FY 2023-2024
Cash and Cash Equivalents	\$ 6,090,732
Restricted Cash and Cash Equivalents	137,750
Investments	4,023,308
Accounts Receivable, Net	525,764
Accrued Interest Receivable	16,691
Prepays	3,437
Land Held for Resale	9,124,372
<b>Total Assets</b>	<b>\$ 19,922,054</b>

LIABILITIES & FUND BALANCE FY 2023-2024	
LIABILITIES	
Accounts and Contracts Payable	\$ 162,464
Accrued Liabilities	31,937
Due to Other Funds	30
Unearned Revenue	1,955,741
Total Liabilities	\$ 2,150,172
DEFERRED INFLOWS OF RESOURCES	
Deferred Inflows Grants	523,345
FUND BALANCES	
Reserved	\$ 8,120,728
Land Held for Resale	9,124,372
Prepaid Items	3,437
Capital Projects	0
Total Fund Balances	\$ 17,248,537
Total Liabilities and Fund Balance	\$ 19,922,054

# GRANT INCOME RECEIVED 2008-2024

YEAR	SPONSOR/AGENCY	REASON	GRANT AMOUNT
2010	NSP2	National Stabilization Program	\$ 23,275,000
	Program Income Earned from NSP2 Grant		7,435,622
2013-2015	Misc	Greenspace/Parks; Park Equipment	88,544
2014-2016	Cultural Facilities Grant	Film Series in the Park; HATCH 1121 – Cultural Facility	151,600
2016	MPO	5th Avenue South Bikeway	750,000
2015-2016	Neighborworks	Lighting; Marketing; Micro-Loan	500,000
2015-2017	Neighborhood Lending Partners	Small Business Loan Program	450,000
2016	Community Foundation – Partnership with Cultural Council of PBC	Cultural Planning	164,000
2016	Solid Waste Authority / Siemans	HATCH 1121 – Cultural Facility / Residential Rehab	122,700
2017	Solid Waste Authority Preservation Fund / Neighborworks / FL Dept of Cultural Affairs	Trash Receptacles / Signage / Landscaping / Striping – 5th Ave. / Special Events	95,650
2018-2020	Affairs: Lunch Out	Special Event Funding	51,210
2019-2020	Solid Waste Authority	Demolitions	16,780
2020-2021	Bohemian	Workforce Housing	1,825,600
2020-2021	Private Donation	1213 Restoration	250,000
2020-2021	Solid Waste Authority	Demolition and Restoration	188,800
2020-2021	Cultural Council Grant / Stateside Partners / Misc Donations	Special Event Funding / Thanksgiving	34,991
2020-2021	COVID - Reimbursement	COVID-19 Expenses	10,272
2020-2021	Grants	Special Event Funding	15,000
2022-2023	Community Project Funding FY23	Affordable Housing	750,000
2022-2023	Florida Department of Cultural Affairs	Special Event Funding	11,500
2022-2023	ARPA (from the City)	Affordable Housing	2,000,000
2023-2024	Florida Department of Transportation	Infrastructure – Circle Improvements (awarded 2017 started FY24)	2,800,000
2022-2023	Solid Waste Authority	Demolitions	13,000
2023-2024	Community Project Funding FY24	Affordable Housing	500,000
2023-2024	Rotary Club; Keep Palm Beach County Beautiful	Special Event Funding	6,000

**TOTAL AMOUNT REWARDED \$41,506,269**



## PROJECTS & PROGRAMS

Business Development & Promotions	\$125,162
Economic Development / Housing	\$1,718,178
Commercial Grant Program	\$231,012
Transportation Initiatives	\$134,212
Acquisitions	\$3,569,029

# LAKE WORTH BEACH CRA AFFORDABLE HOUSING

The Lake Worth Beach CRA, the City and the Community Land Trust of Palm Beach County and the Treasure Coast (CLT) welcomed Congresswoman Lois Frankel to the City of Lake Worth Beach to celebrate the CRA’s affordable housing program. With US HUD Community Project Funding, TIF, City and County funding, three families can now call Lake Worth Beach home.

The three properties on North E Street were bought by the CRA and transferred to the CLT last year. These homes will join many others throughout the District set-aside for households making 120% of Area Median Income or less. Another CRA purchase in the Tropical Ridge neighborhood provided enough land for Habitat to develop three brand new homes, one of which is designated for a veteran. These homes were all sold to households making less than 80% AMI.

There are more to come so please be sure to stay involved with the Lake Worth Beach CRA and its housing partners: Community Land Trust of Palm Beach County and the Treasure Coast, Habitat for Humanity of Greater Palm Beach County and Community Partners of South Florida.



The Community Land Trust of Palm Beach County and the Treasure Coast (CLT of PBCTC) celebrated the completion of three (3) affordable homes as part of the Cottage Homes Project and welcomed new Lake Worth Beach homeowners to the neighborhood.



Three homes located on North “C” Street completed by Habitat for Humanity of Greater Palm Beach County.

*Pictured left to right: City of LWB Vice Mayor Sarah Malega; City of LWB Mayor Betty Resch; Congresswoman Lois Frankel; CRA Executive Director Joan Oliva; Lake Worth Beach CRA Chair, Carla Blockson; and Cindee LaCourse-Blum, Executive Director, Community Land Trust of Palm Beach County and the Treasure Coast.*



# MADISON TERRACE

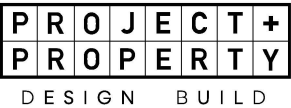
In 2024, land clearing began for the new Madison Terrace project. Located at 821 South Dixie Highway, Madison Terrace will consist of two 6 story buildings, with each building providing 91 units of affordable housing for seniors ages 55 and up. The unit mix for each building will be 83 one-bedroom and 8 efficiency units for a total of 182 units. Both buildings will face towards South Dixie Highway with surface parking provided behind and beneath each building. This project, which is being developed by American Residential Communities LLC and New South Residential LLC has received LIHTC (Low Income Housing Tax Credit) and will also receive its local funding match from the Lake Worth Beach CRA. The development will be moving forward with full construction beginning in late 2024. The estimated completion of phase one of Madison Terrace is expected in late 2025.



# BUY DOWN PROGRAM

In Spring 2024, the CRA launched an innovative Buy Down Program aimed at promoting affordable housing solutions in the area. This program offers upfront payments to owners of new or refurbished rental units in exchange for committing to lower rental rates.

The initiative kicked off with local contractor Project + Property, which received funding for three rental units on South Ocean Breeze. For the next decade, these properties will be available exclusively to individuals earning less than 80% of the Area Median Income (AMI), ensuring that affordable housing remains accessible to those in need.



# DECO GREEN AT 1715 NORTH DIXIE HIGHWAY

With land assembled by Lake Worth Beach CRA, Deco Green will provide much needed units along the Dixie Highway corridor. The project includes a collection of 125 apartments purposefully designed for maximum quality of living, encompassing the neighborhood's artsy vibe aesthetic. This development also boasts a rooftop lounge, bike storage, a fitness center, retail and a restaurant on the ground floor. Leasing is set to begin in Summer/ Fall 2025. For more information please visit [www.decogreenlwb.com](http://www.decogreenlwb.com)

DECO  
GREEN



Property before and construction progress at 1715 North Dixie Highway

Rendering - Deco Green



MARTIN  
ARCHITECTURAL  
ARCHITECTS & LAND PLANNERS



Rendering - The Gulfstream Hotel

## CONSTRUCTION AT GULFSTREAM HOTEL BEGINS!

Construction has officially commenced and the long-anticipated return of the Gulfstream Hotel in Lake Worth Beach is nearly here. Originally opened in 1925, the hotel will soon reopen its doors to kick off its centennial celebration after decades of efforts to restore one of the most iconic buildings in Lake Worth Beach.

The Gulfstream Hotel is being brought back to life by Restoration St. Louis, under the direction of Amrit and Amy Gill. The reopening represents more than just a preservation project; it's a full-scale revival of a city landmark that will once again serve as the heart of downtown Lake Worth Beach.



On May 14th, Lake Worth Beach CRA Executive Director Joan Oliva, City of LWB Mayor Betty Resch, city officials and dozens of residents joined Amy & Amrit Gill of Restoration St. Louis for the groundbreaking - marking the beginning of construction of The Gulfstream Hotel.

Photo credit for cover image: Rich Raphael

**1213 LAKE AVENUE – CATAPULT YOUTH MENTORING CENTER AT MADLYN’S PLACE**



Since the initial purchase of 1213 Lake Avenue in 2019, the vision for this property was to create a new community space that would welcome young minds and new ideas. After the acquisition of the building, the CRA began the arduous task of fundraising to assist with the cost of renovations.

As with most fund-raising projects, the CRA researched many sources of funding including non-profits, philanthropic organizations and public dollars. In 2023, the CRA was able to partner with PATH TO COLLEGE on this project. PATH TO COLLEGE is a well-respected local non-profit organization that is dedicated to helping young people in our community. This partnership with PATH TO COLLEGE also helped us to obtain the much-needed grant funding to cover the rising costs of construction.

The renovations to the building included new second floor bathrooms and classroom space including up to 5 leaseable spaces for young local artists with new impact resistant windows and a balcony. The downstairs is now programmed to include office space and rooms for one-on-one mentoring and homework space. Long term plans include shared space to provide job training skills to local at-risk youths.



The intentions of the CRA were to create a new community space for our existing young residents while also significantly reinvigorating this area of the city.

In April 2024, after 5 full-years of hard work, primarily due to delays during the pandemic, the Lake Worth Beach CRA and PATH TO COLLEGE were rewarded with the grand opening of the CATAPULT Youth Mentoring Center at MADLYN’S PLACE!

**ACQUISITION & DEMOLITION OF BLIGHTED PROPERTIES**



In 2024, the CRA continued pursuing blighted and distressed buildings to demolish and clear in preparation for new affordable workforce housing units. Funding for these downtown demolitions was made possible with grant assistance from the Palm Beach County Solid Waste Authority. Two properties located in both the Tropical Ridge and Royal Poinciana neighborhoods were acquired and demolished by the CRA. Both of these cleared parcels and another three properties are set-aside for future workforce housing units.

The purchase of these properties allows the CRA to work with our non-profit partners to provide new affordable units in the City. After the demolition of the blighted buildings took place, the sites were then transferred to the Community Land Trust of Palm Beach County and the Treasure Coast.

New single family or small-scale multi-family affordable housing is currently being designed, and construction is expected to commence in 2026.



North “C” Street site for 3 future workforce housing units built by Habitat for Humanity of Greater Palm Beach County.



625 North D Street



1306 1st Avenue South



Rendering of two-unit villas to be built by CLT of PBC&TC.

# COMMUNITY PROJECT FUNDING

The Lake Worth Beach CRA was honored to award a \$50K check to our long-time partner, Adopt-a-Family of the Palm Beaches. The CRA and AAF entered into a joint application for funding to be used towards affordable housing last year. These funds will go towards AAF's program to prevent homelessness. A BIG thank you to Matt and Emily at Adopt-a-Family who do so much for our community!



## WOMEN BUILD

Since its inception in 1991, Habitat for Humanity's Women Build program has united women from diverse backgrounds to strengthen and enhance communities through hands-on construction projects. This year, volunteers, including CRA Staff and Board members, gathered for the Lake Worth Beach Women's Build event at 306 North D Street, a site generously donated by the CRA as part of its Affordable Housing Program. Spread over two impactful days, the event not only fostered camaraderie and skill-building among participants but also helped Habitat for Humanity raise an impressive \$500K in funding, paving the way for safer, more affordable housing solutions in the community.



## 1000 LAKE AVENUE

Progress continues to be made on the renovations to the historic 1000 Lake Avenue building. This multi-million-dollar rehabilitation project is being led by Mr. Rob Van Winkle (Vanilla Ice) and Mr. Bhavin Shah (developer) along with the development team from Oak Lane Partners LLC. In late 2023, members of the Lake Worth Beach CRA Board, Staff and City Commission were provided a tour and presentation which showcased the vision and future of the 100 year-old structure. Interior demolition work and remediation of pollutants have concluded along with the installation of new exterior windows & doors and painting of the structure. A new brewery with restaurant, designed by chef Guy Fieri, and a pop culture museum are tentatively planned once the renovations are complete on this 21,000 sq. ft. building.



Photos show the interior of the historic 1000 Lake Avenue building originally built in 1925. Robert Van Winkle gave a presentation and walkthru on his upcoming project turning the building into a brewery and pop culture museum.



# CRA STREETS PROJECTS

In July 2023, the CRA Board convened for its annual Priorities Workshop to discuss the budget for the 2023/2024 fiscal year. During this meeting, infrastructure was identified as a key priority, reflecting the CRA's commitment to enhancing the community's foundation for future growth.

The Board was presented with the opportunity to help fund significant improvements to the crumbling city-owned streets within the CRA District. The planned enhancements include the resurfacing of roadways, installation of new curbs and sidewalks, sealing and striping, mobilization efforts and new ADA pedestrian ramps along seven city-owned streets and their adjacent sidewalks. All of these infrastructure improvements were being planned to take place near the CRA's future workforce and affordable housing developments, being constructed west of Dixie Highway.

These new city-owned street improvement projects would also complement the existing projects which were being undertaken by FDOT along Lake Avenue, Lucerne Avenue, the 'A' Street Traffic Circle, Lake Worth Road and 6th Avenue South.

The CRA Board unanimously agreed to help fund a portion of the costs associated with the improvements to these city-owned streets and sidewalks.



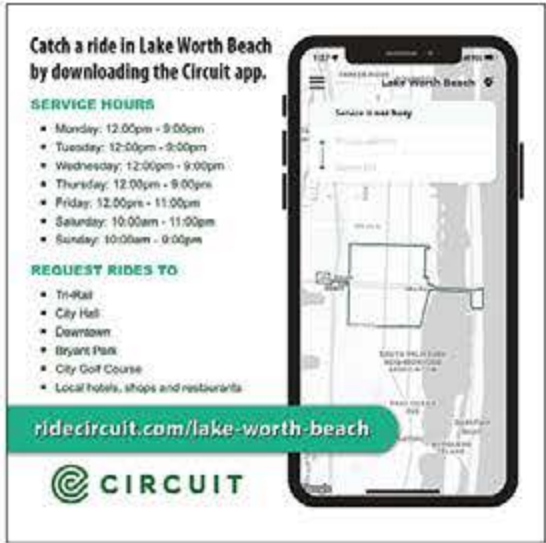
Improvements being made at F Street & Lucerne Avenue



Southwest view of "A" Street Circle & Lake Avenue after improvements



Photo credit: FDOT Southeast Florida



## CIRCUIT

Lake Worth Beach has been working hard to promote walking and the use of bicycles for inner-city transit but there are conditions like heat and rain that often make these modes unavailable. Several of our sister cities including Hollywood, West Palm Beach and Fort Lauderdale, have partnered with a localized transit service to fill in the much-needed gap. These efforts not only help people move from location to location with ease but also offer services at a low price point and do so in a way that is friendlier to the environment than a car or bus.

In partnership with the City of Lake Worth Beach the Lake Worth Beach CRA introduced a new electric, public transportation option. Circuit cars will serve residents and visitors and provide a shuttle service from Tri-Rail to the west, the beach to the east, 6th Ave. South to the south and 7th Ave. North to the north. This project is a prototype we are testing and with good ridership numbers, we hope to expand our service area.

The CRA is confident that the Circuit micro-transit services can help mitigate traffic congestion, help spur economic growth and promote shared mobility. It saves individuals and families money, while providing a method of transportation for people who otherwise have no options.





Recently completed renovations to 1114 North Dixie Highway – recipient of CRA Commercial Façade and Interior Improvement Grants.



## CRA COMMERCIAL GRANTS: SUPPORTING LAKE WORTH BEACH BUSINESSES

The CRA continues to support our small businesses and commercial property owners by providing incentives through the Commercial Grant Programs. Businesses in need of financial assistance to improve or redevelop their properties are encouraged to contact the CRA for support and advice. There are various programs that the CRA uses to assist new and existing businesses in the Lake Worth Beach CRA District.

The CRA's matching incentive grant programs are designed to help improve properties and structures. These competitive grants have proven to help attract and retain commercial development and employment opportunities throughout the CRA District. Approximately 20 years ago, the CRA began offering the Commercial Façade Grant for new and existing commercial property owners to make improvements to the exterior of their property. As a result of the public feedback we received, the CRA soon thereafter introduced the Interior Improvement Grant program for financial assistance with renovations and interior buildout of commercial spaces.

In 2023-2024, both grant programs offered up to \$50,000 each in matching grant funds for new redevelopment projects. This matching amount is an increase from previous years. When the two programs are combined, qualified applicants can apply for up to \$100,000 in matching funds!

Additionally, the CRA's Public Infrastructure Grant program now provides up to \$200,000 to commercial development teams that are willing to invest more than three million dollars' worth of new construction into the City. Public Infrastructure Grant funds are to be used towards the installation or upgrading of shared public amenities that are necessary for new commercial or mixed-use developments, including but not limited to: new sidewalks, utility relocation/upgrades, alleyway improvements, repaving adjacent streets or improved exterior site lighting.

All of the CRA's major grant requests are reviewed by CRA Staff with recommendations, conditions and final approval made by the CRA Board of Commissioners. Funding is budgeted on an annual basis and awarded on a first-come, first-qualified basis.

In fiscal year 2023-2024, the CRA was able to assist multiple new businesses and property owners in the City using our commercial grant programs – 18 grants awarded totaling \$434,016.

Here are a few of our more successful grant awardees: Dominican Spot, a new Restaurant Space at 109 South Dixie Highway; new Downtown Micro-Offices at 704 Lake Avenue; and Contin Design Studios located at 15 North "E" Street.

Creating programs and using financial incentives to activate empty storefronts and vacant lots in the CRA district and attracting jobs throughout the City are objectives of the Redevelopment Plan. The furtherance of these CRA incentive programs reinforces the intentions of the CRA's Redevelopment Plan by formulating economic development strategies that support the City's position in the regional economy.

Our Agency is committed to redevelopment efforts which take full advantage of multiple grant programs to stimulate the local economy, leading to job growth and employment opportunities for residents in the community. The CRA is always looking for ways to support our commercial property owners and our small businesses by offering technical and financial assistance, if applicable. The CRA Board of Commissioners and our professional Staff strive to refine successful grant programs and eliminate those programs which do not show a significant return on investment. Staff will measure the success of these programs by looking at business retention, job growth at specific locations and by observing the overall physical transformation of formerly underutilized buildings or parcels of land.

The CRA's grant acceptance period opens in October of each year. Grants are awarded to qualified 'shovel-ready' projects that will have a significant impact on the City and provide the best return on investment to the taxpayers in the City of Lake Worth Beach. To learn more about commercial grants visit the CRA's website at [www.lakeworthbeachcra.org](http://www.lakeworthbeachcra.org)



Property at 109 South Dixie Highway



## NEW RESTAURANT SPACE – 109 South Dixie Highway

The property located at 109 South Dixie Highway has either sat vacant or has been neglected for many years. The small 900 sq. ft., 63-year-old commercial building has had many uses and multiple tenants prior to its most recent vacancy. In 2023, the property was purchased and leased to a family wishing to open a new Dominican inspired restaurant. In May 2024, the property and business owner submitted CRA grant applications for assistance with build-out of the restaurant and various exterior improvements.

The CRA Board of Commissioners agreed to allocate over \$76,000 to be used for these improvements including, but not limited to: parking lot repairs, improved façade, interior buildout and a new commercial kitchen. The applicant is matching over \$300K of their own funds to make their dream of opening this new restaurant a reality.



## NEW DOWNTOWN MICRO-OFFICES – 704 Lake Avenue

Located at the intersection of Lake Ave. and ‘K’ Street in the Old Town Historic District of the City, the two-story building located at 704 Lake Avenue property was due for a major renovation. For the past 20 years, the previous owners of the property neglected or did very little to maintain or significantly improve portions of the building.

Unbeknownst to many people, this 90-year-old building has a second floor with over 3,000sq.ft. of previously unused and antiquated space. This open space contains an impressive arched ceiling, hardwood floors and overlooks the hustle and bustle of the street below. However, this space, which maintained no working utilities or HVAC, was mostly used for dry storage and many of the exterior walls were blocked up to prevent sunlight into the room.

The new owner is in the process of extensively renovating the space to convert it into 10 new micro-offices, meeting rooms, bathrooms and breakrooms. This undertaking will require most trades including but not limited to: electrical, plumbing, HVAC, carpentry, flooring, painting and furnishing. In addition, large new windows along Lake Avenue and along the east and west elevations of the second floor will be installed to bring natural light back. New exterior paint, stucco, utility upgrades and minor landscaping were also requirements imposed by the City’s Historic Preservation & Building Departments.

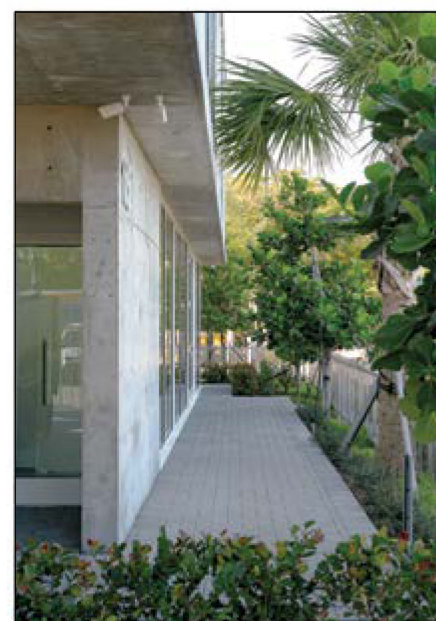


## CONTIN STUDIOS – 15 North “E” Street

The CRA was instrumental in assisting the new property owner at 15 North “E” Street with designing and developing an award-winning mixed-use ‘Micro Unit’ project. This new three-story, 2700 sq. ft. building provides two upstairs residential lofts and over 900 sq. ft. of downstairs commercial space. Prior to the construction, this parcel, which is located along one of our major thoroughfares, was a vacant lot and a target of frequent illegal activities.

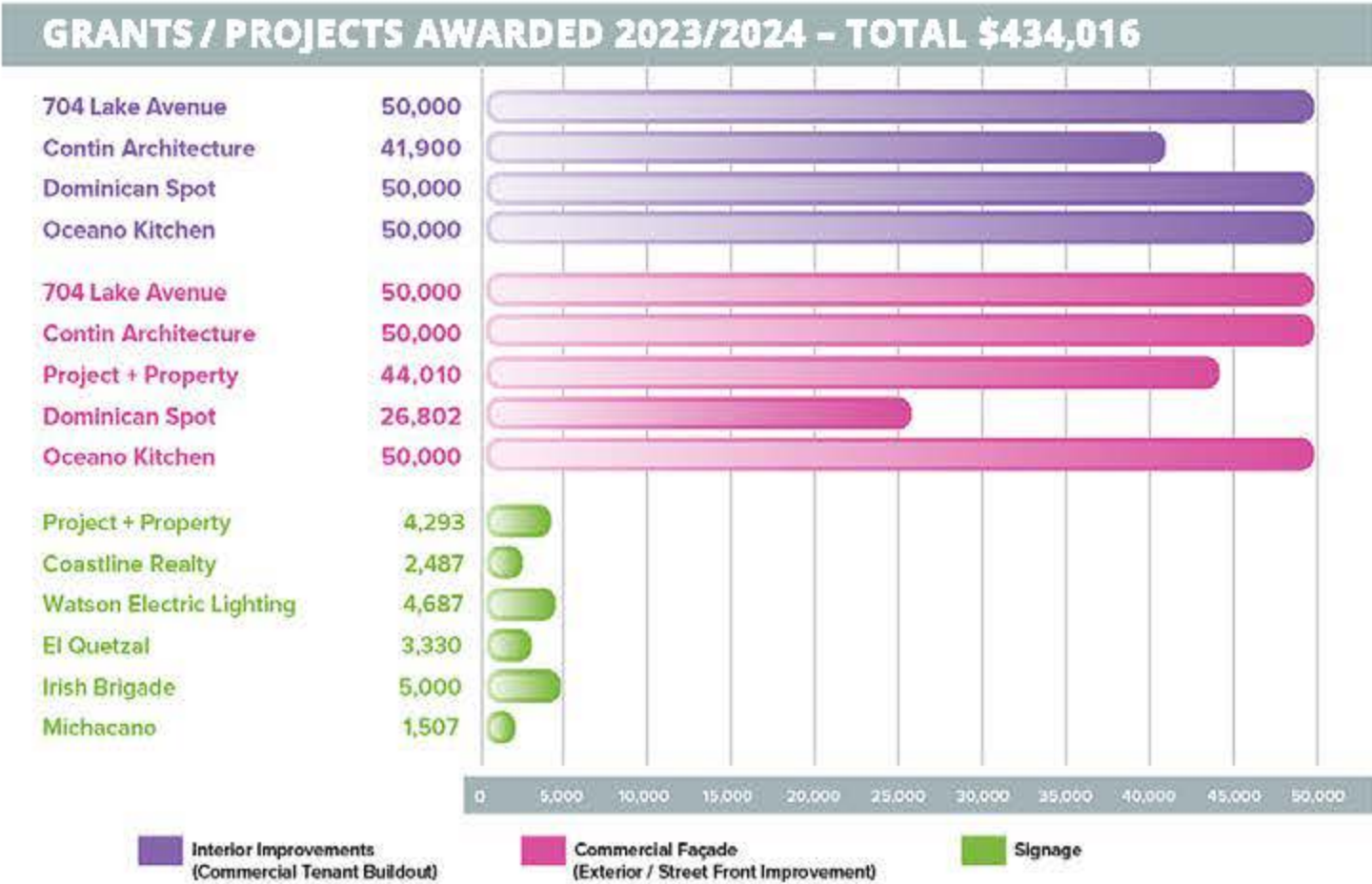
The property owner applied for the Commercial Façade and Interior Improvement Grants to expedite the completion of the project. Funding from the CRA was used to add a new public fire hydrant and backflow preventer, improve the public sidewalks, add ADA ramps and walkways, relocate City utility poles and complete the interior build-out. As a result of the assistance given by the CRA, a new modern professional office space has taken the place of a once blighted vacant lot.

*Photos courtesy of Contin Architecture + Design*





The Irish Brigade – 621 Lake Avenue



# SIGNAGE GRANT PROGRAM: STILL MAKING A DIFFERENCE FOR OUR SMALL BUSINESSES

The CRA's Commercial Signage Grant Program continues to be an attractive micro-grant program which is available to businesses located within the District. These grants provide our businesses and commercial property owners with the opportunity to receive assistance for the costs of obtaining new exterior signage or awnings.

The grant program provides up to \$5,000 in matching funds to install new, decorative and professionally produced exterior signage or exterior awnings. If awarded, the grant will pay the costs associated with designing, fabricating and installing the new product. CRA Staff will coordinate with the applicant and their chosen sign vendor to ensure the product is permitted by the City and professionally installed.

During the 2023/2024 fiscal year, the CRA awarded multiple Commercial Signage Grants to new Lake Worth Beach small businesses located throughout our downtown and along the Dixie Highway commercial corridor.



Coastline Realty – 511 Lake Avenue



Watson Electrical + Lighting – 321 North Dixie Highway



Project + Property (P2) located at 932 South Dixie Highway



El Quetzal Mini-Market located at 1104 North Dixie Highway



## SMALL BUSINESS SUPPORT INITIATIVES AT HATCH 1121

During this year, the CRA Staff successfully hosted a series of small business workshops at the HATCH 1121 space, designed to assist both new and existing business owners within the district. These workshops provided invaluable business counseling services at no cost, guiding entrepreneurs on various aspects such as start-up, expansion, and strategies for stabilizing their businesses.

Collaboration with seasoned business owners allowed for the exchange of insights on resources and solutions to common business challenges. The primary objective of these workshops was to empower business owners and foster growth within the community. Through these initiatives, the CRA continues to support the development and success of local businesses.

Notable workshops included: Florida Women's Business Center; Free Legal Advice for Small Businesses; and CRA's Exterior/Interior Business Grants.



## FIRST-TIME HOMEBUYER'S CLUB

During the 2023/2024 fiscal year, the CRA continued to provide educational workshops for interested first-time homebuyers. The CRA coordinated with Community Partners of South Florida to host a six-week session workshop series. All participants received training about the homebuying process and were taught money management strategies from experts. Upon completion of the course work, all participants received certification for their accomplishments.



## CRA HOSTS TREE GIVEAWAY

The Lake Worth Beach CRA held a tree give-a-way at HATCH 1121 in partnership with the Community Greening Team. This pop-up event provided more than 150 shade and fruit trees at no charge to our Lake Worth Beach residents.

We would like to extend our gratitude to Keep Palm Beach County Beautiful and the Rotary Club of Lake Worth Beach for making generous donations to help fund this event. For information on future Community Greening events visit [www.communitygreening.org](http://www.communitygreening.org)



## BICYCLE SAFETY EVENT AT HATCH 1121

To promote awareness during Florida Bicycle Month, the Lake Worth Beach CRA Staff in partnership with the Palm Beach Transportation Planning Agency (TPA) and Safe Kids – Palm Beach County held a Bicycle Safety Event HATCH 1121.

The event provided bicycle helmets and fittings, reflective arm bands, bike safety tail lights and Bike Safety Literature at no charge for children and adults.





*The Lake Worth Beach CRA installed new banners in the downtown from the Lake Worth Circle to Golfview Road in an effort to notify drivers and walkers that our downtown businesses are open during construction.*

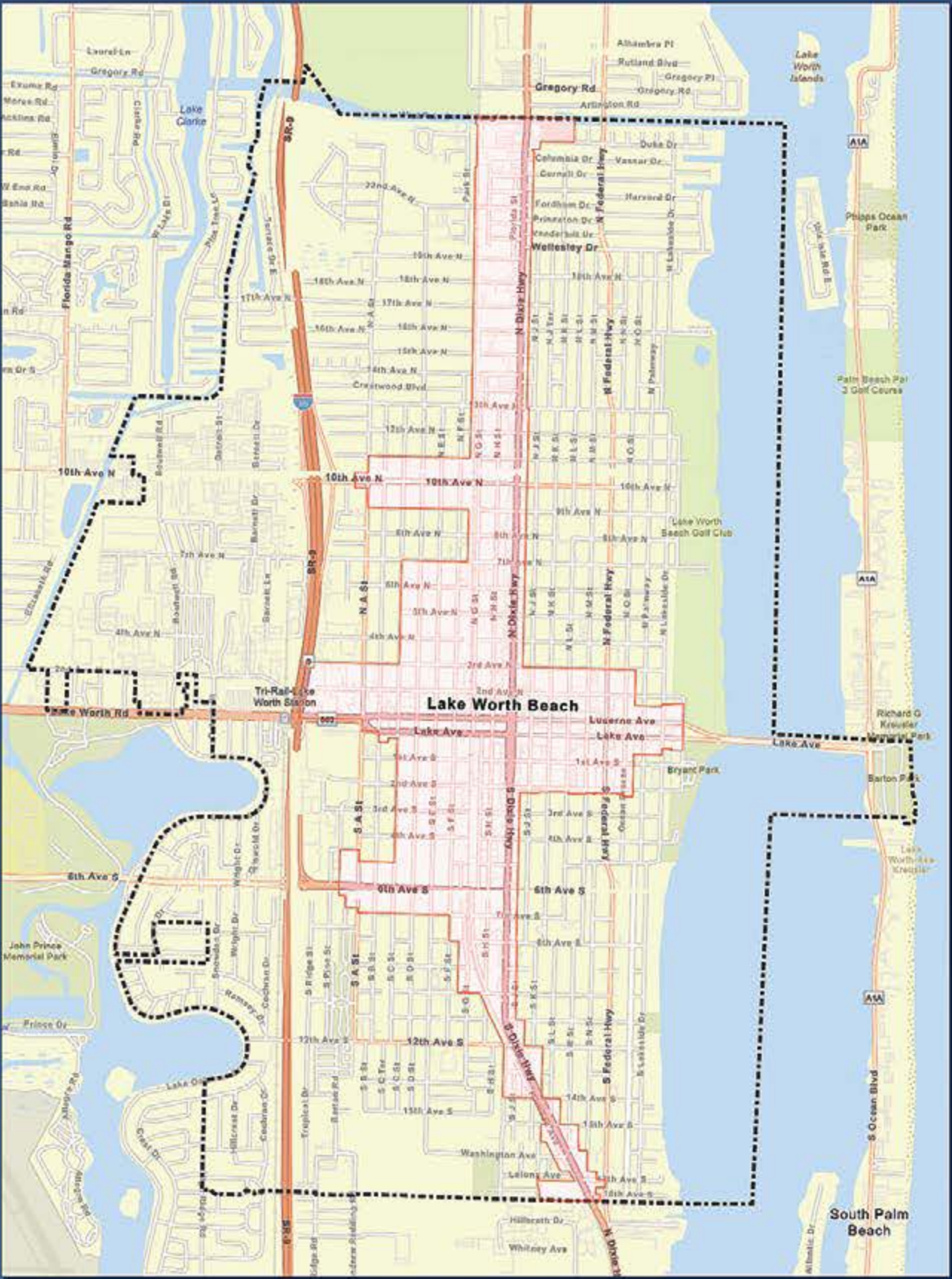
# BEAUTIFICATION

As part of our ongoing commitment to enhance the aesthetic appeal of Lake Worth Beach, we are thrilled to announce the addition of five newly wrapped traffic control boxes along Dixie Highway and 6th Avenue South. This initiative reflects the CRA's pledge to beautification and celebrates the vibrant creativity of our local artists. These stunning designs were produced by talented artists who participated in the recent ArtWars Exhibition, a unique event curated by Emmanuel Gonzales and held at the renowned HATCH 1121. Each artwork transforms mundane traffic control boxes into vibrant canvases, enriching our community's visual landscape.

These new artworks join the growing collection of LULA traffic boxes, further enriching our community's artistic identity. We invite everyone to visit these locations and experience the creativity that makes Lake Worth Beach a unique and beautiful place to live and explore. Together, let's continue to celebrate and support our local artists and their contributions to our vibrant community.



*Pictured from left to right – Artists of LULA transformer boxes: Flamingo/Dwl by Hilary Mangel; Sparrow by Kevin Goff; Lake Worth Beach Fairy by Alexandra Allsco; Black Cat by Gregory Dirr; and Greek Statue by Emmanuel Gonzales.*



**Area shaded in red denotes the Lake Worth Beach CRA boundaries. The CRA encompasses approximately 518 acres of land.**



**Lake Worth Beach CRA**  
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