



# Lake Park Town Commission, Florida

## Community Redevelopment Agency Meeting Minutes

Wednesday, June 04, 2025 at 6:30 PM

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

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<b>Roger Michaud</b>	—	<b>Chair</b>
<b>Michael Hensley</b>	—	<b>Vice-Chair</b>
<b>John Linden</b>	—	<b>Agency Member</b>
<b>Michael O'Rourke</b>	—	<b>Agency Member</b>
<b>Judith Thomas</b>	—	<b>Agency Member</b>
<b>Vacant</b>	—	<b>Agency Member</b>
<b>Vacant</b>	—	<b>Agency Member</b>
<b>Richard J. Reade</b>	—	<b>Executive Director</b>
<b>Brett Lashley</b>	—	<b>Agency Attorney</b>
<b>Laura Weidgans</b>	—	<b>Deputy Agency Clerk</b>

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

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### CALL TO ORDER/ROLL CALL

6:34 pm

#### PRESENT

Chair Roger Michaud

Vice-Chair Michael Hensley

Board Member John Linden

Board Member Michael O'Rourke

#### ABSENT

Board Member Judith Thomas

### PLEDGE OF ALLEGIANCE

The Pledge was led by Chair Michaud.

## **APPROVAL OF AGENDA:**

Motion to approve the agenda with no changes made by Board Member Linden, Seconded by Board Member O'Rourke. Voting Aye: All

## **SPECIAL PRESENTATION/REPORT:**

1. Discussion - Requested Sale of Lake Park CRA Property - 800 Park Avenue.

Community Redevelopment Agency (CRA) Administrator Allison Justice explained the item (Exhibit A).

Chair Michaud asked about the \$293,000 from 2009 that was paid off which at the time restricted the use of the building, but now the building is free for any type of use. CRA Administrator Justice confirmed this to be correct. Chair Michaud also asked about the recreations staff that would be moving into one of the pavilions in Kelsey Park. CRA Administrator Justice advised that they would be moving into the Pro Shop and there would be costs associated with that to add a bathroom in the amount of 6,000 - \$8,000 with completion in several months. Chair Michaud stated that having someone there in the park would be beneficial. CRA Administrator Justice added that she and her remaining staff would need to find another location either through rental or purchase.

Board Member Linden stated he is not completely sold on the idea of getting rid of the 800 building. He asked what would happen with the proceeds from the sale. CRA Administrator Justice stated that the funds would go back into CRA revenues for a project or for rent or purchase of another facility within the CRA area. Executive Director Reade stated that the sale of the property would be contingent upon having a space for staff to move into. Vice Chair Hensley would also like to ensure staff has a place to go before selling the property. Executive Director Reade stated that they anticipate being able to find a place for staff prior to the sale of the property and if not, they can always be temporarily housed in the Mirror Ballroom until a suitable location is secured. Board Member Linden stated he would prefer to have a location secured before selling the property. He also stated that he prefers purchasing a new property instead of renting due to current rental market fluctuations. Board Member Linden asked if there was a potential buyer for the 800 building. CRA Administrator Justice stated that they had received an unsolicited offer. Board Member O'Rourke stated he does not understand why we need to sell the property. He feels that altering the building to suit the needs of CRA staff would be a better choice and he will not approve the sale. CRA Administrator Justice stated

that using the building as an office space is not the highest and best use of the space. The sale of the property would contribute towards redevelopment of the downtown and the CRA. The Board agreed that they would like to consider the purchase of a new location as opposed to renting and they would like see potential options for this property before they commit to selling the 800 building. Vice Chair Hensley added that he does not want to create a tax burden on the residents due to the relocation. CRA Administrator Justice confirmed it would not create a tax burden.

2. Presentation – “Zero Empty Spaces” Program

Zero Empty Spaces representative, Mr. Evan Snow, provided a presentation (Exhibit B).

Board Member Linden stated he is familiar with Zero Empty Spaces and feels that it would drive traffic in the downtown area. Mr. Snow stated they are considering the use of Kelsey Theater. Board Member Linden stated that Kelsey Theater would be an ideal location. Vice Chair Hensley also believes that having Zero Empty Spaces in Town would drive traffic. Mr. Snow stated he would like the Board to keep them on their radar as a potential resource. Chair Michaud thanked Mr. Snow for his presentation.

**PUBLIC COMMENT: NONE**

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

**CONSENT AGENDA:**

3. Special Called Lake Park Community Redevelopment Agency (CRA) Meeting Minutes - March 19, 2025

Motion to approve the consent agenda made by Board Member O'Rourke, Seconded by Board Member Linden.

Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Linden, Board Member O'Rourke.

## **NEW BUSINESS:**

4. Request for Qualifications (RFQ) Selection - Design Consultant Recommendations - Bert Bostrom Park Master Plan.

CRA Administrator Justice provided a summary (Exhibit C).

Board Member Linden voiced concerns about the operating costs involved. CRA

Administrator Justice stated the phase one would include the exploration of funding sources.

Executive Director Reade stated that operation costs will be reduced by the utilization of current staff.

Motion to approve made by Board Member O'Rourke, Seconded by Vice Chair Hensley.

Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Linden, Board Member O'Rourke.

Mr. Steve Boruff, principle architect from Wannamaker Jenson Architects introduced himself to the Board. He stated that they are very excited to work on this project and spoke about other projects they completed in the area over the years.

5. Resolution 29-06-25 - Facade and Exterior Improvement Grant – Ms. Julie Thatch - 826 Park Avenue - \$50,000

CRA Administrator Justice provided a presentation and explained the item (Exhibit D). Chair Michaud asked if the other businesses in the same building were interested in making similar improvements. CRA Administrator Justice stated that although she has offered them the grants as well, they were not interested. Board Member Linden asked if it is a forgivable grant. CRA Administrator Justice stated that it is forgivable and there is a personal guarantee along with holding a mortgage since Ms. Thatch owns the property. She also cannot sell the property within 2 years. Vice Chair Hensley asked what the time-line for completion of the work would be. CRA Administrator Justice stated there is a requirement within the grant agreement that they must begin work within six months and there are additional time-line requirements after that as well.

Motion to approve Resolution 29-06-25 to award façade and exterior grant to Ms. Julie Thatch to improve 826 Park Avenue in the amount of \$50,000.00 made by Vice Chair Hensley, Seconded by Board Member Linden. Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Linden, Board Member O'Rourke

6. Resolution 30-06-25 - Commercial Interior Buildout Grant - Commercial Interior Buildout Grant – Mr. Hugo Centeno (Hugo's Gourmet Catering, Inc.) - 706 – AB 10th Street - \$50,000  
CRA Administrator Justice provided a presentation and explained the item (Exhibit E).



Mr. Centeno provided a summary of his extensive culinary career and his plans in Town. Board Member Linden asked what safeguards are in place to guarantee then Town's money. CRA Administrator Justice advised there is a personal guarantee in place and he cannot leave within two years. Board Member Linden asked why the owner of the building is not a part of the guarantee. CRA Administrator Justice stated that the owner does need to sign off on the agreement but the Town does not currently have any agreement in place with the owner. She went on to say that they have chosen to accept the risk in order to attract businesses to the downtown area. She stated that they can explore other types of guarantees moving forward. Mr. Centeno answered questions from the Board about types of food being offered, hours, etc. Motion to approve Resolution 30-06-25 made by Board Member O'Rourke, Seconded by Board Member Linden. Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Linden, Board Member O'Rourke

**CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:**

-CRA Administrator Justice announced the following; she provided an update on 801 Park Avenue and that they met with the leasing agent who is working on filling the spaces. She announced that Local Gastropub has closed and the owners are unsure how they will be moving forward. Culinary Crossroads had a great grand opening weekend. FRA awards are due this week and they will be submitting for Culinary Crossroads. FRA Academy classes are in October. They are working on filling the CRA Marketing position.

-Executive Director Reade stated that he appreciated the presentation from Zero Empty Spaces and he is excited because of the art component and for artists and visitors spending money in Town.

Board Member Linden had no comments.

Board Member O'Rourke had no comments.

Vice Chair Hensley had no comments.

Chair Michaud had no comments.

**AGENCY MEMBER REQUESTS: NONE**

**ADJOURNMENT:**

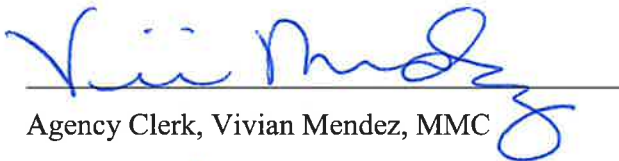
Motion to adjourn made by Board Member O'Rourke, Seconded by Vice Chair Hensley.

Voting Yea: Chair Michaud, Vice-Chair Hensley, Board Member Linden, Board Member O'Rourke

Meeting adjourned 7:57pm.

**FUTURE MEETING DATE:** The next scheduled Community Redevelopment Agency Meeting will be conducted on September 3, 2025.

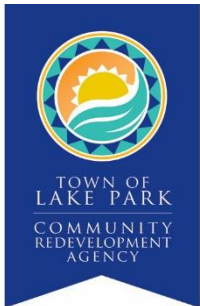
  
Chair, Roger D. Michaud

  
Agency Clerk, Vivian Mendez, MMC

  
Deputy Agency Clerk, Laura Weidgans



Approved on this 16 of July, 2025



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: June 4, 2025  
Originating Department: CRA  
Agenda Title: Discussion - Requested Sale of Lake Park CRA Property - 800 Park Avenue

Approved by Town Manager: Date:

Agenda Category (i.e., Consent, New Business, etc.):

Cost of Item: \$0.00 Funding Source:  
Account Number: Finance Signature:

Advertised:  
Date: Newspaper:

Attachments:

Please initial one:  
Yes I have notified everyone  
AJ Not applicable in this case

Summary Explanation/Background:  
On February 14, 2025, the Lake Park CRA received an unsolicited proposal for the purchase of 800 Park Avenue. Subsequently, the CRA Board, sitting as the Town Commission directed staff to look into the logistics of considering a proposal to sell the 800 Park Avenue building as it houses several Town and CRA offices as well as equipment, activities and programs.  
  
As a result, staff has reviewed the effect on current services and options should the property be sold. If the CRA Board determines that it is in the best interest to sell/dispose of the property to support new economic development within the downtown area, the Town would be required to issue a Notice to Dispose of property in accordance with state law to ensure that other potential purchasers/proposals are able to be received and considered.

### History of the Property:

Location: 800 Park Avenue  
Purchased: July 7, 2009 - \$293,000  
Owner: Lake Park CRA  
Appraisals: Appraisal #1 - \$575,000  
Appraisal #2 - \$600,000

### Current Uses:

- CRA Office (2 Staff)
- Town Recreation Staff [One (1) Recreation Supervisor]
- Video Equipment
- Palm Beach County Fiber Optic Service
- Town of Lake Park Summer Camp – 8 weeks (from June to August each summer - Camp can only hold 20 students and 4 camp counselors)

### Constraints for current uses:

- Limited office space and limited or no privacy for offices or conference space
- Summer Camp requires the displacement of CRA Staff for the term of camp (8 weeks)
- Planned addition of new CRA Staff (funded within FY 2025 Budget) does not maintain a current office location and may be required to work in a separate location from the CRA Administrator
- Limited spacing does not enable Town and/or CRA to expand services and/or activities to support/improve quality of life within community (i.e., summer camp, recreation classes, CRA business trainings, etc.)
- The current office use and recreational activity-type center may not be the highest and best use for a property directly on Park Avenue – May not align with the goals within the Lake Park CRA Plan

Thus, the CRA staff worked with Town staff to assess the CRA's and the Town's options should a determination be made to sell the CRA Building located at 800 Park Avenue:

1. Which Town and CRA staff would need to be relocated and What type of building and/or space would be needed to support Town and CRA activities, programs and services?
2. What would happen to the Town's summer camp, recreation activities and programs, etc.?
3. What would need to be relocated/removed from the building?

Note: Should the CRA Board decide to not to sell/dispose of the 800 Park Avenue building, staff would recommend that various changes to the building and the current uses to ensure increased productivity and customer service to both our commercial and residential communities.

### **1. Which Town and CRA staff would need to be relocated and What type of building and/or space would be needed to support Town and CRA activities, programs and services?**

**Recreation Supervisor:** The Recreation Supervisor may be relocated to the Pro Shop in Kelsey Park, which is currently used as a storage room for the soccer program (which will be moved back to Bert Bostrom Park in August 2025).

**PROS:** Moving to the Pro Shop would provide a more convenient location for the Recreation Supervisor to monitor the activities within the park, including the tennis and pickleball courts,

indoor pavilion, playground, fitness trail, future splash pad, as well as the public restrooms. In addition, it would give the Recreation Supervisor the opportunity to implement the youth, adult and senior programming are currently unable to be provided due to the current need to share office with the CRA staff.

**CHALLENGES:** The disadvantage of moving to the Pro Shop is that it would not have immediate/direct access to a restroom (restrooms are available onsite within Kelsey Park and the Evergreen House). However, there is available plumbing located near the ice machine that could be used to renovate the office and install an ADA compliant restroom, which could be utilized by the relocated Recreation Supervisor as well as election poll workers/volunteers, recreation program instructors and summer camp.

**PROPOSED COST TO OVERCOME CHALLENGES:** Construct ADA restroom - Approx. \$6,000 - \$8,000.

**CRA Staff:** The CRA would need to purchase or lease space to support CRA offices, activities and programs, which would include approx. 1,000 to 1,500 SF that would include a restroom, meeting area and office space that can be divided.

**PROS:** Provision of dedicated Lake Park CRA office space to promote and provide a professional environment focused solely on economic development, business development and residential growth within the CRA District

**CHALLENGES:** Identifying an ideal space within the CRA that would provide the needed space and amenities while also ensuring accessibility and promotion of the CRA

**PROPOSED COST TO OVERCOME CHALLENGES:** Current leasing rates within the Town's CRA District and/or PADD is approx. \$20-30 per SF. The proposed purchase of property would require an upfront cost (to be determined) and/or a loan. The values of vacant office space properties for sale will be dependent on the location, surrounding valuations/comparables, etc. However, the CRA would support either cost to overcome the proposed challenges with the funding from the sale of the 800 Park Avenue property as well as expected TIF revenues [provided that changes do not occur to state law and the use of funding and timing of funding by the state legislature (not expected this year)].

## **2. What would happen to the Town's summer camp, recreation activities and programs, etc.?**

**Option 1:** Host Summer Camp within the Indoor Pavilion within Kelsey Park.

**PROS:** Would enable the Lake Park Summer Camp to continue to be held within a Town building until a future space (i.e., Community Center, etc.) is identified.

**CHALLENGES:** The proposed location would continue to limit the summer camp program to only twenty (20) campers and all would also limit the use of games, activities and equipment that are currently utilized within the Recreation Building (800 Park Avenue). Further, in order to be eligible to receive the 2026 Palm Beach County Summer Scholarship Program, the Town would be required to provide/add a private restroom and install a temporary closure for the back patio no later than January 1, 2026. Approximately 65% of the Town's campers are a part of the PBC

Scholarship Program, which makes up 80% of the summer camp's annual revenue.

**PROPOSED COST TO OVERCOME CHALLENGES:** To be determined (TBD) based on the cost to make bathroom and back patio improvements. If these improvements are not completed prior to the required Palm Beach County timeline, the Town would be required to make a choice to fund the lost revenues within the upcoming FY 2026 Budget to support those summer campers who would not be able to fund the cost to attend a local summer camp.

**Option 2:** Utilize budgeted summer camp funds to partner with Lake Park Elementary and host summer camp at Lake Park Elementary.

**Note:** Lake Park Elementary staff have notified the Town's Special Events Department that it is expected that the school will lose some of their summer camp funding and, by partnering with the Town, we both (together) would continue to serve our Lake Park community and residents.

**Option 3:** Utilize budgeted summer camp funding to host weekly sports camps (soccer, tennis, pickleball, basketball, etc.) within the renovated Bert Bostrom Park and Kelsey Park.

**Option 4:** Utilize budgeted summer camp funding to provide scholarships for Lake Park residents to attend other local summer camps.

**PROS:** (Options 2-4): Enables our Lake Park community and residents to continue to maintain the needed access to a local summer camp.

**CHALLENGES:** Eliminates the Town's eligibility within the Palm Beach County Summer Scholarship Program (i.e., lost annual revenues to support local camper registration costs, etc.) until a future space (i.e., Community Center, etc.) is identified.

**PROPOSED COST TO OVERCOME CHALLENGES:** The Town would be required to make a choice to fund the lost revenues within the upcoming FY 2026 Budget to support those summer campers who would not be able to fund the cost to attend a local summer camp.

### **3. What would need to be relocated/removed from the building?**

**PROS:** Would enable the Town and CRA to sell the 800 Building to promote and provide a professional environment focused solely on economic development, business development and residential growth within the CRA District.

**CHALLENGES:** Currently, the 800 Park Avenue Building maintains fiber optic equipment from Palm Beach County to support internet connections within the building. This equipment would be required to be removed or capped off. Additionally, Town video surveillance equipment and other office-related furniture and equipment would need to be relocated.

**PROPOSED COST TO OVERCOME CHALLENGES:** To be determined (TBD) based on Town staff hours needed as well as additional costs to Palm Beach County.

Although there are challenges associated with the requested sale/disposal of the CRA's building located at 800 Park Avenue, there are also a number of important pros/benefits that would promote and provide a

professional environment focused solely on economic development, business development and residential growth within the CRA District.

**Recommended Motion:**

Discuss the various options for the Lake Park CRA building located at 800 Park Avenue and provide direction to staff on how to proceed with the recent request to purchase the building to support a new local business within to the Town's Downtown core.

## Exhibit B





# ABOUT US

At Zero Empty Spaces, we transform vacant commercial real estate into temporary working artist studios that serve as vibrant hubs for creativity and community engagement. Our innovative model provides affordable studio space for artists to create, collaborate, and sell their work, while also offering property owners a dynamic daily activation in otherwise unused spaces until a permanent tenant is secured.

By occupying these spaces on a temporary basis, we address the challenges of urban blight and retail and vacancies, breathing new life into underutilized properties and fostering artistic expression. This approach not only revitalizes neighborhoods but also expands the appreciation of visual art and supports the growth of thriving cultural communities in cities worldwide.





# WHO ARE WE?

We're Arts Advocates, Community Builders, Creative Entrepreneurs, and Placemakers with significant experience in the Advertising, Art, Marketing, Real Estate and Retail industry.

We work with city commissioners, community redevelopment agencies, business improvement districts & property owners/developers to connect us with vacant properties that are open to being activated versus sitting empty.

At the end of the day, we want progressive property owners and landlords to lease to us, and talented artists with a yearning to create to rent from us.







# OUR MISSION

Our mission is clear and impactful: to transform underutilized spaces into affordable artist studios while minimizing vacancies and providing vibrant activations for vacant properties. By offering these studios at accessible price points, we empower artists to focus on their craft without the financial strain of high rents. Beyond being cost-effective, these studios foster dynamic environments where artists can collaborate, innovate, and engage with the community, turning vacant storefronts into thriving creative hubs that enhance the cultural and economic vitality of each neighborhood.



## **MINIMIZING RETAIL & OFFICE VACANCIES**

By transforming empty storefronts into vibrant, active spaces, we drive community engagement, attract foot traffic, and create leasing opportunities for long-term tenants.



## **SUPPORT EMERGING ARTISTS**

We value the talented artists that are our tenants and we promote them and their studios on an ongoing basis through Media Coverage, Social Media and Events.

# HOW DOES IT HELP?

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## COMMUNITY CONNECTIONS

The majority of the community never get the chance to visit artist studio spaces. By placing them in local communities and making them open to the public, we are able to help expand the appreciation of all genres of art.

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## INCREASED WALKABILITY

Walkability is associated with higher levels of arts organizations, creativity, and civic engagement, making it an important aspect of thriving cities, neighborhoods, and shopping destinations.

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## OPEN 7 DAYS PER WEEK

A potentially interested tenant doesn't have to wait for a real estate agent to show the space, as our spaces are open and activated daily.

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# HOW IT WORKS

We activate vacant spaces throughout the country on a short-term (month-to-month lease basis) and sub-lease it to artists starting at a rate of \$2.50 / sq. ft. depending on the state and city inclusive of all the utilities (electricity & water). \*Minimum 6-month guarantee for locations outside of Florida before converting to month-to-month.

From street-level and in-mall storefronts to offices, we activate vacant spaces and fill them with artists that utilize them as working studios, which in-turn increases activity and walkability to otherwise slow and inactive areas.

# ZERO EMPTY SPACES PROCESS

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## PHASE 1

Communication with interested landlord / property owner or broker is made. Photos, videos and floorplans are received.

## PHASE 3

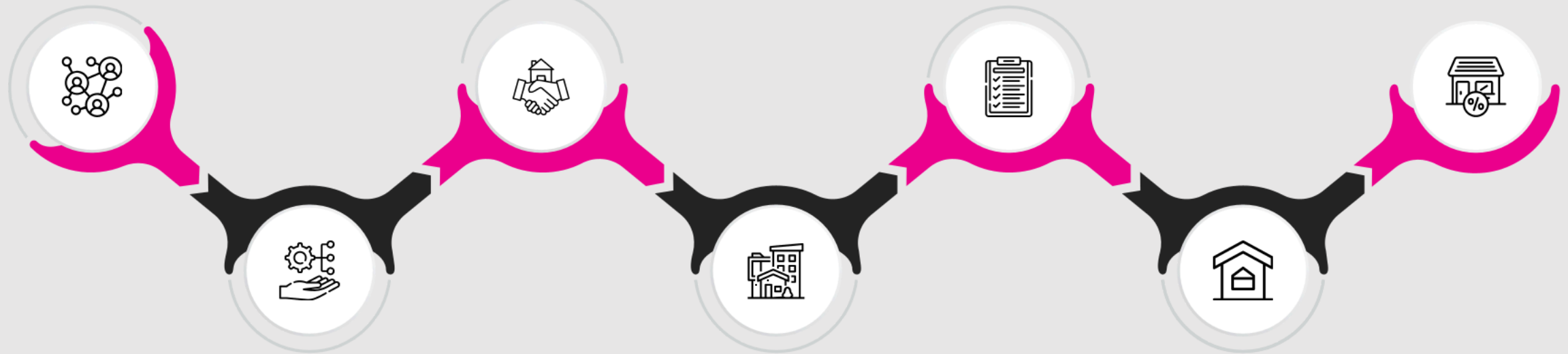
Zero Empty Spaces (ZES)  
Management visit's location to gauge feasibility and meets with local stakeholders.

## PHASE 5

Zero Empty Spaces (ZES)  
Management applies for Business License and Certificate of Occupancy.  
Build out of space commences.

## PHASE 7

Interested artists sign up after Open House Preview + Info Session and begin moving into the space the following week.



## PHASE 2

Standard Commercial LOI and COI requirements are provided by landlord.

## PHASE 4

Zero Empty Spaces (ZES) Management provides landlord with Certificate of Insurance listing Property Owner as Additional Insured, and signs lease.

## PHASE 6

Zero Empty Spaces (ZES) Management schedules an Open House Preview + Info Session for artists to learn about the opportunity and select their spaces.



# COMMUNITY CONNECTIONS



## GRAND OPENINGS

We host Grand Opening Receptions with ribbon cuttings, photo & video recaps, while providing our own public relations & social media marketing services at no cost.



## PLACEMAKING HUBS

Our spaces host various events including workshops, talks, artist potlucks, non-profit fundraisers, and more!



## OTHER EVENTS

We host multiple events that draw attendance from art collectors, appreciators, and members of the community.





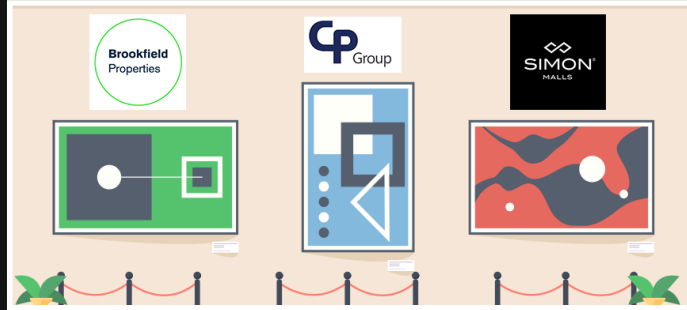
# IMPACT



We've had **OVER 700 ARTISTS** come through the program in 5 years



**OVER 105,000 SQFT** of Commercial Real Estate activated across 32 spaces. Spaces were vacant on average between 6-12 months before we activated them.

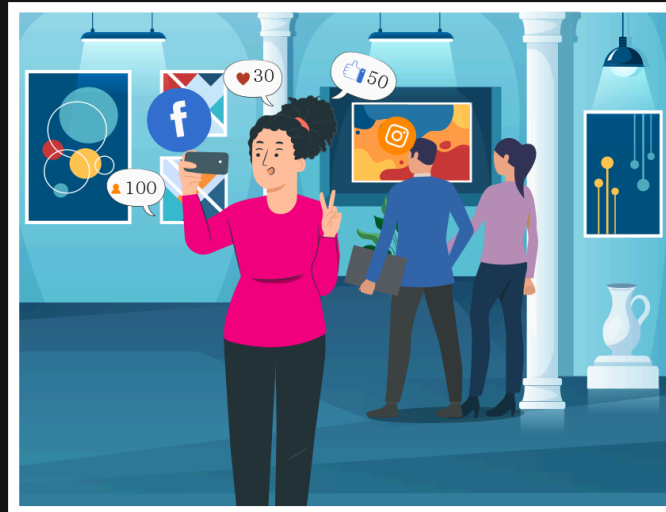


Have activated **32 SPACES** with **22 DIFFERENT REAL ESTATE COMPANIES**



**PRESENTATIONS TO MULTIPLE LOCAL CITIES** including Boston, Chicago, San Francisco, Los Angeles, San Diego, Plantation FL, Coral Springs FL, Hollywood FL, Sarasota FL, Boynton Beach FL, and Port St. Lucie FL.

**OVER \$1.4M+** in total sales generated between 700 artists. Average sales per artist during their residency = \$2,000



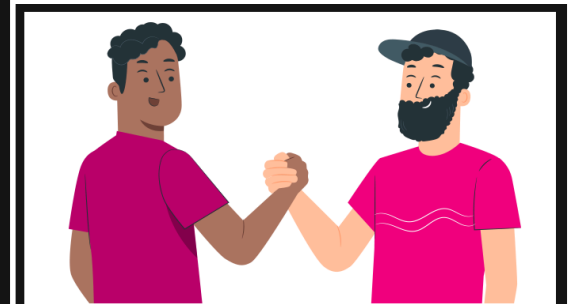
**575,000+** media impressions/engagement on instagram  
👍 7k 💬 5.3k ➦ 90

**675,000+** media impressions/engagement on Facebook  
👍 5.9k 💬 2.2k ➦ 31

**Over 2,100,000** media impressions/engagement on social media  
👍 1.9k 💬 1.2k ➦ 25



**64 PODCASTS** produced telling local artists stories



**31 ARTISTS COLLABORATIONS** successfully completed



Average number of attendees to grand openings - **125**



Average number of news stories in the press for each location opened - **4**



# ART LEASING & ADVISORY



## ARTIST STUDIO VISITS IN A CITY NEAR YOU

We have a wide selection of Paintings, Mixed Media, and Sculpture by over 100 artists in Working Artist Studios in cities around the United States.



## ART LEASING

Our Art Leasing Program is a convenient, flexible and economical way for clients to enjoy fine art in their homes and offices starting at \$300/mth.



## NO ADVISORY FEES

Our complimentary art advisory service gives you access to our co-founder/curator, who has an intimate relationship with all our artists.



## ORIGINAL ART FROM LOCAL ARTISTS AT AFFORDABLE PRICES

Zero Empty Spaces features works at a wide range of prices to suit all budgets and projects.



## GLOBAL SHIPPING

We handle all aspects of international shipping and customs for a completely hassle-free delivery.





# VACANCY ACTIVATION ADVISORY



## VACANCY ASSESSMENT AND STRATEGY DEVELOPMENT

- Analyze vacant properties and surrounding areas
- Develop tailored activation strategies
- Create short-term and long-term utilization plans



## COMMUNITY ENGAGEMENT

- Facilitate workshops and focus groups
- Conduct surveys and gather local input
- Build partnerships with community organizations



## CREATIVE PROGRAMMING

- Design pop-up events and temporary installations
- Curate art exhibitions and performances
- Develop maker spaces and collaborative workspaces



## ECONOMIC REVITALIZATION

- Attract and support local businesses and entrepreneurs
- Implement "lighter, quicker, cheaper" interventions
- Advise on adaptive reuse and mixed-use development







## COMMUNITY CONNECTIONS

By placing them in walkable areas of communities like shopping centers and it helps with the discovery and support of local artists making them open to the public



## FOR ARTISTS

Studio spaces are rented on a month-to-month basis and include all utilities (water & electricity), Starting at \$2.50/sqft. depending on location and city. Studio Spaces range in sizes and configurations and are accessible 24hours per day, 7 days per week.

# NON-PROFIT COLLABORATIVE FUNDRAISERS AND SUCCESS STORIES


**WPTV**  
WEST PALM BEACH

Weather 54° Coronavirus The Rebound Hidden Gems Inspiring South Florida Protecting Paradise  
Hurricane Guide Back To School Sports Team and Sea Sea On 5 Traffic Contacts

Start advertising where business is done. [Get started](#)

NEWS > REGION IN PALM BEACH COUNTY > PALM BEACH GARDENS

## Nonprofit partnering with art studio to help bridge the gap between law enforcement and at-risk youth



UNDERSTANDING CONFLICT RESOLUTION


LinkedIn Marketing Solutions  
Targeted ads. Built for you. [Learn more](#)

**citybiz**

SOUTH FLORIDA // GENERAL BUSINESS

## Palm Beach Symphony and Zero Empty Spaces Collaborate To Present Musical Masterpieces

SEPTEMBER 9, 2021



Anthony Burks and Faith Schwack

Artworks created using instruments will be auctioned online to benefit both non-profit organizations

**wlrn**  
PBS • NPR

[DONATE](#)

ARTS & CULTURE

## Artist collective in Palm Beach Gardens raises money to support mangrove health

By Wilkine Brutus  
Posted 13 hours ago

[f](#) [x](#) [in](#) [e](#)

An artist collective in Palm Beach Gardens is paying homage to the ocean this weekend on World Oceans Day.

Zero Empty Spaces has over two dozen resident artists, a group of whom are hosting an ocean-themed exhibit that speaks to protecting our coastlines and marine ecosystems.

The exhibit is raffling art pieces. Twenty percent of all sales will go toward an organization that plants mangroves, which play a crucial role in the health of the ocean and protects people against extreme weather events, like storm surge.



# SUCSESSES

Our occupation of commercial spaces has resulted in multiple permanent leases being generated for our property owners within an average of 6 months of occupying the spaces, including one space that had been vacant for over 5 years prior to our arrival. Plus, Neighboring tenants receive benefit of increased walkability, collaborations, and enhancing their retail experience with art

Additionally, we continue to generate positive media coverage from both local print and TV media in every location that we have occupied since our inception, with some featuring multiple stories and editorial pieces.

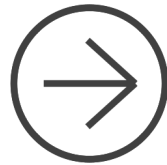


# PRESS



## WLRN/NPR

'Zero Empty Spaces' Keeps Opening Artist Studio Spaces During Pandemic — And Artists Keep Coming



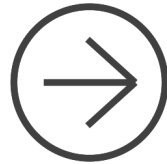
## LOOPNET

Have Empty Commercial Space in 2024? Consider 10 of 2023's Most Notable Alternative Uses



## BOCA MAGAZINE

Vacated Boca Raton retail space now home to artists.



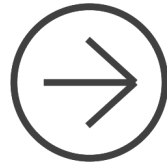
## NEXT CITY

Next City's Top Urban Arts and Culture Stories of 2024



## BIZ BASH

7 Tips for Transforming Underutilized Spaces for Events



## PALM BEACH ILLUSTRATED

"Musical Masterpieces" On Display at Zero Empty Spaces

# LOCATIONS



## FLORIDA

- HALLANDALE BEACH (VILLAGE AT GULFSTREAM)
- BOCA RATON (BOCA RATON INNOVATION CAMPUS)
- PALM BEACH GARDENS (LEGACY PLACE)
- FORT MYERS (BELL TOWER)
- ST. PETERSBURG (TYRONE SQUARE MALL)
- FORT LAUDERDALE (GALLERIA CORPORATE CENTRE)
- JENSEN BEACH (TREASURE COAST SQUARE)



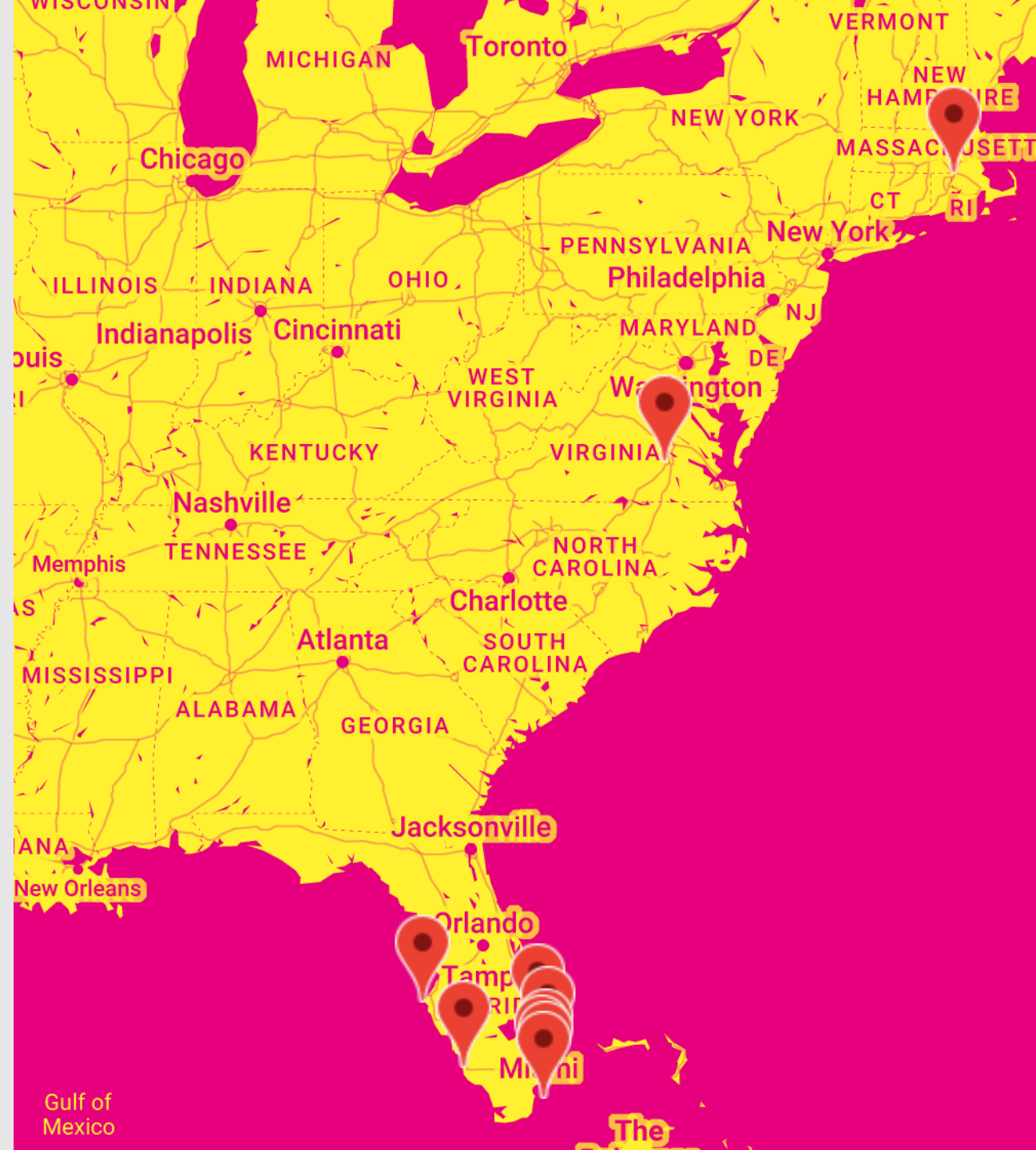
## MASSACHUSETTS

- NATICK (NATICK MALL)



## VIRGINIA

- RICHMOND (STONY POINT FASHION PARK)



# CONTACT US



## PHONE

844.427.8788



## E-MAIL

INFO@ZEROEMPTYSPACES.COM



## WEBSITE

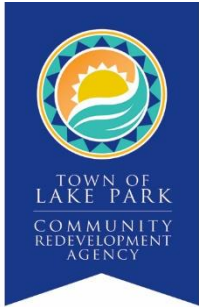
ZEROEMPTYSPACES.COM

## SOCIAL MEDIA

SOCIAL MEDIA @ZEROEMPTYSPACES







## Town of Lake Park Town Commission

### Agenda Request Form

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**Meeting Date:** June 4, 2025

**Originating Department:** Community Redevelopment Agency (CRA)

**Agenda Title:** Request for Qualifications (RFQ) Selection - Design Consultant  
Recommendations - Bert Bostrom Park Master Plan

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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**Agenda Category** (i.e., Consent, New Business, etc.): \_\_\_\_\_

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**Cost of Item:** \$ .00 **Funding Source:** \_\_\_\_\_

**Account Number:** \_\_\_\_\_ **Finance Signature:** \_\_\_\_\_

**Advertised:**

**Date:** \_\_\_\_\_ **Newspaper:** \_\_\_\_\_

**Attachments:** \_\_\_\_\_

\_\_\_\_\_

**Please initial one:**

\_\_\_\_\_ Yes I have notified everyone

AJ \_\_\_\_\_ Not applicable in this case

### Summary Explanation/Background:

On March 6, 2025, the Town issued a Request for Qualifications (RFQ) for Professional Design Services and Public Engagement for a Master Plan for Bert Bostrom Park (RFQ 108-2025). The intent of this RFQ was to select a team of design/engineering professionals to assist the CRA with a community-led design of Bert Bostrom Park, which may include various improvements (i.e., playground, sports and/or multi-purposed facilities/fields, Community Center, etc.).

The RFQ provided the following objectives for the proposed Park Master Plan:

“The public should be heavily involved in the process to determine the amenities to be provided within Bert Bostrom Park. The anticipated project would include a community center, the size of which is to be designed so as to have no less than 20,000 square feet of space. The Community Center would include facilities such as, but not limited to, an indoor gymnasium for at least two full-size basketball courts, multi-purpose rooms, offices and conference room space. The design of the Community Center must include a parking lot and space for other ancillary improvements. Depending on the outcome of the public engagement and the availability of sufficient funding, a 6-8 lane pool, concession area, locker rooms and splash pad may be included in the final planning of the park. Ancillary improvements to the park could include multi-purpose or soccer specific fields, basketball courts and a playground.”

Following the closing of the RFQ on April 10, 2025, the Town received qualification packages from seven (7) firms:

- Chen Moore and Associates
- CPZ Architects
- Fawley Bryant Architecture
- MAP Construction
- REG Architects
- Wannamaker Jenson Architects (WJ)
- WGI, Inc.

An Evaluation Committee met on May 7, 2025 and consisted of five(5) staff members: Allison Justice (CRA Administrator), Nadia DiTommaso (Community Development Director), Jaime Morales (Public Works Director), John Willie (Capital Projects Manager), Riunite Franks (Parks and Special Event Director).

The evaluation committee reviewed all qualification packages and ranked all firms based on various evaluation criteria, including experience and qualifications, performance on past projects, public process and involvement and project understanding and knowledge of area. As a result, the rankings (and total points provided by the evaluation team) for each firm for this project are as follows:

1. Wannemacher Jenson Architects – 470 points
2. WGI, Inc – 468 points
3. Chen Moore and Associates – 457 points
4. REG Architects – 449 points
5. Fawley Bryant Architecture- 435 points
6. CPZ Architects – 423 points
7. MAP Construction and Design – 207 points

A Notice to Negotiate with the top ranked firm of Wannamaker Jenson Architects was prepared and published on May 19, 2025. As of this publishing, no protests have been filed.

Note: Various documents related to this RFQ process are either attached and/or available for review by contacting the Town Clerk’s Office, including, but not limited to, Notice to Negotiate, final scoring matrix, RFQ 108-2025 and published addendums, RFQ Advertisement, etc.

Upon approval of the RFQ rankings and approval to proceed with the development of the proposed Master Plan, this project is expected to be completed in four (4) phases:

- Phase 1: Master Planning and Community Engagement
- Phase 2: Design of Community Center and other park elements
- Phase 3/4: Construction

Initial funding for Phase 1: Master Planning and Public Engagement as well as a portion of Phase 2 is available within the FY 2025 Budget - CRA. (total \$500,000)

Note: Final design and construction funding is expected to be determined based on the amenities/facilities that are approved within the final (approved) Master Plan for Bert Bostrom Parks. This funding may include, but is not limited to, , CRA TIF funding, Town Funding, CRA Bond issuance, Federal, State or Local Grants, private contributions/sponsorships, etc.

As a result, the CRA Board is requested to:

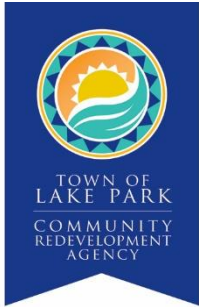
1. Approve the proposed Professional firm Consultant rankings for the Bert Bostrom Park Master Plan project following the advertisement and solicitation of qualification (Request for Qualifications - RFQ) in accordance with the Consultants Competitive Negotiations Act (CCNA) as outlined within state law.
2. Authorize CRA Staff to negotiate a contract with the top ranked firm, Wannemacher Jenson Architects.

Note: The CCNA provides for a process whereas if a contract cannot be negotiated with the top ranked firm, then the second ranked firm has the opportunity to enter into contract negotiations with the Town.

If approved, the selected consultant is expected to begin the Master Plan process immediately.

**Recommended Motion:**

I move to approve final rankings of RFQ 108-2025 and authorize staff to negotiate a contract with the highest ranked firm, Wannemacher Jenson Architects, to develop a Master Plan for Bert Bostrom Park.



## Town of Lake Park Town Commission

### Agenda Request Form

**Meeting Date:** June 4, 2025  
**Originating Department:** Community Redevelopment Agency (CRA)  
**Agenda Title:** Resolution 29-06-25 - Facade and Exterior Improvement Grant – Ms. Julie Thatch - 826 Park Avenue - \$50,000

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Agenda Category** (i.e., Consent, New Business, etc.): \_\_\_\_\_

**Cost of Item:** \$50,000.00 **Funding Source:** 110 55 552 520 82118  
**Account Number:** \_\_\_\_\_ **Finance Signature:** \_\_\_\_\_

**Advertised:**  
**Date:** \_\_\_\_\_ **Newspaper:** \_\_\_\_\_

**Attachments:** Presentation, Resolution, Grant Agreement, Façade Application  
 \_\_\_\_\_

**Please initial one:**

\_\_\_\_\_ Yes I have notified everyone  
 AJ \_\_\_\_\_ Not applicable in this case

### Summary Explanation/Background:

On July 17, 2024, the Lake Park CRA Board approved a series of Incentive programs for the CRA. The goals of these incentives are to improve property values throughout the Lake Park CRA and to assist in achieving the goals outlined within the CRA's Master Plan.

Ms. Julie Thatch has requested the CRA Board consider approval of a Façade and Exterior Improvement Grant in the amount of \$50,000 to support the installation of new impact storefront windows and doors along the property located at 826 Park Avenue. If approved, this funding would eliminate the need for the current shutters on the property as well as improve the total value of the property.



Currently, the property has four (4) addresses and tenants: Lake Park Bakery, The Purple Lizard, Saigon Market and Lake Park Beverage.

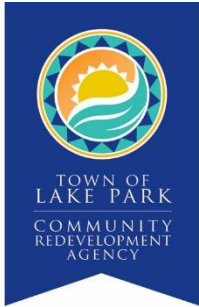
Note: The CRA's Façade and Exterior Improvement Grant Program allows for exterior improvements to properties within the CRA. The program offers up to 50% of improvements for windows and doors and the staff is recommending the full grant amount of \$50,000 for this request:

Total Proposed Cost	\$108,041.00
50% of Improvements	\$ 54,020.50
<b>Total CRA Grant (Requested)</b>	<b>\$ 50,000.00</b>

As information, in addition to the requested CRA grant funding, the property owner has recently updated the façade of this property with new stucco, façade details and paint. Additionally, the property owner is proposing additional future improvements that would include sealing and paving of the parking lot and, potentially, lighting enhancements.

**Recommended Motion:**

I move to approve Resolution 29-06-25 to award a Façade and Exterior Grant to Ms. Julie Thach to support improvements at 826 Park Avenue, in the amount of \$50,000.



## Town of Lake Park Town Commission

### Agenda Request Form

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**Meeting Date:** June 4, 2025

**Originating Department:** Community Redevelopment Agency (CRA)  
Resolution 30-06-25 - Commercial Interior Buildout Grant - Commercial Interior Buildout Grant – Mr. Hugo Centeno (Hugo’s Gourmet Catering, Inc.) - 706 – AB 10th Street - \$50,000

**Agenda Title:** \_\_\_\_\_

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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**Agenda Category** (i.e., Consent, New Business, etc.): \_\_\_\_\_

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**Cost of Item:** \$50,000.00 **Funding Source:** 110 55 552 520 82118

**Account Number:** \_\_\_\_\_ **Finance Signature:** Barbara A. Gould

**Advertised:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Newspaper:** \_\_\_\_\_

**Attachments:** Presentation, Resolution, Grant Agreement, Hugo’s Application

\_\_\_\_\_

**Please initial one:**

\_\_\_\_\_ Yes I have notified everyone

AJ Not applicable in this case

### Summary Explanation/Background:

On July 17, 2024, the Lake Park CRA Board approved a series of Incentive programs for the CRA. The goals of these incentives are to improve property values throughout the Lake Park CRA and to assist in achieving the goals outlined within the CRA’s Master Plan.

Mr. Hugo Centeno, Hugo’s Gourmet Catering, Inc., has requested the CRA Board to consider approval of a Commercial Interior Build-Out Assistance Program Grant in the amount of \$50,000 to support proposed improvements to their existing location, including the installation of a hood and fire suppression system, interior plumbing and interior electric upgrades.

Note: The CRA’s Commercial Interior Build-Out Assistance Program Grant facilitates the establishment of new restaurants, (including breweries and distilleries) and aids in the expansion of existing restaurants within the Lake Park CRA and is designed to provide financial assistance to new and existing restaurants (breweries and distilleries) in the form of a reimbursable grant intended to reduce the initial costs associated with the repair and rehabilitation of existing buildings. Improvements paid for by the CRA must be permanent and stay with the building. The program offers up to 80% of improvements and staff is recommending the full grant of \$50,000.

Total Proposed Cost	\$75,474
80% of Improvements	\$60,379
<b>Total CRA Grant (Requested)</b>	<b>\$50,000</b>

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#### Business History & Information:

Hugo’s Gourmet Catering ([www.hugosgourmet.com](http://www.hugosgourmet.com)) has been in business for 26 years and currently operates in Riviera Beach and is expanding to a larger facility to locate his catering operation. An upscale burrito take out restaurant will also be located in the front portion of this location.

Total Employees: 9 Full-Time & 3 Part-Time

The property located at 796 10<sup>th</sup> Street has received a grant from the CRA in the amount of \$360,000 for façade improvements. (Liberty Square, Property owner)

Brooklyn Cupcake was formerly in this location and received a grant for \$130,000 for the installation of a grease trap and other improvements that have remained with the building.

A grant of \$95,400 was also approved by the CRA Board in March 2023 for a hood system and other improvements, but was not completed by the previous tenant, therefore was not paid by the CRA.

#### **Recommended Motion:**

I move to approve Resolution 30-06-25 to award a Commercial Interior Buildout Grant to Hugo Centeno, Hugo’s Gourmet Catering, Inc. at 706 – AB 10<sup>th</sup> Street, in the amount of \$50,000.



# 796 10<sup>th</sup> Street– Birds Eye View



Restaurant

Hugo's Gourmet Catering



# 826 Park Avenue

