



Lake Park Town Commission, Florida
Special Called Community Redevelopment Agency
Meeting Agenda

Wednesday, July 01, 2026 at 6:30 PM

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

Roger Michaud	—	Chair
Michael Hensley	—	Vice-Chair
John Linden	—	Agency Member
Michael O’Rourke	—	Agency Member
Judith Thomas	—	Agency Member
Vacant	—	Agency Member
Vacant	—	Agency Member
Richard J. Reade	—	Executive Director
Thomas J. Baird, Esq.	—	Agency Attorney
Vivian Mendez, MMC	—	Agency Clerk

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.

CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
- Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
- Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
- Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
- A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
- All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

SPECIAL PRESENTATION/REPORT: NONE

PUBLIC COMMENT:

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

CONSENT AGENDA:

- [1.](#) Special Called CRA Meeting Minutes - June 17, 2026

NEW BUSINESS:

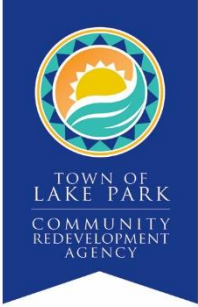
- [2.](#) Resolution 53-07-26 - Façade and Exterior Improvement Grant Agreement – Mr. Nathan Rich - Nadina, LLC – 914 Park Avenue – Up to \$50,000 [CRA Contribution (Grant Award) - \$50,000 & Nadina, LLC - \$96,120]

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

AGENCY MEMBER REQUESTS:

ADJOURNMENT:

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on September 2, 2026.



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: July 1, 2026

Originating Department: Clerk

Agenda Title: Special Called CRA Meeting Minutes - June 17, 2026

Agenda Category: Consent

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$0.00 **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised:

Date: NA **Newspaper:** _____

Attachments: Minutes, Exhibits A-G, Comment Cards

Please initial one:

_____ Yes I have notified everyone

LW Not applicable in this case

Recommended Motion:
 I move to approve the minutes of the June 17, 2026 Special Called CRA Meeting.



Lake Park Town Commission, Florida
Special Called Community Redevelopment Agency
Meeting Minutes

Wednesday, June 17, 2026 at 6:30 PM

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

Roger Michaud	—	Chair
Michael Hensley	—	Vice-Chair
John Linden	—	Agency Member
Michael O’Rourke	—	Agency Member
Judith Thomas	—	Agency Member
Vacant	—	Agency Member
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CALL TO ORDER/ROLL CALL

6:37 P.M.

PRESENT

- Chair Roger Michaud
- Vice Chair Michael Hensley
- Board Member Judith Thomas
- Board Member John Linden
- Board Member Michael O'Rourke

PLEDGE OF ALLEGIANCE

Chair Michaud led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Motion to approve the agenda made by Vice Chair Hensley, Seconded by Board Member Linden.
 Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Thomas, Board Member Linden,
 Board Member O'Rourke.

SPECIAL PRESENTATION/REPORT: NONE**PUBLIC COMMENT:**

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

- Patricia Leduc expressed concerns with selling the 800 Park Avenue building at this time.
- Mary Beth Taylor provided written comments (Exhibit A).
- Jesse Furman, owner of Kelsey Vintage Goods and the Rust Market spoke about proposals for 800 Park Avenue.
- Ibrahim Ibrahim, owner of the Kelsey Market wants to increase his grant to complete construction on his property.
- Dr. Guerry Faustin would like to be considered to purchase the 800 Park Avenue building to open a medical office.

CONSENT AGENDA:

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

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

1. Special Called CRA Meeting Minutes - April 15, 2026

NEW BUSINESS:

2. Resolution 48-06-26 - License Agreement - 801 Park Avenue (Town Green Property).
 Special Events Director Riunite Franks explained the item (Exhibit B). Chair Michaud asked if there was a cost estimate for the maintenance. Public Works Director Morales provided the Board with an in-house maintenance assessment (Exhibit C). Board Member O'Rourke asked if there was an assessed value for the green area for a potential future purchase of the property.

Special Events Director Franks indicated that they had not yet been done but they can do that. Board Member Linden asked if there would be any additional costs to the Town outside of the maintenance of the property and the alleyway. Public Works Director Morales stated that to his knowledge, there are no additional costs. However, if there were a need for specialized equipment or staff, they would have to get a quote for that. Board Member Thomas asked about liability for the sprinkler system on the property. Public Works Director Morales stated that the Town would have to cover any major damage to the system. Board Member Thomas asked if there were any negotiations that took place regarding after the contract period was over. Special Events Director Franks stated that it is their intention to do that. She stated that the property owner no longer intends to develop the property. Vice Chair Hensley asked if the Town has been paying for the use of the space. Special Events Director Franks stated that they have not been charging the Town to use the space. Vice Chair Hensley spoke in favor of the agreement and would like to continue the conversation with the property owner for a possible purchase of the property in five years. Chair Michaud clarified that the terms of the agreement allow for exclusive and unlimited use of the space during the contract period. Board Member Thomas asked if the Town would assume liability for the green space. Special Events Director Franks confirmed this to be correct. Motion to approve Resolution 48-06-26 made by Vice Chair Hensley, Seconded by Board Member Linden.

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

3. Presentation, Discussion & Direction - Sale of CRA Property - 800 Park Avenue

Mr. Ken Krasnow from Cushman & Wakefield presented to the Board (Exhibit D). Chair Michaud asked what the process would be considering that other parties have expressed an interest since the closing of the Request for Proposals (RFP). Town Attorney Baird stated that they can either elect to accept the one proposal that was received and move forward with that or they can elect to reject all proposals and start from scratch with a new request for proposals. Board Member Linden asked if the proposal that was received was less than the asking price. Mr. Krasnow explained that the RFP did not specify an estimate but that the offer that was received is in line with the appraised value. Board Member Thomas asked if the appraisal is still valid since it was done a year ago. Mr. Krasnow stated that they were not asked to re-appraise the property and does not believe there would be any significant difference in the appraised value. Board Member Thomas expressed her disappointment with how long this process has taken. Vice Chair Hensley spoke against the sale of the property. Board Member O'Rourke asked if

there had been interest in the property that came through after the RFP closed with an offer. Mr. Krasnow stated that they had received an offer after the RFP had closed and talked about all the various ways the sale had been advertised. He also stated that during the RFP period they had received 12-15 interested, engaged inquiries. Chair Michaud asked what the original intent was for selling the 800 Park Avenue building. Executive Director Reade stated that the building is currently not lending any value to attracting business to the downtown area. Vice Chair Hensley asked where the staff that are working out of the 800 Park Avenue building would be relocated to. Executive Director Reade stated there would still be time, but the thought was that they would be moved to Town Hall and at that point the Town could consider the purchase of another property if it is deemed the next suitable step. Board Member O'Rourke discussed the history of the property with the Town and using the property as an asset and believes Nature's Way would be a perfect use for this property. Board Member Linden stated that we owe it to the other businesses to extend or re-post the RFP and proposes that the property be re-appraised and another RFP be posted. Chair Michaud expressed an interest in having the new CRA Administrator review and provide an opinion on the matter. Board Member Thomas stated that the company that responded to the RFP took the appropriate steps and made an offer and now we either need to accept that offer or reject that offer.

Motion to reject the selling of 800 Park Avenue made by Vice Chair Hensley. Seconded by Board Member Linden.

Board Member O'Rourke stated that the offer that was made was over the appraised value and he is not in support of rejecting the offer. Executive Director Reade explained what the process would be if the offer was rejected which would be followed by either not moving forward at all or re-posting the RFP in order to receive additional offers. Board Members O'Rourke and Thomas advocated for moving forward with accepting the current offer.

Voting Nay: Board Member Thomas, Board Member O'Rourke.

Voting Aye: Vice Chair Hensley, Board Member Linden, Chair Michaud.

Motion to open the RFP process made by Board Member O'Rourke. Seconded by Board Member Linden.

Voting Aye; Chair Michaud, Board Member O'Rourke, Board Member Linden.

Voting Nay; Board member Thomas, Vice Chair Hensley.

Executive Director Reader stated that they will have the appraisal updated and then go out for proposals.

4. Presentation, Discussion & Direction – Proposed Downtown Lake Park Branding Concepts – Lake Park Community Redevelopment Agency (CRA) – Redevelopment Management Associates (RMA)

RMA representative Ms. Ansley Farrell presented to the Board (Exhibit E).

The Board voted individually for a new CRA logo.

Vice Chair Hensley voted for options A and B.

Chair Michaud voted for options A and B.

Board Member O'Rourke voted for option A.

Board Member Linden voted for options A and B.

Board member Thomas voted for options A and B.

Ms. Farrell stated that options A and B will be brought to the downtown stakeholders for input and will come back to the Board for final adoption.

5. Resolution 49-06-26 - Bert Bostrom Park Master Plan - Wannemacher Jensen Architects, LLC
Special Events Director Franks explained the item (Exhibit F). She introduced Wannemacher Jensen Senior Architect Mr. Werner Saravia and GAI Consultants Mr. Doug Schultz who provided a presentation (Exhibit G).

Board Member O'Rourke asked the consultants what they had been paid for performing this work. The consultants answered that they did not have that information. Board Member Linden stated that Kelsey Park is designed more for children's play area and believes this design is over-built. He also stated that he would like to have more input from the residents.

Vice Chair Hensley stated there were residents who participated in the survey. Board Member Thomas asked why the trailer is still in the rendering. Executive Director Reade stated that they are still in negotiations with the Police Athletic League (PAL) for the trailer use, so it needs to remain for now. Chair Michaud stated for the record that Kelsey Park is a great example of how the master plan can be amended as needed over time. Chair Michaud spoke in favor of this as a starting point. Board Member Thomas expressed concern with a resident who stated they did not want a dog walking area behind their home, but it is still illustrated on the plan that way. The consultant stated that they had changed the plan from a dog park to a dog friendly trail based on that resident's input.

Motion to approve Resolution 49-06-26 made by Board Member Thomas, Seconded by Vice Chair Hensley.

Board Member O'Rourke spoke about the \$11 million needed to build this park and the revenue needed. He stated this plan needs to be done in phases beginning with a sports program.

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

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

- The Board welcomed new CRA Administrator Leanna Collazo and CRA Marketing Coordinator Renee Rosario.
- Executive Director Reade had no comments.
- Board Member Linden spoke about the clock tower being evaluated for having sounds such as bells and music.
- Board Member O'Rourke had no comments.
- Vice Chair Hensley spoke in favor of the landscaping being kept up between 10th and 7th streets in the CRA.
- Board Member Thomas asked when the time capsule would be re-buried. Special Events Director Franks stated it has already been re-buried at the clock tower.

AGENCY MEMBER REQUESTS:

Board Member Linden requested an estimate to repair the sound effects in the clock tower.

ADJOURNMENT:

Motion to adjourn made by Board Member O'Rourke, Seconded by Board Member Linden.

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

Meeting adjourned 9 p.m.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on July 1, 2026.

Chair, Roger D. Michaud

Agency Clerk, Vivian Mendez, MMC

Deputy Agency Clerk, Laura Weidgans

Town Seal

Approved on this _____ of _____, 2026

June 17, Commission Mtg. Comments MARY TAYLOR**CONCLUSION**

I would like to thank Wannemacher Jensen Architects for their diligent work in assessing the needs and desired amenities that the residents of Lake Park want in the Bert Bostrum Park. The findings confirm what many residents have always expressed to this commission....**Although**, the survey is incomplete and misleading. Questions were asked in English and Spanish and results are shown as pie charts and graphs in English and Spanish *when* Lake Park has one of the highest concentrations of Haitian and French Creole speaking residents in the US, at least 23%.

Soccer fields/multi use sports, updated playground, seating, walking paths, shade trees are the choices of survey responders....but a large building costing over 7 million dollars and a parking lot costing over eight hundred thousand dollars is somehow included in the plan. The online survey with 199 responders listed only one vote (.5%) out of 199 responders for such a building. Both an indoor sport complex and a parking lot is contrary to the storm water goals of the multi million dollar, multi year construction of the existing drainage chamber project that requires maintenance and protection. It doesn't make sense, A small building with restrooms, and storage is needed, but no unnecessary concrete parking lot incroaching on precious green space.

Tonight I respectfully recommend that Resolution 49-06 accepting and approving the final Master Plan for Bert Bostrom Park be tabled for the following reasons:

- Conflicting conclusions, from the incomplete and erroneous presentation report in the agenda packet. *A public input meeting should be held to discuss and explain the discrepancies.*
- Deciding factors such as SB180 and the Property Tax exemption vote in November could completely void or alter parts of the plan. Please table this decision.

535
504

Results

Public Engagement Event – 12/05/2025

Priority Voting 1) highest, Soccer, 94

18) lowest, Meeting Room/Classes

Ornament Wish List soccer fields, playgrounds free play and run

Stakeholders Meeting

1) highest, 12, - 2. 11, Walking Multi/Path

18) lowest, indoor Fitness Center/Rental

Open Forum

pg 81

Great Ideas, No conclusions

Online Survey 199 responses

76.9% / residents 40% couples with children 100%

BB Park Visits 40% rarely, 75% s.

RESULTS SURVEY RESPONSES

What activities do you and family enjoy at the park

1) Soccer/futbol/, Playground 80, Walking/Relaxing 74

features or amenities would you most like to see

1) Walking paths or fitness

2) Shaded seating/ picnic

3) Playground equipment

Interestingly Tennis or Pickleball 53 and soccer only got 4

CENTRAL FIELD/ OPEN SPACE

MULTI-USE SPORTS FIELD 45.2%/ 100%

Importance of community gatherings events, concert, markets, movie nights?

Very Important 46.2%/ 50%

Would you support community center in the park?

Yes, 59% /50%

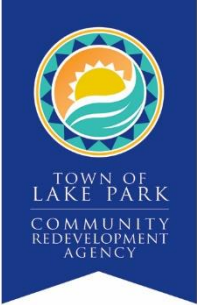
Amenities,

41.7 /25% basketball, pickle ball, volley ball

23.6%/25% Don't want a community center/gym

How important is it that the park includes environmentally sustainable landscaping, shade trees stormwater-friendly design? 91.5 % AGREE

Exhibit B



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: June 17, 2026

Originating Department: CRA

Agenda Title: Resolution 48-06-26 - License Agreement - 801 Park Avenue (Town Green Property)

Approved by Town Manager: _____ **Date:** _____

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

Cost of Item: \$0.00 **Funding Source:** 110-152-520-34000

Account Number: _____ **Finance Signature:** _____

Advertised:

Date: _____ **Newspaper:** _____

Attachments: 2026 Town Green Exclusive Lease Agreement

Resolution 48-06-26

Please initial one:

 X Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

The Lake Park CRA has identified a need to secure a location within the Downtown area of Lake Park to support a safe and convenient community space to enhance the ability for the pedestrians and visitors to support this area and assist in removing the slum and blight within this district. As a result, staff has worked with 801 Park, LLC, property owner, to lease the private open space located at 801 Park Avenue to support the community needs in this area.

Note: A license agreement for use of this space (the Town Green) was entered into between the CRA/Town and the current property owner in 2015 to support the community when visiting this area, which has expired.

The Property Owner has agreed to exclusive lease this property to the CRA for a five (5) year term. The proposed cost for this lease has been proposed to be that the CRA maintain the property at its sole cost and expense as well as the adjacent residential building landscaping.

Note: Currently the CRA maintains the green space at 801 Park Avenue by the Town's Public Works Department. If approved, the proposed maintenance of the building adjacent to the green space would also be maintained by the Public Works Department. The appropriate indemnification documents will be prepared by the Town Attorney and entered into by the Town (executed by the CRA Chair), subject to approval of the License Agreement by the Town Commission.

The proposed License Agreement includes a provision enabling the property owner to terminate the Agreement upon written notice if the owner elects to develop the site. The owner has also agreed to consider the sale of a portion of this property and will continue discussion with the CRA.

The proposed License Agreement was prepared by the former CRA Administrator and reviewed by 801 Park, LLC, the property owner, the Public Works Director, the Special Events Director, the Finance Director and the Town Attorney.

Recommended Motion:

I move to approve Resolution 48-06-26 authorizing a License Agreement with 801Park, LLC for the exclusive use of the green space at 801 Park Avenue (Town Square); and authorize the Chair to execute all documents necessary to complete the lease of the property.

Exhibit C

Thank you Jamie. Please print for the Commission, Attorney, Clerk and myself.

Thank you.

Have a great day.

Richard J. Reade
Town Manager
Town of Lake Park, Florida

Tel: 561.881.3304

E-Mail: rreade@lakeparkflorida.gov

Please note: Florida has a very broad public records law. Written communication regarding Town business are public records available to the public upon request. Your e-mail communications are therefore subject to public disclosure. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entry, instead contact this office by phone or in writing. Section 668.6076, F.S.

From: Jaime J. Morales <jmorales@lakeparkflorida.gov>
Sent: Friday, June 12, 2026 12:18 PM
To: Richard Reade <rreade@lakeparkflorida.gov>; John Linden <jlinden@lakeparkflorida.gov>; Judith Thomas <jthomas@lakeparkflorida.gov>; Michael Hensley <mhensley@lakeparkflorida.gov>; Michael O'Rourke <morourke@lakeparkflorida.gov>; Roger Michaud <rmichaud@lakeparkflorida.gov>
Cc: Baird, Thomas J. <TBaird@jonesfoster.com>; Janet Perry <jperry@lakeparkflorida.gov>; Vivian Mendez <vmendez@lakeparkflorida.gov>; Barbara Gould <bgould@lakeparkflorida.gov>; Paula LeBlanc <pleblanc@lakeparkflorida.gov>; Dwayne Bell <dbell@lakeparkflorida.gov>
Subject: In-House Maintenance Assessment for 801 Park Avenue Open Field

Good afternoon, Commissioners and Town Manager,

I hope you are all doing well.

The purpose of this email is to provide a brief cost and operational assessment regarding the regular mowing, string trimming, and weed trimming of the approximately 0.54-acre open field located at 801 Park Avenue.

For transparency and to help avoid any inadvertent Sunshine Law concerns, no responses or discussions among Commission members are requested. Please do not use "reply all." Any questions may be directed to the Town Manager or staff individually.

Based on the current scope of work, the maintenance can be performed in-house by three Town employees in approximately three hours per service cycle. At an average hourly rate of \$18.47 per employee, the estimated direct labor cost is as follows:

3 employees × 3 hours × \$18.47 per hour = \$166.23 per service cycle.

To provide a more complete in-house cost estimate, the following operational costs should also be included:

- Fuel: \$4-\$8 per service cycle.
- Equipment wear and maintenance: \$10-\$20 per service cycle.
- Minor overhead and supervision factor: \$5-\$10 per service cycle.

Based on these estimated costs, the total in-house cost per service cycle would be:

\$166.23 labor + \$19 to \$38 operational cost = \$185.23 to \$204.23 per service cycle.

Assuming the work is performed twice per month, the estimated annual service frequency would be approximately 24 service cycles. Based on this frequency, the estimated annual in-house cost would be:

\$185.23 to \$204.23 × 24 service cycles = \$4,445.52 to \$4,901.52 annually.

By comparison, the outside service cost is \$900 per month, or \$10,800 annually. Based on this comparison, performing the work in-house would result in an estimated annual savings of approximately \$5,898.48 to \$6,354.48.

The in-house option also provides the Town with greater scheduling flexibility, improved responsiveness following rain events or periods of accelerated vegetation growth, and better control over the property's overall condition.

It should be noted that this estimate includes direct labor and basic operational costs but excludes employee fringe benefits and extraordinary equipment repairs. However, because the Town already has the staff and equipment necessary to perform this type of routine field maintenance, the in-house option appears to be a reasonable and cost-effective approach.

Staff recommends performing the regular mowing, string trimming, and weed trimming of the 801 Park Avenue open field in-house on an estimated twice-per-month basis, provided that staff availability and equipment capacity remain sufficient.

Respectfully,

Jaime J. Morales

Jaime J. Morales

Department of Public Works Director
Town of Lake Park
650 Old Dixie Highway, Lake Park, FL 33403
Phone number: (561) 881-3345, Ext. 648



Together, we construct the foundation of our future by building a stronger community, one project at a time.



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OVERVIEW OF RFP MARKETING PROCESS

Exhibit D

800 PARK AVENUE, LAKE PARK, FL 33403



1. Marketing Process



Ken Krasnow

Vice Chair - Public Institutions

m: +1 914 589 5321

o: +1 772 678 7600

ken.krasnow@cushwake.com

2. Summary of Proposals

3. Next Steps



J. Jeffery Allman, Jr

Senior Director - Retail

m: +1 772 283 1555

o: +1 772 678 7608

jeff.allman@cushwake.com

- 3/2/26** — Lake Park Community Redevelopment Agency (CRA) RFP Date of Issuance
- 3/4/26** — Property Signage Installed on Property
- Mass Marketing to public facing marketing Channels (CoStar, Loopnet, Crexi, etc.)
- Property email blast sent to proprietary database
- Second property email blast sent to proprietary database
- 4/2/26** — **Responses to RFP due**

Property Overview

Property Aerial



Property Details

Address: 800 Park Avenue, Lake Park, FL 33403

Lot Size: 0.14 Acres

Parcel ID: 36-43-42-20-01-006-0010

Zoning: TCC

Parking: 4.63/1,000 SF (9 Spaces)

Building Size: 1,943 SF

Year Built: 1962

Frontage: 71' on 8th St

Current Use: Storefront Retail/Office

Property Brochure



Property Signage



Nature's Way Cafe

About: Nature's Way Cafe is a health-focused cafe concept offering fresh, high-quality food and beverage options in a welcoming, community-oriented environment. Operating in Lake Park since 2015 this location has demonstrated sustained performance and strong customer loyalty.

Concept: Breakfast, Lunch & Lite Dinner (7am - 7pm)

Offer Summary Terms:

Premises: 800 Park Ave, Lake Park, FL

Price: \$565,000

Timing:

- Due Diligence Period - 45 days.
- Closing: 45 Days following expiration of the due diligence period
- Deposit(s): \$45,000, with \$20,000 to be deposited within five (5) business days of contract execution and an additional \$25,000 to be deposited upon expiration of the due diligence period. Deposit to become non-refundable thereafter.

SHORT LIST SUMMARY

Offer Summary						
Party	Purchase Price	Date	1st Deposit	2nd Deposit	Due Diligence	Closing
Nature's Way Cafe	\$545,000	4/2/2026	\$45,000	\$20,000	45 Days	45 Days following expiration of the due diligence period.

Appraisal Value:

1. Callaway & Price - May, 2025 \$600,000
2. Anderson Carr - March, 2025 \$525,000

Subsequent to close of RFP, we have continued to receive expression of interest from local businesses/investors as well as other users (physical therapy, furniture showroom, collectibles/antiques, etc.)

COMPLETED

- Marketing Campaign
- Receipt of Response to RFP

ACTIONS TO BE TAKEN

- Host buyer interview to better understand questionnaire answers, project vision, and assumptions being made.
- Present/review best and final offer for guidance on final selection for awarding deal and authorizing village staff to enter negotiations.
- Bring final Purchase & Sale Agreement back to board for review/approval.

OVERVIEW OF RFP MARKETING PROCESS

800 PARK AVENUE, LAKE PARK, FL 33403

Item 1.

QUESTIONS?

FOR MORE INFORMATION, PLEASE CONTACT:



KEN KRASNOW
Vice Chair - Public Institutions
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O: +1 772 678 7600
ken.krasnow@cushwake.com



J. JEFFERY ALLMAN, JR
Senior Director - Retail
m: +1 772 283 1555
o: +1 772 678 7608
jeff.allman@cushwake.com

Town of Lake Park CRA



Downtown Lake Park Branding Initiative

CRA Board Selection Presentation

June 17, 2026

Prepared for discussion and direction

Exhibit E

Item 1.



CRA Board Decision Today

1

2

Updated Selection Process

1

Review 2 brand promises

Board reviews the positioning language that will guide the brand. This will be brought back to the board to vote on after stakeholder input.

2

Select 2 of 3 logo concepts

CRA Board narrows the field to two logo finalists. Final 2 logos refined to include color application.

3

Take final logo concepts to downtown stakeholders

Downtown stakeholders participate in preference surveys

4

Present final preference survey to CRA Board

Board adopts final selection

5

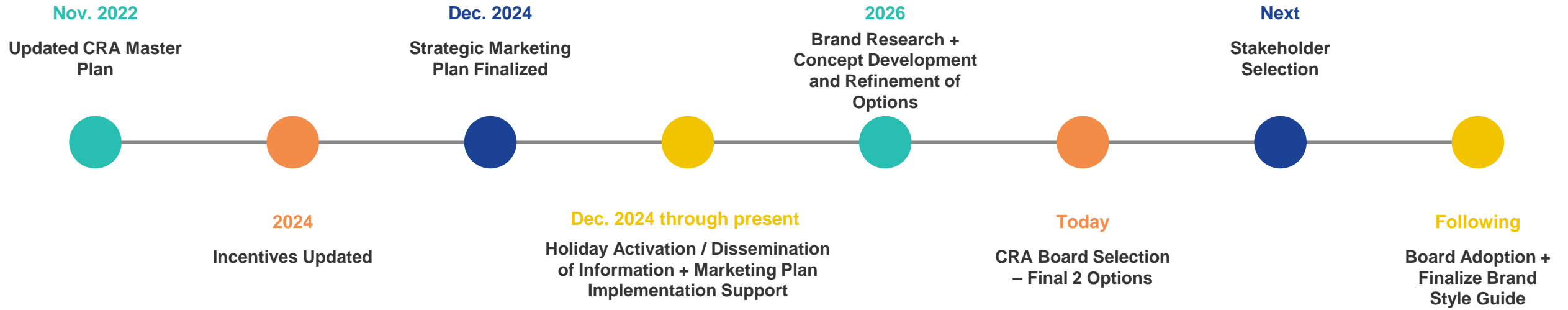
Build out final brand system

Finalize color, typography, brand standards, templates, and launch materials.

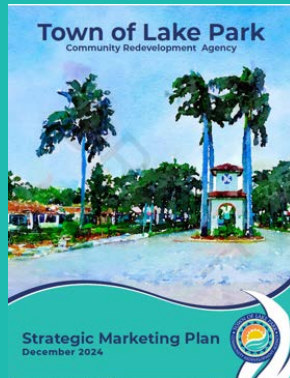
Item 1.

BACKGROUND & TIMELINE OF WORK

The branding work builds on the updated CRA Master Plan and the Strategic Marketing Plan situation analysis and implementation actions.



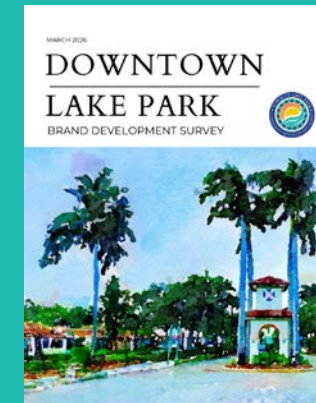
CRA Master Plan



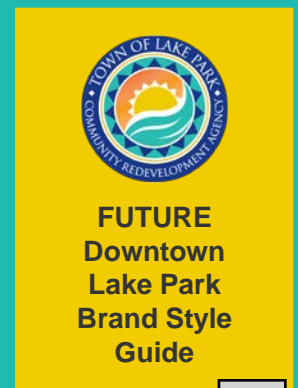
CRA Strategic Marketing Plan

Priority Recommendations and Activities	Timeline	Estimated Budget (Best-Case)	Actual Budget (Best-Case)	Department Responsible	Notes
<p>Establish the Brand/Identity of Downtown and the CRA</p> <p>Brand Development</p> <p>1. Develop a brand/identity for Downtown and the CRA. This includes a logo, color palette, typography, and brand guidelines. The brand/identity should be consistent across all communication channels and reflect the unique character of Downtown and the CRA.</p> <p>2. Conduct a brand audit to identify existing brand/identity elements and determine areas for improvement.</p> <p>3. Develop a brand strategy that outlines the brand's purpose, values, and positioning.</p> <p>4. Create a brand identity system that includes a logo, color palette, typography, and brand guidelines.</p> <p>5. Implement the brand identity system across all communication channels.</p>	Q3 2024 - Q1 2025	\$50,000	\$50,000	City of Lake Park, CRA	Brand development is a key component of the branding work and will be completed by Q1 2025.
<p>Dissemination of Information / Marketing & Communications Implementation Support</p> <p>1. Develop a dissemination strategy that outlines the goals, objectives, and key messages of the branding work.</p> <p>2. Create a dissemination plan that includes a timeline, budget, and list of activities.</p> <p>3. Implement the dissemination plan through various channels, including social media, email newsletters, and community events.</p> <p>4. Monitor and evaluate the effectiveness of the dissemination efforts and make adjustments as needed.</p>	Q2 2024 - Q4 2024	\$100,000	\$100,000	City of Lake Park, CRA	Dissemination of information is a key component of the branding work and will be completed by Q4 2024.

Dissemination of Information / Marketing & Communications Implementation Matrix



Stakeholder Preference Survey



Future Brand

Examples of collateral

Downtown Lake Park Guide / CRA INCENTIVES

This brochure provides a comprehensive overview of the Town of Lake Park's Community Reinvestment Act (CRA) program. It features a central map of the downtown area with color-coded zones: 700 Block (orange), 800 Block (yellow), and 900 Block (green). The guide is divided into several sections: 'Welcome to Downtown Lake Park!', 'Our History', 'Our Goals', 'Business Crates & Incentives', 'Downtown Lake Park Guide', and 'Town of Lake Park Community Reinvestment Agency'. The 'Business Crates & Incentives' section lists various programs such as 'Real Estate Development Accelerator', 'Fogside and Extensor Program', 'Statistical Assistance Program', and 'Partnership Program'. The 'Downtown Lake Park Guide' section includes a map and a list of businesses in the area. The 'Town of Lake Park Community Reinvestment Agency' section provides contact information and a QR code for more details.

Guide Interior / Map + Business Listings

This page shows the interior of the Downtown Lake Park Guide, featuring a detailed map and a list of businesses. The map highlights the 700, 800, and 900 blocks of Park Ave. Below the map is a table of business listings categorized by street and business type. The table includes columns for 'STREET', 'BUSINESS', and 'OTHER LISTED BUSINESS'. The categories include 'EAT & DRINK', 'RETAIL', 'SERVICE', 'WELLNESS', 'OFFICE', and 'SALON & SPA'. A QR code is provided for more information.

STREET	BUSINESS	OTHER LISTED BUSINESS
700	THE BROWNSVILLE GALLERY	294 307A ST. UPST.
700	LOU'S RESTAURANT	300 307A ST. UPST.
700	PAULINE'S	302 307A ST. UPST.
700	DAVIDSON MARKET AND GET	304 307A ST. UPST.
700	PAULINE'S BOUTIQUE REVENUES	306 307A ST. UPST.
700	CRISTINA SOCIAL	308 307A ST. UPST.
700	HELIX MARKET	310 307A ST. UPST.
700	CHERRY PIZZA	312 307A ST. UPST.
700	TRINITY CONTEMPORARY RESTAURANT	314 307A ST. UPST.
700	GRACE CARIBBEAN RESTAURANT	316 307A ST. UPST.
700	307A ST. UPST.	318 307A ST. UPST.
800	REBECCA WINE CO.	320 307A ST. UPST.
800	FOUNDER FOR ALL OCCASIONS	322 307A ST. UPST.
800	PAULINE'S	324 307A ST. UPST.
800	PAULINE'S	326 307A ST. UPST.
800	PAULINE'S	328 307A ST. UPST.
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800	PAULINE'S	422 307A ST. UPST.
800	PAULINE'S	424 307A ST. UPST.
800	PAULINE'S	426 307A ST. UPST.
800	PAULINE'S	428 307A ST. UPST.
800	PAULINE'S	430 307A ST. UPST.
800	PAULINE'S	432 307A ST. UPST.
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800	PAULINE'S	436 307A ST. UPST.
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800	PAULINE'S	496 307A ST. UPST.
800	PAULINE'S	498 307A ST. UPST.
800	PAULINE'S	500 307A ST. UPST.

Available Space / Fence Banner Series

This section displays a series of six fence banners for business attraction. Each banner features a photograph of a business owner or customer, a business name, and the slogan 'Imagine Your Dream Business Here'. The banners are numbered 1 through 6. Banner 1 shows a woman at a cafe. Banner 2 shows a woman in a professional setting. Banner 3 shows a man and woman in a retail setting. Banner 4 shows a man and woman in a retail setting. Banner 5 shows a man in a retail setting. Banner 6 shows a man in a retail setting. Each banner includes the Town of Lake Park logo and contact information.

COLLATERAL DEVELOPED: ACTIVATION & DISSEMINATION OF INFORMATION

Item 1.

Holiday Lights and Holiday Bouquets collateral activated Downtown Park Avenue and supported business participation. Rust Market leveraged to disseminate information.

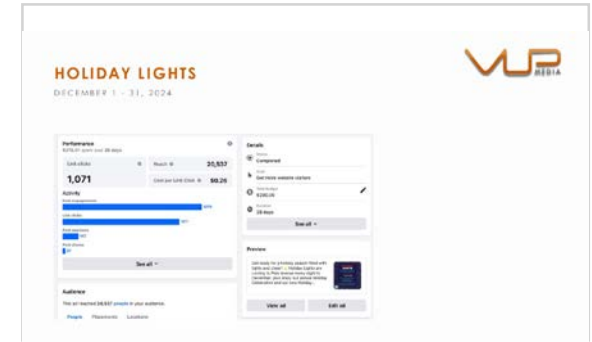
36 x 96 Holiday Lights Banner



Rust Market Activations & Participation



Digital Ad / Social Media Report



11 x 17 Holiday Bouquets Poster



Rack Card Front



Rack Card Back



Holiday Bouquets Route Map



Facebook Performance Snapshot



Implementation Support Event activations, digital ads, social posts, epi print materials, QR codes, and participating business signage worked together as a downtown activation package

Strategic Marketing Plan Goals – Tied to CRA Master Plan Goals

01

Establish the Brands/Identities of Downtown Lake Park and the CRA

02

Increase Business & Community Engagement

03

Attract Private Investment & Recruit Target Industry Business

04

Attract New Consumer Base

Why this matters

- A distinct Downtown identity supports business recruitment, visitor attraction, resident pride, and consistent communications.
- The logo and brand promise are the foundation for signage, banners, social media, event promotion, and investment marketing.

Research, stakeholder input, and early implementation shaped the Downtown brand direction.

Foundational Work

- CRA Master Plan: economic development, placemaking, infrastructure, transportation, and redevelopment support.
- Business survey and stakeholder discussions identified an artistic/cultural vision, events as opportunity, capitalize on history, develop wayfinding.
- Strategic Marketing Plan identified branding as a first implementation action.
- Implementation matrix prioritized the Downtown logo, brand standards, launch event, collateral, pole banners, and templates.

Emerging Brand Direction / Words

Charming / Authentic	Vintage / Historic
Walkable / Local	Peaceful / Tranquil
Welcoming / Inviting	Investment Ready / Growing
Arts + Culture	Creative Energy
Off the Beaten Path	Open for Business / Opportunity



Visual tone: authentic urban charm + creative pulse + community pride

Campaign platform for build-out: Create. Connect. Cultivate. | Vintage Soul. Modern Beat

Brand Promise Option 1

Downtown Lake Park promises an authentic experience where creativity, community, and connection thrive. We bring together art, culture, and vintage small-town warmth to offer a vibrant destination that celebrates local spirit and invites everyone to feel at home.

Brand Promise Option 2

Downtown Lake Park promises a place where authentic character meets creative energy. Anchored in vintage charm and a proud artistic spirit, our downtown invites makers, dreamers, and doers to connect, create, cultivate opportunity, and thrive. We celebrate our originality and offer a walkable urban district alive with art, music, local flavor, and a welcoming sense of belonging.

Next implementation should convert the selected identity into a consistent system used across all communications.

Brand System	Business + Investment	Visitor + Events	Digital + Measurement
<ul style="list-style-type: none">• Finalize logo in color• Create brand standards guide• Build co-branded templates• Launch brand event	<ul style="list-style-type: none">• Update CRA collateral• Promote incentives• Available spaces campaign• Broker/developer outreach	<ul style="list-style-type: none">• Create visitor packages• Activate events with businesses• Tourism partnerships• Downtown ambassador concept	<ul style="list-style-type: none">• Social media calendar• E-newsletter / CRA Corner• Paid ads + PR• Quarterly analytics review

Campaign platform for build-out: Create. Connect. Cultivate. | Vintage Soul. Modern Beat.

DECISION ITEM: SELECT TWO LOGO FINALISTS

Item 1.

Board direction: select two of the three Downtown Lake Park logo concepts to be built out and taken to downtown stakeholders for final preference.

Option A



Select as finalist

Option B



Select as finalist

Option C



Select as finalist

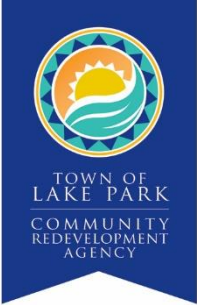
After Board selection: the two finalists will be built-out and presented to stakeholders to choose one preferred logo.

Colors will be Complimentary to Town/CRA logos

Item 1.



Exhibit F



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: June 17, 2026

Originating Department: CRA

Agenda Title: Resolution 49-06-26 - Bert Bostrom Park Master Plan - Wannemacher Jensen Architects, LLC

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$0.00 **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised:

Date: _____ **Newspaper:** _____

Attachments: Resolution 49-06-26 Bert Bostrom Park Master Plan

Exhibit A: Bert Bostrom Park Master Plan

Please initial one:

 X Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

On September 3, 2025 the Town’s Community Redevelopment Agency (CRA) approved an agreement (Resolution 53-09-25) to engage Wannemacher Jensen Architects, LLC (WJA) to complete all services related to the development of the Bert Bostrom Master Plan - Phase 1. The approved scope of work included:

Task 1 - Site Inventory & Analysis

- Coordinate an internal kick-off meeting with Town Stakeholders
- Review previous plans & existing conditions
- Identify opportunities, challenges, & potential links
- Conduct title search and survey of the site if necessary

Task 2 - Conceptual Plan Development

- Develop Summary Report of Task 1
- Develop two conceptual plans alternatives
- Submit conceptual plan alternatives to Town Staff for review

Task 3 - Community Engagement

- Host one community meeting to present concept plans and alternative
- Conduct public survey to determined preferred alternative

Task 4 - Final Master Plan

- Review community survey and public feedback
- Develop a final master plan and final report
- Submit final plan Town Staff for review
- Present final plan to the Town's CRA Board

Throughout this process, the community was engaged in a number of ways (i.e., surveys, meetings, request comments during various Town events, signage, etc.) and the Town's staff and CRA Board Members/Town Commission have provided information and feedback in developing the Plan. Information and projects outlined the Master Plan, if approved, will be included within the Town's Annual Budget and Capital Improvement Plan (CIP) to ensure transparency.

The proposed Final Bert Bostrom Park Master Plan was completed by the CRA's consultant, Wannemacher Jensen Architects, LLC, and reviewed by the previous CRA Administrator, the Special Events Director and the Public Works Director.

The CRA's consultant, Wannemacher Jensen Architects, LLC, will be available to provide the CRA Board with a presentation on the Final Master Plan and staff will be available to discuss the next steps within this process.

Recommended Motion:

I move to approve Resolution 49-06-26 accepting and approving the Final Master Plan for Bert Bostrom Park.

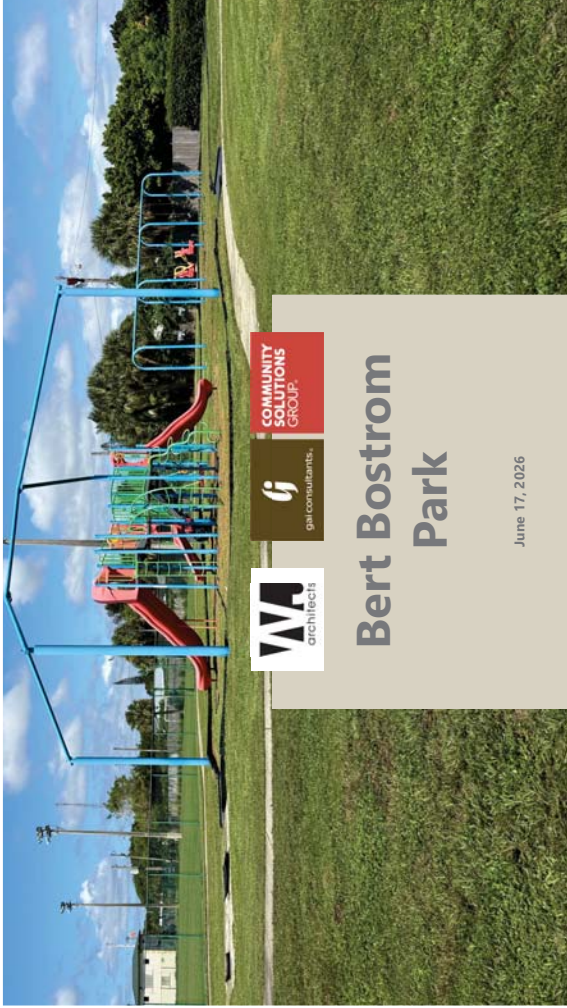


Exhibit G



Item 1.

Public Input Opportunities

- Events
 - Holiday Celebration on December 5, 2025
 - MLK Movie In the Park January 16, 2026
 - Sunset Celebration January 29, 2026
- Stakeholder Meeting
 - January 24, 2026
- Online Survey
 - Distributed to the 5,000 +/- households in Lake Park, FL
 - Email outreach to stakeholders

Public Engagement Event Stations



Welcome Station



Existing Conditions



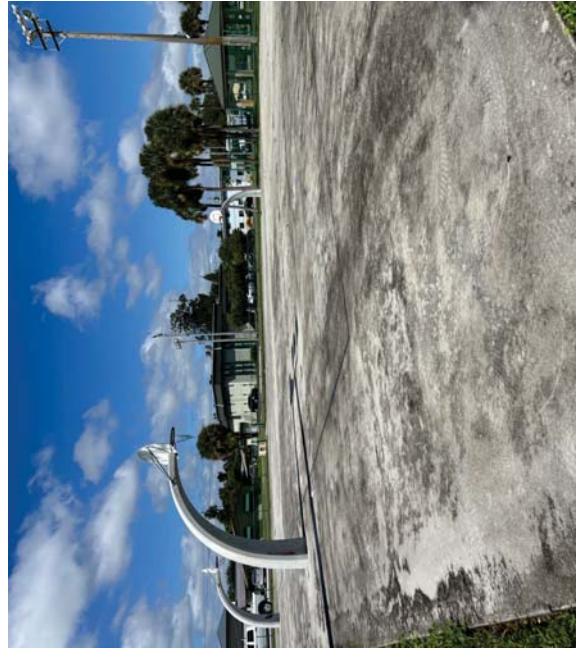
Priority Voting



Ornament Wish List

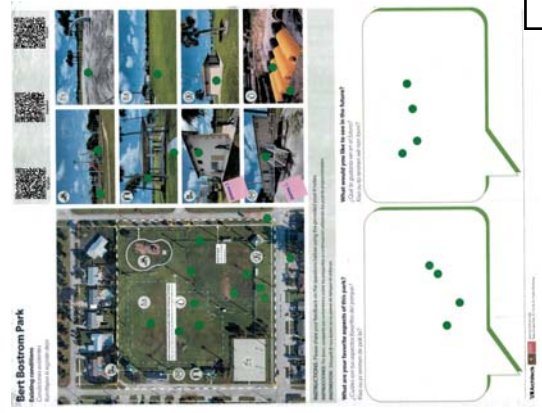


Results



Existing Conditions Station

- Desire to remove certain facilities, including the concession stand/restroom building and the community center trailer
- Opportunity to resurface the basketball courts
- Reinstate the Rec Center Sports program



Item 1.

Priority Voting Station

- Highest priorities were the inclusion of soccer facilities and a ninja course
- Other top priorities identified included dog-friendly areas, playgrounds, and a fitness center
- Written suggestions featured bocce ball, handball, dodgeball, swings for all ages, volleyball, water fountains, and monkey bars
- The Town has very few dog-friendly areas

Priority Dot Voting Station	
Soccer	94
Ninja Course	43
Dog-Friendly Areas	42
Playground	41
Fitness Center	41
Community Events	34
Fitness Equipment	32
Shade	30
Football	29
Indoor Gymnasium Court	29
Walking/Multi-Use Path	26
Pickleball	25
Tennis	24
Picnic Pavilion	24
Rental Space	22
Baseball	21
Basketball	20
Meeting Room/Classes	13



Ornament Wish List Station

- Children shared a variety of amenities they would like to see in the park, along with activities they enjoy when visiting
- Responses included soccer fields, playgrounds, swings, monkey bars, and slides
- Prefer spaces where they can play freely and have room to run around



Stakeholders Meeting

Item 1.

Existing Conditions Station

- Desire to remove existing community center trailer
- Update the concession stand, as well as adding an autolocking system to the restroom building
- Desire for interpretive signage to explain the stormwater system
- Resurfacing the existing basketball court
- Enhancing the pavilion with added seating



Priority Voting Station

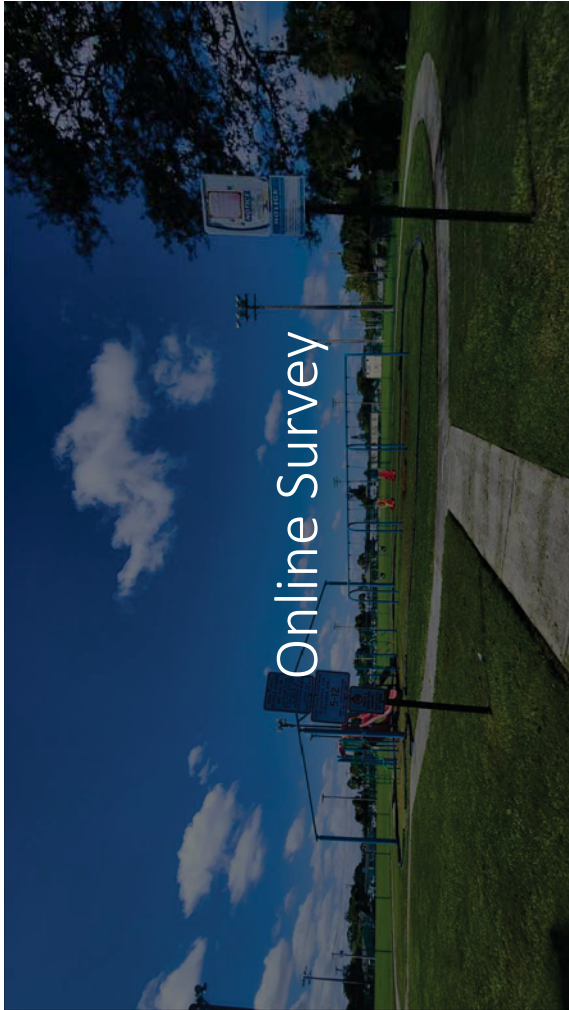
- Highest priorities were the inclusion of soccer facilities and walking paths
- Other top priorities identified included community event space, ninja course, and picnic pavilions

Priority Dot Voting Station	
Soccer	12
Walking/Multi-Use Path	11
Community Events	10
Ninja Course	8
Picnic Pavilion	8
Football	7
Indoor Gymnasium Court	6
Meeting Room/Classes	6
Shade	6
Playground	5
Baseball	4
Basketball	3
Dog-Friendly Areas	2
Pickleball	2
Outdoor Fitness Equipment	2
Indoor Fitness Center	0
Rental Space	0
Tennis	0



Open Forum

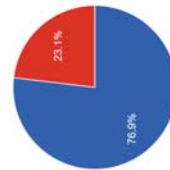
- Support for adding a fence around the playground
- Open-play playgrounds and ninja-style courses
- Shade trees, walking trails, benches, and educational signage
- Sports programming, including soccer, baseball, and flexible recreation spaces.
- Desire for multigenerational design
- Mixed views on indoor facilities: some prefer a fully outdoor park, while others support a small multipurpose building for offices, restrooms, storage, or flexible indoor sports.
- Recommendations to avoid duplicating amenities already available elsewhere
- Additional ideas included a park renaming process with public involvement



Survey Results

Are you a resident of Lake Park, FL?

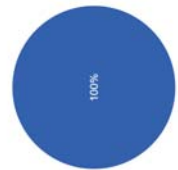
199 responses



Yes
No

¿Es usted residente de Lake Park, FL?

4 responses



SI
No

Survey Results

Which of the following best describes your household?

199 responses



Couple with children at home
Single with children at home
Empty nester
Couple, no children
Single, no children
Multi-generational home (grandparents, parents, children)

¿Cuál de los siguientes mejor describe su hogar?

4 responses



Pareja con niños en el hogar
Soltero(a) con niños en el hogar
Nido Vacío
Pareja sin niños
Soltero(a) sin niños
Hogar multi generacional (abuelos, padres, niños)

Item 1.

Survey Results

The central field must remain open space due to underground stormwater infrastructure. How would you prefer this space be used?
199 responses

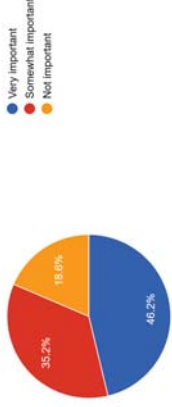


El campo central deberá permanecer como espacio abierto debido a la infraestructura para aguas pluviales. ¿Como preferiría que se usara este espacio?
4 responses

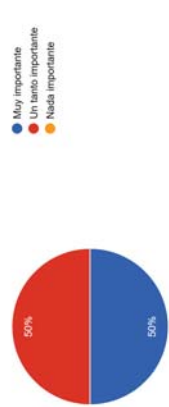


Survey Results

How important is it to you that the park includes spaces for community gatherings or events (e.g., concerts, markets, movie nights)?
199 responses

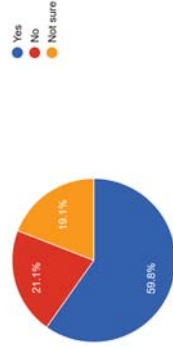


¿Qué tan importante es para usted que el parque incluya espacios para encuentros comunitarios o eventos (p.ej., conciertos, mercados, noches de películas)?
4 responses

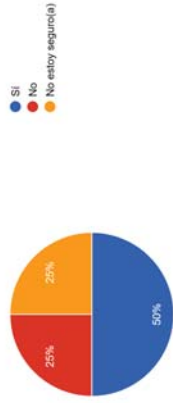


Survey Results

Would you support a community center/gymnasium building in the park?
199 responses



¿Apoyaría usted la edificación de un centro comunitario/gimnasio en el parque?
4 responses



Survey Results

If a community center/gymnasium building were added to this park, what new amenities or features would you like to be included?
199 responses



¿Si se edifica un centro comunitario/gimnasio en este parque, que nuevos elementos/servicios le gustaría que incluyera?
4 responses



Item 1.

Survey Results

How important is it that the park includes environmentally sustainable features (e.g., native landscaping, shade trees, stormwater-friendly design)?
199 responses



- Category Breakdown:
- ADA/Accessibility: 13 responses (18.1%)
 - Other Suggestions: 12 responses (16.7%)
 - No/None/N/A: 9 responses (12.5%)
 - Sports Facilities: 6 responses (8.3%)
 - Benches/Scoreboard: 5 responses (6.9%)
 - Security/Safety: 5 responses (6.9%)

Survey Results

¿Qué tan importante es que el parque incluya elementos ambientalmente sostenibles (p.ej., paisajismo autóctono, árboles de sombra, diseño amigable con las aguas pluviales)?
4 responses



- Muy importante
- Un tanto importante
- Nada importante

Do you have any accessibility needs or suggestions to make the park more inclusive for all users?
84 responses

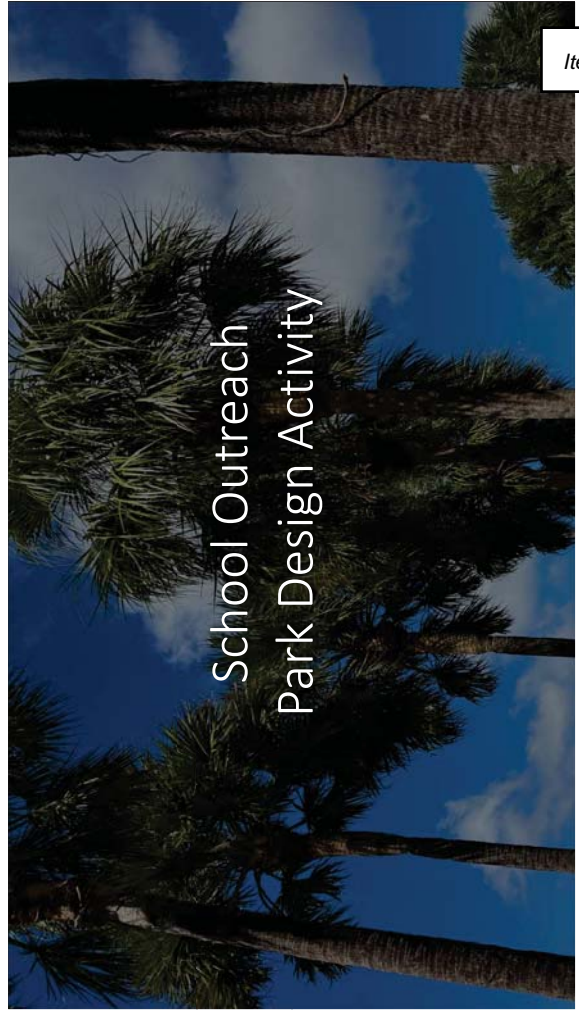
No	
no	
N/A	
ADA	
n/a	
Have the kids play soccer on the field	
Benches, concession stands, and a Score board.	
ADA provisions	
No	

Survey Results

- Category Breakdown:
- Soccer / Sports: 22 answers (29.33%)
 - Kids & Families: 14 answers (18.67%)
 - Amenities: 13 answers (17.33%)
 - Budget / Funding Concerns & Opposition: 8 answers (10.67%)
 - Community Events & Programming: 7 answers (9.33%)
 - Safety & Security: 6 answers (8%)
 - Trails / Dogs / Open Space: 5 answers (6.67%)

Do you have any additional comments or ideas for the future of Bert Bostrum Park?
81 responses

No	
benches, concession stands, and scoreboard.	
Would love to see any type of improvement	
It would be nice to have seating, a scoreboard for games, and concession options. Shaded picnic/reading areas would be appreciated especially during games or being at the park with kids.	
Bert Bostrum park would be a great place for soccer fields.	
Please, when asking the question "do you support a community center at Bert Bostrum Park", give at least a cost estimate that residents would be agreeing to if they said they will support a community center.	
A community center is a tremendous never ending expense for the taxpayers. It serves a small percentage of residents and often non residents.	
We share a fence with Bert Bostrum. We'd like to see adequate lighting and guidelines put in place to make	



Item 1.

DRAW YOUR DREAM BEST BOSTROM PARK

What does your dream park look like? What activities would you like to do?

Top 3 activities:
 1. Swimming
 2. Swing
 3. Playground

My parents and I would like to see in Best Bostrom Park
 Survey QR Code: 

Name: AMANDA Date: 3/10/20

Age: 10



DRAW YOUR DREAM BEST BOSTROM PARK

What does your dream park look like? What activities would you like to do?

Top 3 activities:
 1. Swimming
 2. Swing
 3. Playground

My parents and I would like to see in Best Bostrom Park
 Survey QR Code: 

Name: AMANDA Date: 3/10/20

Age: 10



DRAW YOUR DREAM BEST BOSTROM PARK

What does your dream park look like? What activities would you like to do?

Top 3 activities:
 1. Party
 2. Pool
 3. Water

My parents and I would like to see in Best Bostrom Park
 Survey QR Code: 

Name: NOVA Date: 3/15/20

Age: 9



DRAW YOUR DREAM BEST BOSTROM PARK

What does your dream park look like? What activities would you like to do?

Top 3 activities:
 1. Baseball
 2. Soccer
 3. Gym

My parents and I would like to see in Best Bostrom Park
 Survey QR Code: 

Name: PROFESSOR Date: 3/10/20


Age: 10



DRAW YOUR DREAM BEST BOSTROM PARK


What does your dream park look like? What activities would you like to do?

Top 3 activities:
 1. Baseball
 2. Soccer
 3. Gym

My parents and I would like to see in Best Bostrom Park
 Survey QR Code: 

Name: DAVID Date: 3/10/20

Age: 10




DRAW YOUR DREAM PARK

What does your dream park look like? What activities would you like to do?

Older workout
 Any can include Basketball courts
 Concept is Building Blocks of like different areas for all ages.

Walking Trail
 Small Garden
 Paths along
 Ninja Course
 Re-School Park
 Grade School
 Park



Program Statement

- Multi-Use Field
- Backstop
- Walking Path
- Outdoor Fitness
- Playground
 - Netting
 - Gaga ball
 - Zipline
- Ninja Course
- Basketball
- Dog Friendly

DRAW YOUR DREAM PARK

What does your dream park look like? What activities would you like to do?

Older workout
 Any can include Basketball courts
 Concept is Building Blocks of like different areas for all ages.

Walking Trail
 Small Garden
 Paths along
 Ninja Course
 Re-School Park
 Grade School
 Park

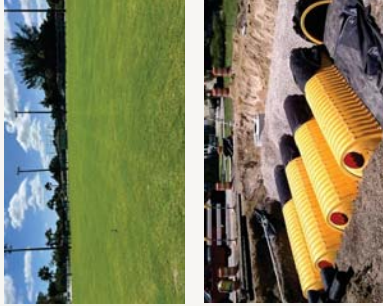
Name: _____ Date: _____

Age: _____

Item 1.

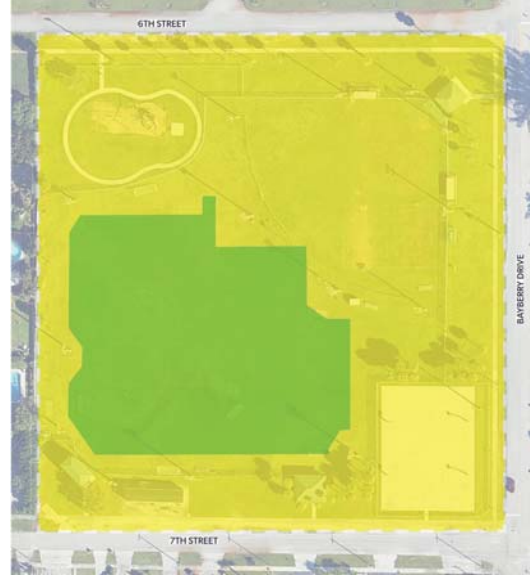


Underground Storage

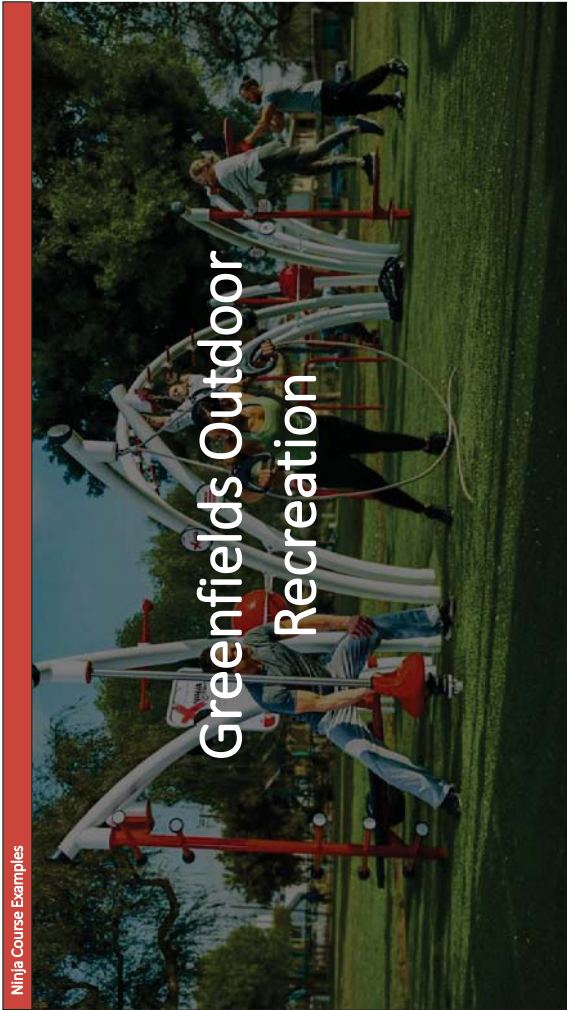


Underground Storage

- Space available for things other than multi-use field in yellow



Item 1.



Ninja Course Examples

Greenfields Outdoor Recreation



Riverside Park
205 Coral Ridge Dr,
Coral Springs, FL 33071

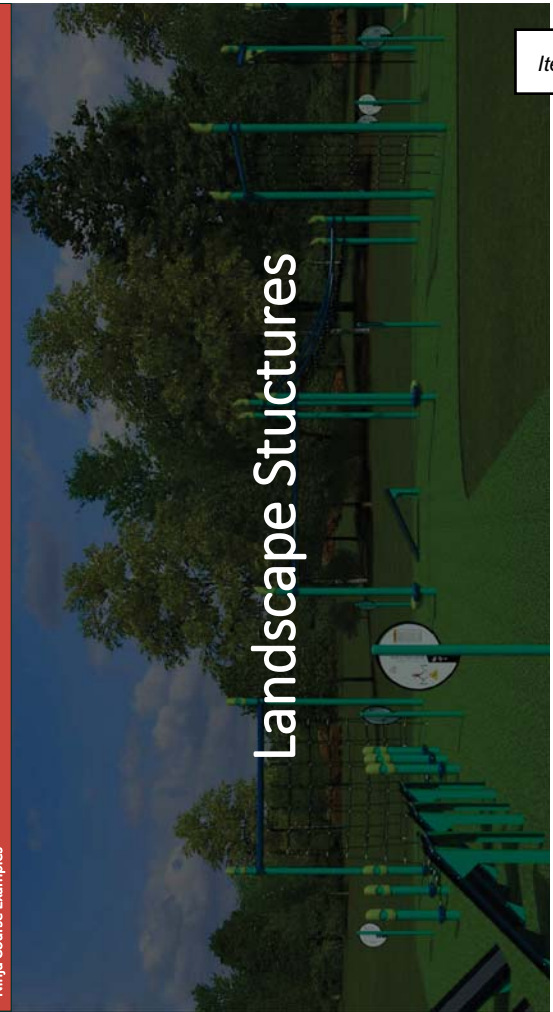
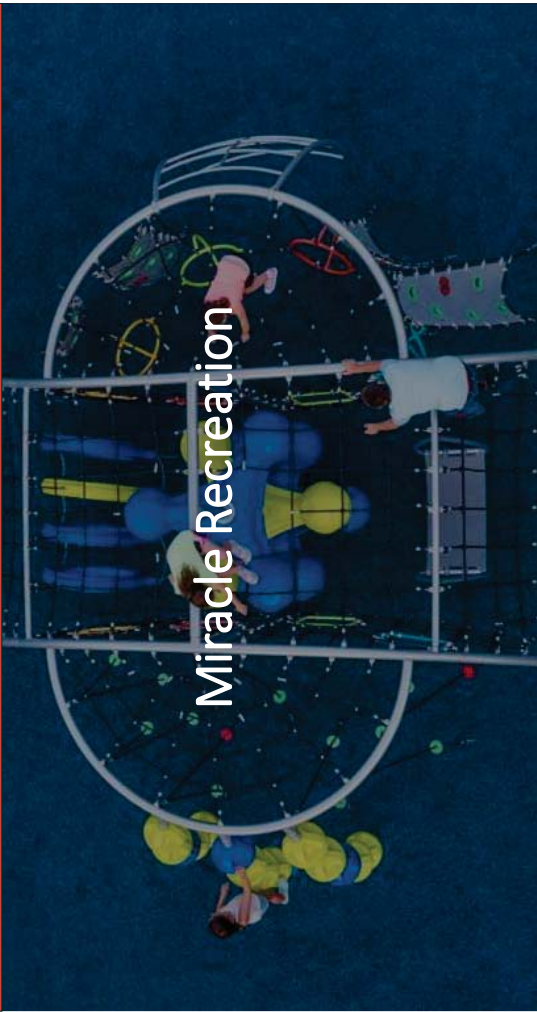


Ninja Course Examples

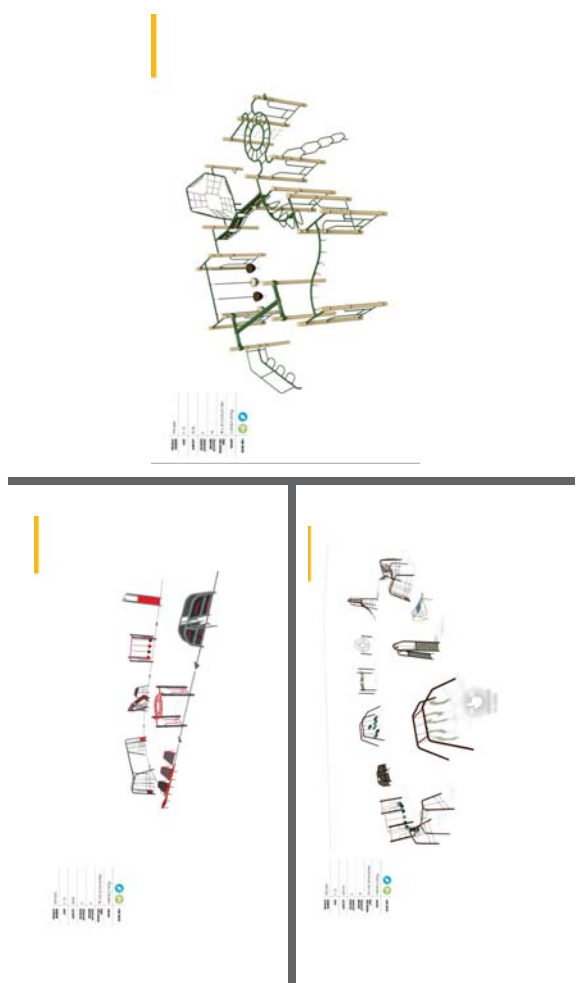
GameTime

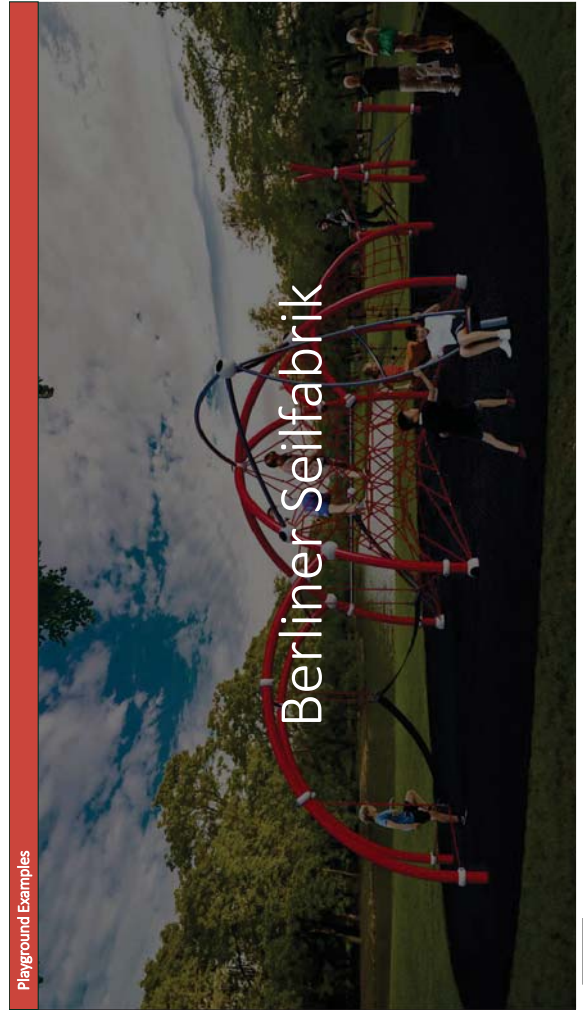
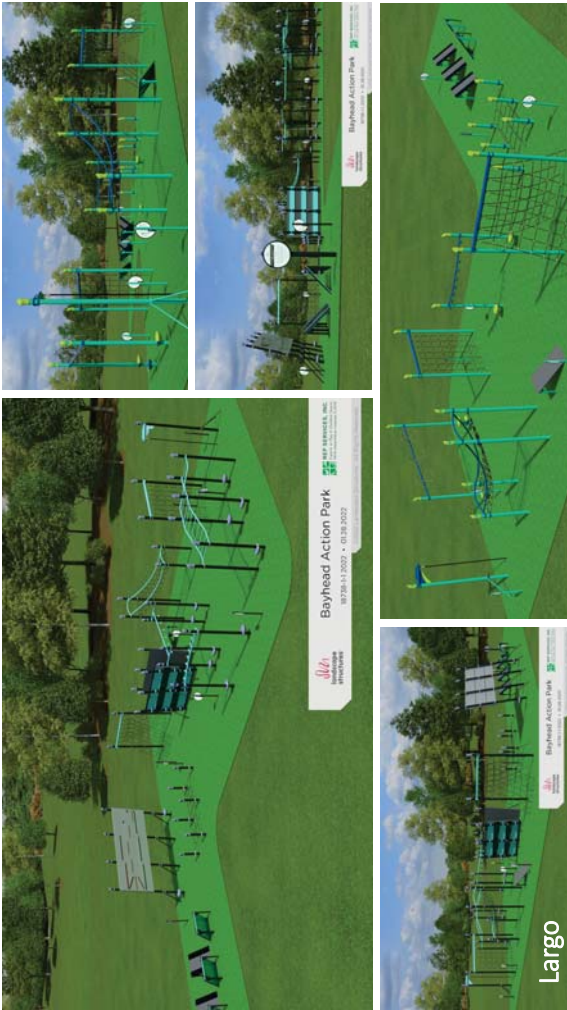
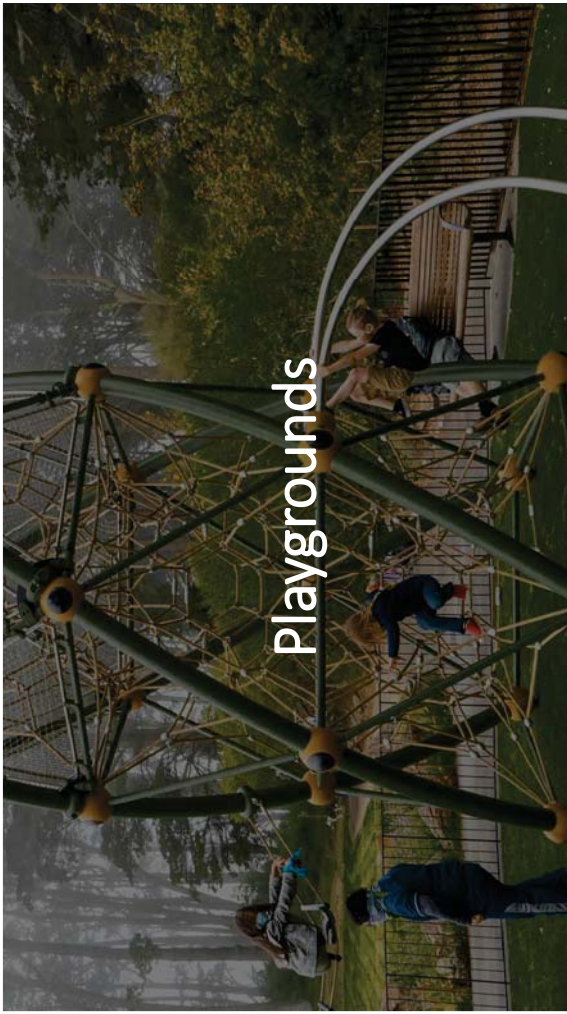


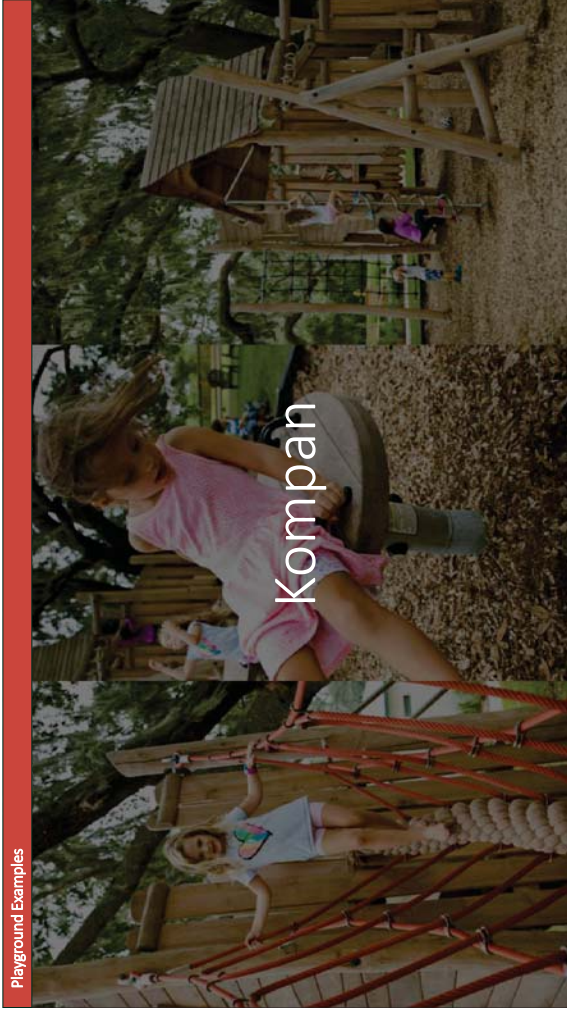
Item 1.



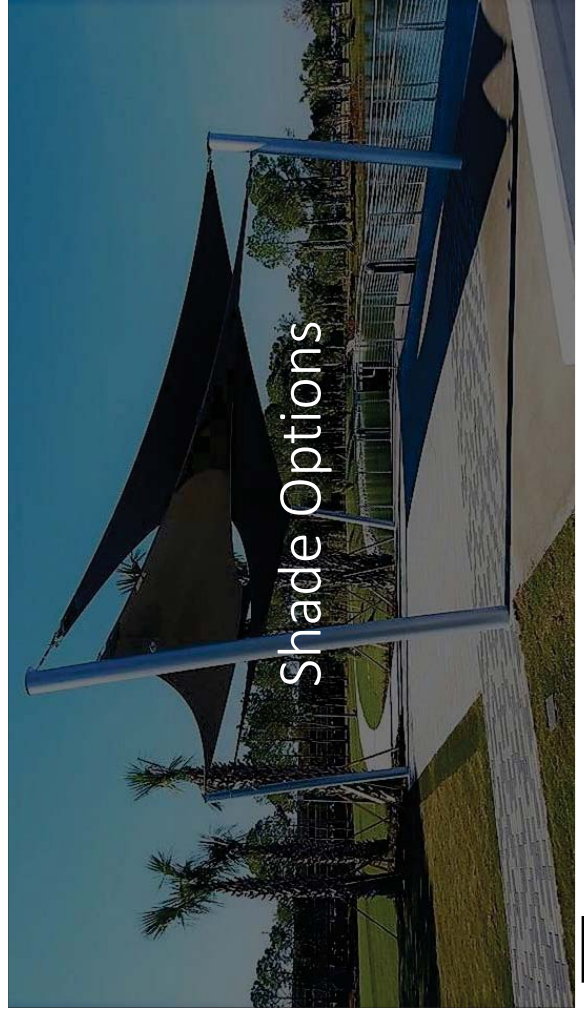
Item 1.







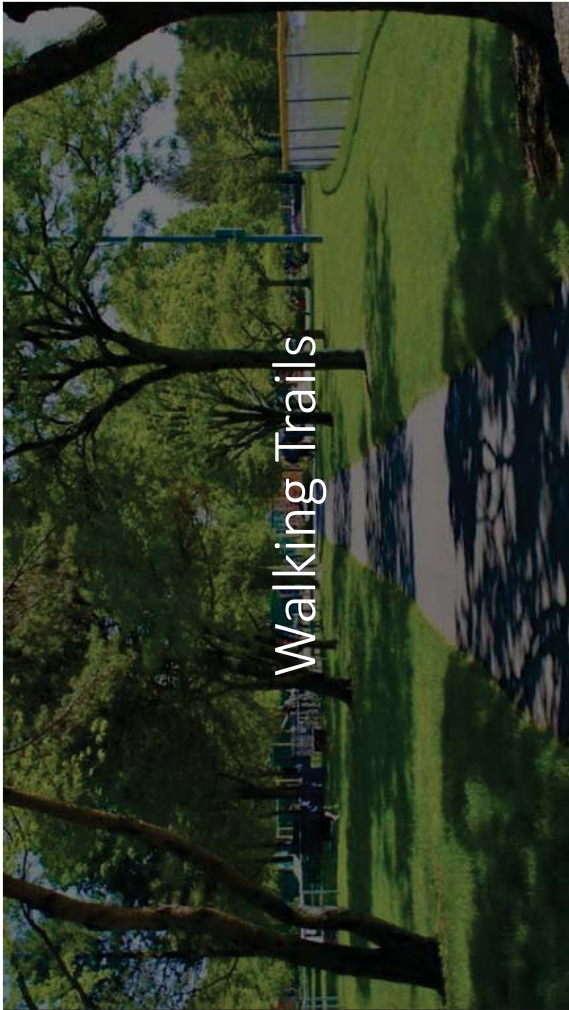
Kompan



Shade Options



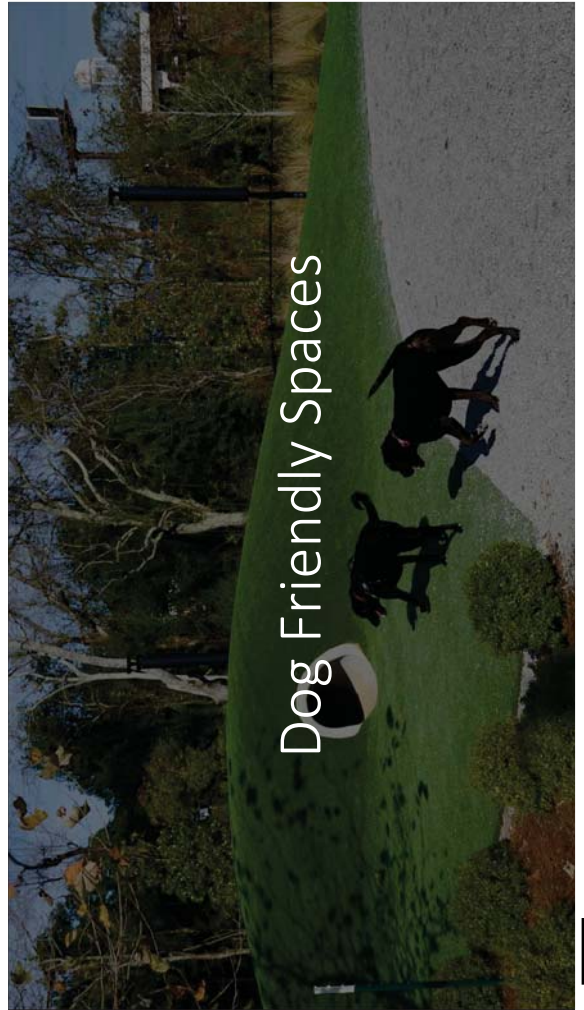
Item 1.



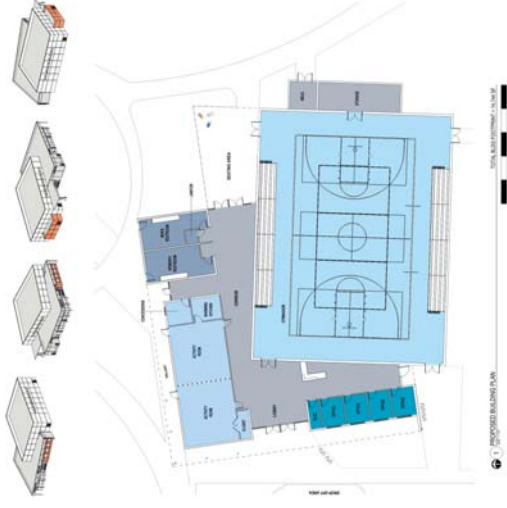
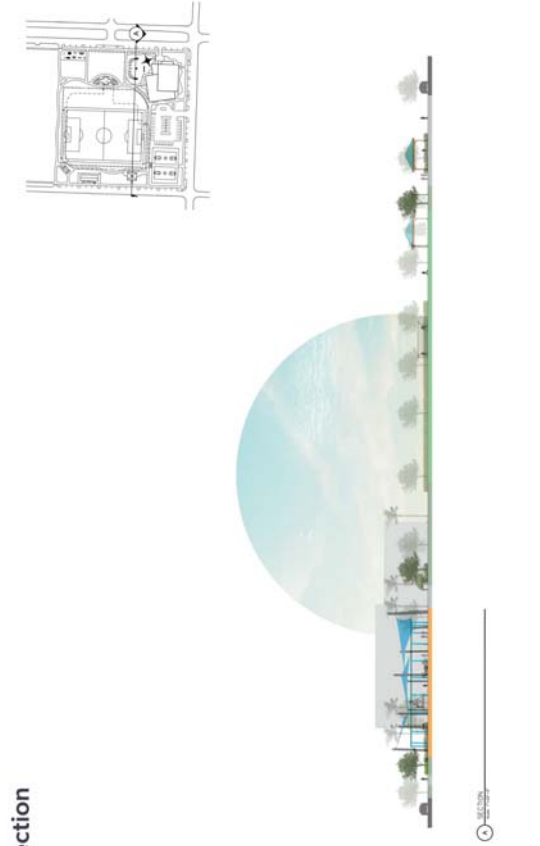
Walking Trails



Item 1.



Dog Friendly Spaces



Section

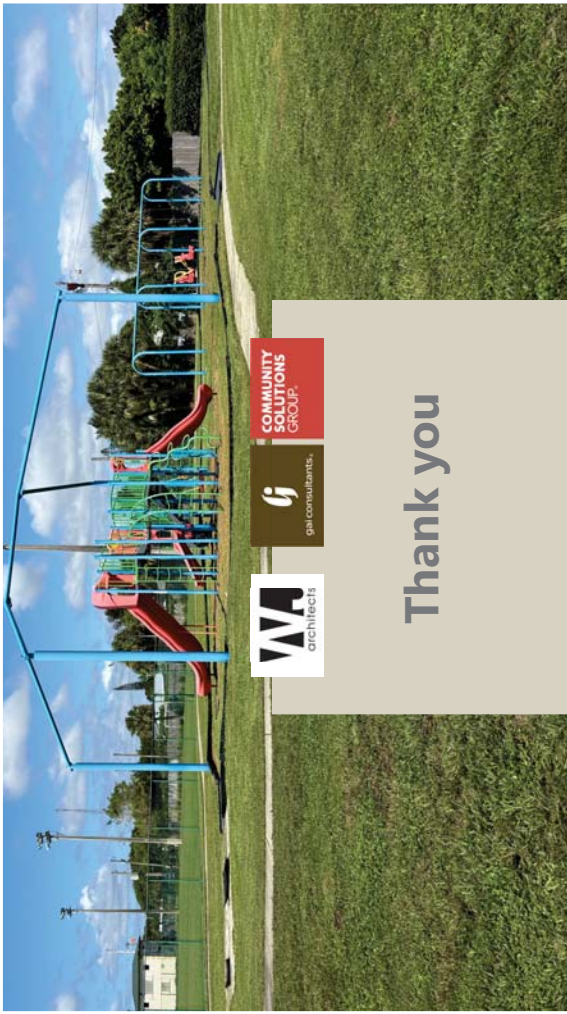
Bert Bostrom Park

ESTIMATE OF PROBABLE CONSTRUCTION COST

Rough Order of Magnitude Estimate

6/23/2026

SUMMARY (BY COMPONENT)		AMOUNT	SIZE TOTAL
A	MULTI-USE SPORTS FIELD (EXISTING)	59,190	0.53%
B	ATHLETIC COMPLEX	7,213,487	64.61%
C	BASKETBALL COURTS (EXISTING)	118,381	1.06%
D	PLAYGROUND	1,040,465	9.32%
E	PLAY MOUND	83,208	0.83%
F	NINJA COURSE	376,757	3.37%
G	PICNIC AREA	49,403	0.44%
H	COMMUNAL LAWN	73,044	0.65%
I	EXISTING CONCESSIONS / RESTROOM BUILDINGS	189,664	1.70%
J	EXISTING TRAILER	61,691	0.55%
K	EXISTING PAVILLION	276,032	2.47%
L	DOG FRIENDLY WALK	810,366	7.26%
M	PARKING	802,998	7.19%
Y	GENERAL SITE WORK & PARK IMPROVEMENTS		
ESTIMATE TOTAL:		\$ 11,164,488	



CRA

Item 1.

Meeting Date 6-17-26

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

Name: Patricia Ledue
Address: 409 2nd Street

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

I would like to make comments on the following **Agenda Item**:
CRA - New Business - # 3 - 800 Park Ave

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

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

CRA

Meeting Date 6/17

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

Name: Mary Taylor
Address: 209 Park Ave

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

I would like to make comments on the following **Agenda Item**:
Rest Boston Park

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

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

June 17, Commission Mtg. Comments MARY TAYLOR**CONCLUSION**

I would like to thank Wannemacher Jensen Architects for their diligent work in assessing the needs and desired amenities that the residents of Lake Park want in the Bert Bostrum Park. The findings confirm what many residents have always expressed to this commission....**Although**, the survey is incomplete and misleading. Questions were asked in English and Spanish and results are shown as pie charts and graphs in English and Spanish *when* Lake Park has one of the highest concentrations of Haitian and French Creole speaking residents in the US, at least 23%.

Soccer fields/multi use sports, updated playground, seating, walking paths, shade trees are the choices of survey responders....but a large building costing over 7 million dollars and a parking lot costing over eight hundred thousand dollars is somehow included in the plan. The online survey with 199 responders listed only one vote (.5%) out of 199 responders for such a building. Both an indoor sport complex and a parking lot is contrary to the storm water goals of the multi million dollar, multi year construction of the existing drainage chamber project that requires maintenance and protection. It doesn't make sense, A small building with restrooms, and storage is needed, but no unnecessary concrete parking lot incroaching on precious green space.

Tonight I respectfully recommend that Resolution 49-06 accepting and approving the final Master Plan for Bert Bostrom Park be tabled for the following reasons:

- Conflicting conclusions, from the incomplete and erroneous presentation report in the agenda packet. *A public input meeting should be held to discuss and explain the discrepancies.*
- Deciding factors such as SB180 and the Property Tax exemption vote in November could completely void or alter parts of the plan. Please table this decision.

535
504

Results

Public Engagement Event – 12/05/2025

Priority Voting 1) highest, Soccer, 94

18) lowest, Meeting Room/Classes

Ornament Wish List soccer fields, playgrounds free play and run

Stakeholders Meeting

1) highest, 12, - 2. 11, Walking Multi/Path

18) lowest, indoor Fitness Center/Rental

Open Forum

pg 81

Great Ideas, No conclusions

Online Survey 199 responses

76.9% / residents 40% couples with children 100%

BB Park Visits 40% rarely, 75% s,

RESULTS SURVEY RESPONSES

What activities do you and family enjoy at the park

1) Soccer/futbol/, Playground 80, Walking/Relaxing 74
features or amenities would you most like to see

1) Walking paths or fitness

2) Shaded seating/ picnic

3) Playground equipment

Interestingly Tennis or Pickleball 53 and soccer only got 4

CENTRAL FIELD/ OPEN SPACE

MULTI-USE SPORTS FIELD 45.2%/ 100%

Importance of community gatherings events, concert, markets, movie nights?

Very Important 46.2%/ 50%

Would you support community center in the park?

Yes, 59% /50%

Amenities,

41.7 /25% basketball, pickle ball, volley ball

23.6%/25% Don't want a community center/gym

How important is it that the park includes environmentally sustainable landscaping, shade trees stormwater-friendly design? 91.5 % AGREE

CRA

Item 1.

Meeting Date 6/17/26

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

Name: Jesse Furman
Address: 798B PARK AVE

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

I would like to make comments on the following Agenda Item: CRA Building 300 Park Ave

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

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

Meeting Date 06-16-2026

CRA

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

Name: Ibrahim Ibrahim
Address: 903 park ave lake park

If you are interested in receiving Town information through Email, please provide your E-mail address: ibrah26610@yahoo.com

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

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

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

Meeting Date _____

CRA

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

Name: Guerry Faustis, MD

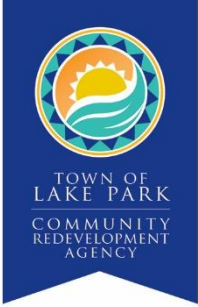
Address: 4431 Westwinds Drive, Riviera Beach, FL 33407

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

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

I would like to make comments on the following **Non-Agenda Item(s)**:
800 Park Ave Building

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



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: June 17, 2026

Originating Department: CRA & Community Development

Resolution 53-07-26 - Façade and Exterior Improvement Grant Agreement – Mr. Nathan Rich - Nadina, LLC – 914 Park Avenue – Up to \$50,000 [CRA Contribution (Grant Award) - \$50,000 & Nadina, LLC - \$96,120]

Agenda Title: _____

Approved by Town Manager: _____ **Date:** _____

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

Cost of Item: \$50,000 **Funding Source:** Grants and Incentives

110-552-520-

Account Number: 82118 **Finance Signature:** Barbara A. Gould

Advertised: _____

Date: _____ **Newspaper:** _____

Attachments: _____

Please initial one:

_____ Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

Mr. Nathan Rich, with Nadina, LLC and property owner of 914 Park Avenue, has requested the CRA Board consider a Façade and Exterior Improvement Grant award in the amount up to \$50,000 [CRA Contribution (Grant Award) – \$50,000 and Nadina, LLC Contribution – \$96,120].

The 914 property is a commercial property located within the Lake Park CRA and includes a gym and US Post office and the property owner intends (with the proposed funding) to improve the appearance and

functionality of the site through a series of exterior improvements designed to enhance curb appeal, improve customer experience and support the continued success of the business.

As a result, the CRA and Town staff have been working with the property owner on the proposed improvements and determined that the proposed project would be eligible for grant funding under the Lake Park CRA’s Façade and Exterior Improvement Grant Program. Proposed major elements are expected to include:

1. Trim and improve existing landscaping throughout the property
2. Install decorative planters at the front entrance of the building
3. Replace the rear entrance door to match the appearance and quality of the front entrance
4. Complete various exterior building repairs and maintenance improvements
5. Sealcoat and restripe the parking lot
6. Replace roof on the entire building

Note: While the proposed improvements have been reviewed for grant eligibility, formal review for compliance with applicable Town Codes, the Florida Building Code, and any other required regulations will be conducted as part of the permit application and review process, as applicable.

The estimated total cost of the proposed property improvements is approximately \$146,120 and the applicant is requesting a CRA Façade and Exterior Improvement Grant in the amount of \$50,000 to assist with the project cost. The remaining project costs will be funded by the property owner.

CRA Contribution (Grant Award):	\$ 50,000
Property Owner Contribution:	<u>\$ 96,120</u>
Total Project Cost:	\$146,120

Note: The Façade and Exterior Improvement Grant, provides that the CRA will provide a grant for 80% of a project cost up to a maximum grant of \$50,000 for projects located on Park Avenue (from 7th Street to 10th Street).

If approved, the property owner intends to begin construction July 14, 2026 and the project is expected to be completed within four to six weeks depending on weather conditions and product availability.

The proposed Grant Agreement was prepared by the CRA Marketing/Project Coordinator, the property owner, Mr. Nathan Rich (Nadina, LLC), the Community Development Director, the Finance Director and the Town Attorney.

Recommended Motion:

I move to approve Resolution 53-07-26 and authorize a Façade and Exterior Improvement Grant Agreement with Mr. Nathan Rich (Nadina, LLC) for improvements to 914 Park Avenue, in an amount up to \$50,000 [CRA Contribution (Grant Award) – \$50,000 and Nadina, LLC Contribution – \$96,120]; and authorize the CRA Chair to execute the proposed Grant Award Agreement.

RESOLUTION 53-07-26

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA APPROVING A GRANT AND AUTHORIZING THE CHAIR TO EXECUTE A GRANT AGREEMENT WITH NADINA LLC, UNDER THE FACADE AND EXTERIOR IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 914 PARK AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the Town of Lake Park, a public body duly organized under the laws of the State of Florida (“CRA”) has the powers and authority conferred upon it by Chapter 163, Part III, Florida Statutes; and

WHEREAS, pursuant to Fla. Stat. §163.360(7)(d), the CRA has determined that its adopted Lake Park Community Redevelopment Master Plan (the “Master Plan”) affords the maximum opportunity for the rehabilitation or redevelopment by private enterprise within the Redevelopment Area, as defined in the Master Plan; and

WHEREAS, the Master Plan identifies aesthetic improvement grants as an opportunity for the rehabilitation and redevelopment of properties located within the Redevelopment Area governed by the Master Plan; and

WHEREAS, in furtherance of its goals, the CRA adopted Redevelopment Incentive Programs to provide grants to eligible recipients for certain property improvements; and

WHEREAS, Nadina, LLC (the "GRANTEE") having an address at 914 Park Avenue in the Town of Lake Park, Florida (“Property”); and

WHEREAS, the Grantee is seeking a Facade and Exterior Improvement Program Grant from the CRA in an amount not to exceed \$50,000 (“Grant”) to be used for the rehabilitation and redevelopment of the Property; and

WHEREAS, the CRA Board of Commissioners (“Board”) finds that awarding the Grant to the Grantee based upon the terms set forth in that certain Lake Park Community Redevelopment Agency Façade and Exterior Improvement Program Grant Agreement attached hereto as **Exhibit “A”** (“Grant Agreement”) is within its powers as set forth in Fla. Stat. §163.370 and is consistent with the Redevelopment Incentive Programs.

NOW, THEREFORE, BE IT RESOLVED BY THE LAKE PARK COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE TOWN OF LAKE PARK, FLORIDA AS FOLLOWS:

Section 1. The above whereas clauses are true and correct and are incorporated herein.

Section 2. The Board hereby approves the Grant and authorizes the Chair of the CRA (“Chair”)

to execute the Grant Agreement between the CRA and Grantee. The Chair is further authorized to execute all documents necessary to achieve these purposes.

Section 3. This Resolution shall become effective immediately upon adoption.

#7734811 v1 26508-00003

FAÇADE AND EXTERIOR IMPROVEMENT PROGRAM GRANT AGREEMENT

THIS LAKE PARK COMMUNITY REDEVELOPMENT AGENCY FAÇADE AND EXTERIOR PROGRAM GRANT AGREEMENT ("Agreement") is made this _____ day of 2026, by and between the Town of Lake Park Community Redevelopment Agency (the "CRA"), having an address at 535 Park Avenue, Lake Park, Florida 33403, and Nadina, LLC (the "GRANTEE") having an address at 914 Park Ave, Lake Park, FL 33404 (collectively the Parties).

RECITALS:

WHEREAS, the CRA has such powers and authority as have been conferred upon it by Chapter 163, Part III, Florida Statutes; and

WHEREAS, pursuant to Fla. Stat. § 163.360(7)(d), the CRA has determined that its adopted redevelopment Master Plan authorizes the award of grants for the rehabilitation or redevelopment of properties by private enterprises or individuals within the redevelopment area; and

WHEREAS, the CRA's Master Plan authorizes aesthetic improvement grants as an opportunity for the rehabilitation and redevelopment of properties within the community redevelopment area governed by the CRA Master Plan; and

WHEREAS, on July 17, 2024, the CRA adopted a Redevelopment Incentive Program via Resolution 48-07-24 to provide grants to eligible recipients for the improvement of properties and businesses; and

WHEREAS, the GRANTEE owns the property located at 914 Park Avenue in the Town of Lake Park, Florida (the Property); and

WHEREAS, the GRANTEE is seeking a Façade and Exterior Improvement Program Grant from the CRA in the amount of \$50,000 (the Grant) to be used for the rehabilitation and redevelopment of the Property; and

WHEREAS, the CRA Board of Commissioners (the Board) finds that awarding the Grant to the GRANTEE is within its powers as set forth in Fla. Stat. § 163.370.

NOW THEREFORE, in consideration of the above recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

SECTION 1. RECITALS:

The recitals are incorporated herein.

SECTION 2. THE PROPERTY:

The Property is owned by Julie Thach in her individual capacity and is legally described as:

SECTION 3. THE GRANT:

- 3.1 The CRA hereby awards GRANTEE a sum not to exceed \$50,000. The full amount of the Grant shall be used solely for Façade and Exterior renovation to the Property and the use of all funds shall be in strict conformance with the GRANTEE'S application, a copy of which is attached hereto and incorporated herein as Exhibit "A" and the renovation proposal attached hereto and incorporated herein as Exhibit "B" (collectively, the "Scope of Work").
- 3.2 The CRA's obligation is limited to awarding the Grant. The CRA is not liable and does not assume any liability for GRANTEE'S activities associated with the use of the Grant funds, nor GRANTEE'S personnel decisions, business decisions or policies, including but not limited to the hiring of employees, contractors and agents, paying their salaries or the expenditure of overhead costs.
- 3.3 Changes in use of the Grant proceeds must be approved, in writing, by the CRA Board . Requests for change must be in writing by the GRANTEE to the CRA Executive Director.
- 3.4 As security for GRANTEE'S performance, GRANTEE shall, , execute a Promissory Note, a Mortgage and Security Agreement, a Restrictive Covenant and a Guaranty in favor of CRA. These documents, along with this Agreement, constitute the "Grant Documents". The Grant Documents shall be cancelled upon full compliance with the terms of said documents by GRANTEE.
- 3.5 All disbursements of the Grant proceeds shall be made on a lump sum, reimbursement basis for the Scope of Work included in the Application attached hereto as Exhibit "A". Grant funds shall be used solely for exterior improvements to the Property and shall be paid only upon the CRA's receipt of documentation establishing prior payment by the GRANTEE of the total cost of all improvements. Documentation includes, but is not limited to, receipts, invoices, canceled checks, and such other documents as the CRA may require. Requests for reimbursements must be submitted to the CRA Administrator and shall include receipts and a letter summarizing the funding request.

SECTION 4. SCOPE OF WORK

4.1 GRANTEE shall use funds provided in accordance with the work contained in the Application, a copy of which is attached and incorporated herein as Exhibit “A” and the Renovation Proposal(s) which is attached hereto and incorporated herein as Exhibit “B” (collectively, the “Scope of Work.”).

4.2 Any amendments to Exhibits “A” and “B” desired by GRANTEE shall be submitted in writing to the CRA Executive Director. Amendment must be accompanied by written justification and must be approved by the CRA Executive Director in writing prior to commencing any work.

SECTION 5. EFFECTIVE DATE, TERM, COMMENCEMENT AND COMPLETION DATES

5.1 The “Effective Date” of this Agreement shall be the date of execution by the Parties.

5.2 The Term of this Agreement shall be for twenty four (24) months from the Effective Date. This Agreement may be renewed, extended or amended upon mutual agreement by the Parties for up to three, one year terms.

5.3 Work provided in the Scope of Work shall commence on or before 180 days after approval of this Agreement and shall be fully completed not later than 60 days prior to the end of the Term or any successive terms of this Agreement.

SECTION 6. SPECIAL CONDITIONS

6.1 CESSATION OF OCCUPANCY OR OWNERSHIP. In the event the GRANTEE sells, ceases to own or occupy the Property for a period of two years from the date of completion of improvements, GRANTEE shall repay the full amount grant funds advanced by the CRA pursuant to this Agreement. The determination that GRANTEE has sold, transferred or otherwise ceases to own or occupy the Property shall constitute an event of default for which the default provisions in Section 9 of this Agreement. This provision shall survive termination or expiration of this agreement.

6.2 ASSIGNMENT. GRANTEE shall not assign, transfer, or otherwise dispose of any of its rights or obligations under this Agreement without prior written consent of the CRA.

6.3 AMENDMENT. This Agreement shall not be modified, except in a writing signed by the Parties.

6.4 RULES, REGULATIONS AND LICENSING REQUIREMENTS. GRANTEE and its contractors, agents, and employees must possess all licenses and permits required to conduct its business affairs, including federal, state, city and county. In addition, GRANTEE shall comply with all applicable laws, ordinances and regulations to carrying out the Scope of Work.

- 6.5 GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida and all legal actions brought pursuant to this Agreement shall be brought in Palm Beach County, Florida, or if federal, said action shall be brought in the United States District Court, Southern District of Florida.
- 6.6 COUNTERPARTS. This Agreement may be executed in duplicate counterparts which when construed together shall constitute a single instrument.
- 6.7 SEVERABILITY. Any provision of this Agreement which is deemed by a court of competent jurisdiction to be ineffective shall not effect or render the remaining provisions of this Agreement unenforceable or invalid.
- 6.8 INDEMNIFICATION. The Grantee agrees to indemnify and save harmless the CRA and the Town of Lake Park and its elected or appointed officers, employees, agents, and consultants from and against any and all liability, expense, or damage of any kind or nature and from any suits or claims, including reasonable legal fees and expenses, on account of any matter, whether in suit or not, arising out of this Agreement.
- 6.9 ATTORNEY FEES. In the event either party is required to enforce the terms of this Agreement, the prevailing party shall be entitled to the reimbursement of its attorney fees, at the trial court and appellate levels.
- 6.10 SUCCESSORS AND ASSIGNS. This Agreement and the terms herein shall inure to the benefit of and be legally binding upon the Parties' successors and assigns.
- 6.11 COSTS. GRANTEE shall obtain and pay for any permits, licenses, federal, state and local taxes chargeable to it in carrying out the improvements set forth in the GRANTEE'S application.
- 6.12 PLEDGES OF CREDIT. GRANTEE shall not pledge the Town of Lake Park or its CRA's credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien or any form of indebtedness.
- 6.13 PUBLIC RECORDS LAW. The GRANTEE shall allow public access to all documents, papers, letters or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the GRANTEE in conjunction with the Contract. Failure by the GRANTEE to grant such public access shall be grounds for immediate unilateral cancellation of this Contract by the Town.

With respect to public records, the Contactor/ Vendor is required to:

- 6.13.1 Keep and maintain public records required by the Town to perform the service.

- 6.13.2 Upon the request of the Town’s custodian of public records, provided the town with such public records within a reasonable time at a cost that does not exceed the costs provided for in Chapter 119, Florida Statutes.
 - 6.13.3 Ensure that any public records that are exempt or confidential from public records disclosure are not disclosed except as authorized by law for the duration of the term of this Agreement, and following completion of this Agreement if the Contactor/Vendor does not transfer the records which are part of this Agreement to the Town.
 - 6.13.4 Upon the completion of the term of the Agreement, transfer, at no cost, to the Town all public records in possession of the Contactor/Vendor; or keep and maintain the public records associated with the services provided for in the Agreement. If the Contactor/Vendor transfers all public records to the Town upon completion of the term of the Agreement, the Consultant/Vendor shall destroy any duplicate public records that are exempt of confidential from public records disclosure. If the Contractor/Vendor keeps and maintains public records upon completion of the term of the Agreement, the Contractor/Vendor shall meet all applicable requirements pertaining to the retention of public records. All records stored electronically shall be provided to the Town, upon request from the Towns custodian of public records, in a format that is compatible with the information technology systems of the Town.
 - 6.13.5 IF THE CONTRACTOR/VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THE CONTACTOR/VENDOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: TOWN CLERK, 535 Park Avenue, Lake Park, Florida 33403, 561-881-3311, townclerk@lakeparkflorida.gov.
- 6.14 INSPECTOR GENERAL. GRANTEE is aware that the Inspector General of Palm Beach County has the authority to investigate and audit matters relating to the negotiation and performance of this contract, and may demand and obtain records and testimony from the GRANTEE and its subcontractors. GRANTEE understands and agrees that in addition to all other remedies and consequences provided by law, the failure of GRANTEE or its subcontractors to fully cooperate with the Inspector General when requested may be deemed by the Town to be a material breach of this Agreement justifying its termination

- 6.15 NOTICES. All notices required in this Agreement if sent to the CRA shall be mailed to:

Lake Park Community Redevelopment Agency
535 Park Avenue
Lake Park, Florida 33403
Attn: Executive Director

All written notices if sent to the GRANTEE shall be mailed to the address in paragraph one of page 1 above.

SECTION 7. DEFAULT AND REMEDIES.

- 7.1 GRANTEE'S DEFAULT. GRANTEE'S failure to comply with any of the provisions of this Agreement shall constitute a default upon the occurrence of which the CRA may, in its sole discretion, (i) withhold, temporarily or permanently, all, or any unpaid portion of the Grant upon giving written notice to GRANTEE, and/or (ii) terminate this Agreement and demand a full refund of all funds advanced. Upon default the CRA shall have no further obligations to GRANTEE under this Agreement.
- 7.2 REPAYMENT OF FUNDS. GRANTEE shall repay the CRA (i) for all unauthorized, illegal or unlawful expenditure of funds, including unlawful and/or illegal expenditures discovered after the expiration of this Agreement; (ii) in the event of default under this Agreement; (iii) in the event any funds are lost or stolen; or (iv) if the work was not completed in accordance with the Scope of Work. Any portion of the grant which is to be repaid to the CRA shall be paid by delivering a cashier's check for the total amount due within thirty (30) days of the CRA'S demand.
- 7.3 TERMINATION OF THIS AGREEMENT. The CRA may terminate this Agreement with or without cause or for its convenience. Termination of this Agreement by the CRA shall relieve the CRA of any further obligations hereunder. Such termination shall not release GRANTEE from its obligations under this Agreement including, but not limited to, obligations relating to the completion of activities funded while the Agreement was in effect but not completed prior to the date of termination, or repayment of any funds GRANTEE is obligated to repay.
- 7.4 LIMITATION ON RIGHTS AND REMEDIES. Nothing contained herein shall be construed as limiting or waiving any rights of the CRA to pursue any remedy which may be available to it in law or in equity. Nothing contained herein shall act as a limitation of the CRA's rights in the event that GRANTEE fails to comply with the terms of this Agreement.
- 7.5 CRA'S DEFAULT. In the event the CRA fails to comply with the terms of this Agreement, GRANTEE shall provide the CRA with notice detailing the nature of the default, whereupon the CRA shall have thirty (30) days within which to initiate corrective actions and ninety (90) days within which to cure the default. Should the CRA fail to cure the default, GRANTEE's sole remedy shall be to terminate this Agreement. The effective date of any such termination shall be the date of the notice of termination given by GRANTEE to the CRA.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned parties have signed this Agreement effective on the date of execution by the CRA.

Signed, sealed and delivered in the presence of

LAKE PARK COMMUNITY
REDEVELOPMENT AGENCY

Attest: _____
Agency Clerk

By: _____
Roger Michaud, Chair

Date: _____

CRA Attorney
Approved as to form and legality
By: _____

GRANTEE

By: _____

Print Name: _____

Title: _____

Date: _____



SHEER
Enterprises

SHEER ENTERPRISES, INC.
Construction Division
6250 N Military Trail Unit 204
West Palm Beach, FL 33407
Telephone: (561) 202-1097
Fax: (800) 832-1245

To: Nadina LLC
Nathan Rich / Zechariah Cesani
Nathan@richglobal.com
zcesani@theaveluxe.com

Job:SH-25-1368 – Nadina LLC
904 Park Avenue
Lake Park, FL 33403

Parking Lot – Reseal and Restripe

1. DAMAGED ASPHALT REPAIR: (18) Locations; Up to 400 Sq. Ft.

- Sawcut where required and clean areas to be patched.
- Tack areas with DOT approved primer tack.
- Install hot plant mixed asphalt, Type SIII.
- Roll and compact areas with a 3-5 ton roller.
- Remove any related debris.

2. SEALCOATING: (1) Coat Squeegee; (1) Coat Spray, In (1) Mobilization; Up to 17,919 Sq. Ft

- Secure area with cones and barricades.
- Thoroughly clean the entire asphalt area.
- Heavy oil spots will be treated with a bonding agent.
- Apply by squeegee, one coat of Neyra Industries Tarconite commercial grade coal tar sealer that meets
 - or exceeds federal specifications, with a 2% latex additive to manufacturer's specifications with 3-5 lbs.
 - of sand added per gallon, mechanically agitated and applied at the rate of 1/5th of a gallon per square
- yard.
- Apply by spray, a second separate coat of sealer with sand in the same quantity and proportion as the
 - first coat.

3. CRACK FILLING: Up to 200 LF

6250 N. Military Trail, Ste. 204, West Palm Beach, FL 33407
(561) 842-1427 ☐ (800) 844-6554 ☐ Fax: (561) 881-8570



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- Prepare areas for crack filling.
- Clean areas prior to crack filling.
- Fill the cracks using Seal Master rubberized cold pour crack filling material.
- Cap the filled cracks with the same material.
- Haul away any related debris.





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Back Door Replacement

Phase 1:

Meet with MOD

Prep work area

Remove and dispose of old hollow metal door, frame and hardware

Prep opening to receive new storefront materials

Install 1 new 2"x2"x5" aluminum Impact rated storefront frame

Install 1 new 83" aluminum continuous hinge

Install 1 new 3070 Impact rated medium stile storefront door glazed with 9/ 16" impact glass

Install 1 new surface mounted heavy duty door closer with arm and bracket

Install new RIM exit device with night latch and exterior cylinder

Supply and install new screws and fasteners as required

Install new hurricane rated threshold

Install 1 new 36" vinyl door sweep

Install new 3070 weather seal kit

Make any necessary adjustments as needed

Test door for proper operation

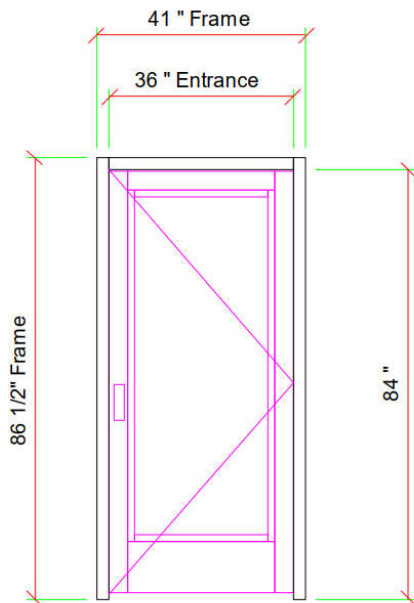
Make spot repairs to the interior drywall and exterior stucco

Have MOD confirm

Clean work area

Phase 2:

Supply and Install GymMaster Access to new door



6250 N. Military Trail, Ste. 204, West Palm Beach, FL 33407
(561) 842-1427 □ (800) 844-6554 □ Fax: (561) 881-8570

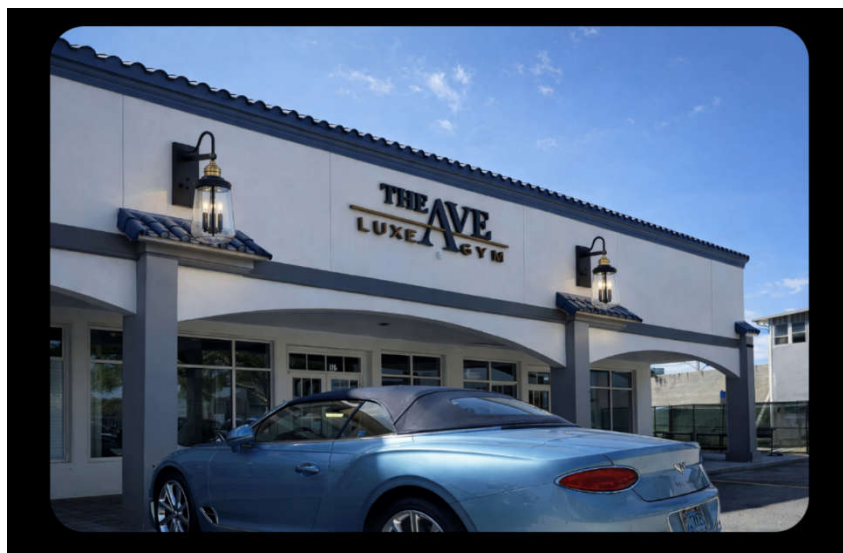


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Light Fixture Replacement

Supply and install (6) Light fixtures per client specification



6250 N. Military Trail, Ste. 204, West Palm Beach, FL 33407
(561) 842-1427 □ (800) 844-6554 □ Fax: (561) 881-8570



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Planters

Supply and install (5) large black rectangular planters with Simpson's Stopper

*Simpson's Stopper (*Myrcianthes fragrans*) is an excellent, low-maintenance, drought-tolerant, and slow-growing native shrub that thrives in pots, often reaching 1–2 ft in a 3-gallon pot to 6–8 ft in a 25-gallon container. It requires full to partial sun, well-draining soil, and minimal pruning to maintain shape. Simpson's Stopper (*Myrcianthes fragrans*) is a Florida native that provides your landscape with springtime flowering, colorful berries and evergreen leaves. Not only does it look great, this plant is versatile; it can function as a shrub or a small tree depending on the cultivar and how you prune it.



*Planters will be ordered in **black**

6250 N. Military Trail, Ste. 204, West Palm Beach, FL 33407
(561) 842-1427 ☐ (800) 844-6554 ☐ Fax: (561) 881-8570



Tree Trimming

Supply labor, materials, and debris removal for extension power pruner to lightly lift (3) hardwood trees in front of Plaza:

- Trim all trees away from the building.
- Trim any dead or low hanging branches as required.

Roof Repairs – Re-Roof/Roof Over

New Low Slope TPO 60 Mil Single Ply Roofing System

1. Supply and install new preliminarily mechanically attached ¼” Densdeck or equal to the existing roof and deck.
2. Supply and install new Install Mechanically Attached Membrane (60 mil GAF white) in the field according to GAF specifications.
3. Supply and install new TPO flashing.
4. Remove all trash and debris from the roof and grounds leaving the roof and grounds in pristine condition.

TOTAL COST: \$146,120.00

We hereby propose to complete following above specification, for the sum Of One Hundred Forty Six Thousand One Hundred Twenty Dollars.

Urgent Notice: This quotation is based on current pricing from our suppliers

Date: 03/30/2026

Seamus Byrnes - Company Representative
E-mail: sbyrnes@sheerenterprises.com
Ph: (786) 280-7044

Terms and Conditions

Prices are subject to change if not accepted in 30 days. Prices are subject to change if the job site delivery of material ordered is not completed in 60 days from the acceptance date. In the event of a purchaser breaches or defaults under the terms of provisions of this agreement, the purchaser shall be responsible for the costs of collection, including reasonable attorney’s fees. The seller shall be entitled to full and final payment on the purchase order.

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(561) 842-1427 ☐ (800) 844-6554 ☐ Fax: (561) 881-8570



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Acceptance: Terms, price, and specifications on this proposal are hereby accepted and authorized.

Purchaser: _____

Signature: _____

Title: _____

Date: _____

Town of Lake Park
Community Redevelopment Agency



**FAÇADE AND EXTERIOR
IMPROVEMENT PROGRAM**

FAÇADE AND EXTERIOR IMPROVEMENT GRANT PROGRAM

About the Program

The Façade and Exterior Improvement Grant Program is a targeted incentive to businesses and property owners located in the Lake Park CRA for improvements to the exterior of commercial properties and buildings. Eligible activities include painting, repair and other architectural elements attached to the building exterior, such as awnings, exterior door and window replacement, landscaping, parking lot improvements, lighting and decorative pavement.

Funding Areas:

- **Park Avenue:** The CRA will provide a grant for 80% of a project cost up to a maximum CRA grant of \$50,000 for projects located on Park Avenue from 7th Street to 10th Street.
- **10th Street:** The CRA will provide a grant of 80% of a project cost up to a maximum CRA grant of \$50,000 for projects located on 10th Street from Northlake Blvd. to Silver Beach Road within the CRA Boundaries.
- **Industrial Areas and Remainder of CRA:** The CRA will provide a grant of 80% of a project cost up to a maximum CRA grant of \$20,000 for projects located within the Industrial areas of the CRA.

<u>Example</u>	
Project Cost:	\$62,500
CRA Grant:	\$50,000
Owner's Responsibility:	\$12,500

Eligibility Requirements

- Eligible improvements include aesthetic improvements to the building structure, such as exterior painting, installation of awnings, new windows and/or doors, signage, landscaping or parking lot improvement. In addition, removal of chain link fencing and replacement with decorative fencing and landscaping will be considered an eligible improvement.
 - **Reimbursement percentage for exterior door and window replacements is 50% of their cost.**
- Adjoining parking lots, landscaping and roofs are ineligible as stand-alone projects however they may be included as a component of the eligible improvements as described above and will only be considered in conjunction with the overall physical facade improvements to the structure.
- Due to limited funding, CRA Staff will evaluate submissions and select those that beautify the neighborhood, will be a catalyst for other businesses and complement area improvements. Since this program is intended as an incentive to go beyond standard code requirements, CRA Staff may request applicants to revise applicable improvements to further enhance the overall property and area where the improvements are located.

- Applications (or multiple applications submitted in tandem) that improve one full City block or represent large scale redevelopment or multiple addresses for one of the targeted uses may be eligible for additional funding at the discretion of the CRA Board of Commissioners.
- Property to be improved must be free of all municipal and county liens, judgments or encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in the Lake Park CRA Master Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.
- Non-profit owned and residentially zoned properties are NOT eligible.
- If tenant is applying, applicant must have an executed multi-year lease (two-year minimum).
- All work must be done in compliance with applicable Town of Lake Park Building Codes and Land Development Regulations. All contractors must be licensed in Palm Beach County.
- It is recommended that no construction begin until a Grant Agreement is signed by all parties. Improvements completed prior to CRA staff review and approval by the CRA Board will not be eligible.
- Properties that are sold within twenty-four months of receiving grant funding must repay the full amount if it's the property owner applying for the grant.
- CRA Staff will review the application within ten (10) business days of submittal. You will be notified if additional information is required. Approval from the CRA Board could take up to 90 days from CRA Staff approval; however, all efforts will be made to expedite approvals of applications that are complete.

FAÇADE AND EXTERIOR IMPROVEMENT GRANT PROGRAM APPLICATION

Date of Application 4/8/2026

Address of project requesting incentive: 914 Park Ave, Lake Park, FL 33404

Applicant Information:

Name: Nathan Rich

Business: Nadina, LLC

Address: 914 Park Ave, Lake Park, FL 33404

Phone: 561-632-5582 Fax: _____

Email: nathan@richglobal.com

Does the applicant own property? Yes No

If "No", when will property be in control (own or long-term lease) of applicant?

Indicate the owning entity of the property (i.e. name on property title)

Description of the Business (use) that will occupy this property:
US Post Office, The Ave Luxe Gym

Project Description (proposed improvements per this application):
Landscaping - Trim trees, add planters to front of building

Rear Entrance - Replace back entrance door to match front

Other exterior repairs - Seal and restripe parking lot, Re-roof entire building

Project cost per this application \$146,120.00

Total Funding Request \$50,000

7. Has the Applicant completed or plans to complete any other improvements to the property outside of the Scope of this application (i.e., interior)? If so what and when?

Estimated Cost: N/A

8. Attach and Sign Eligibility and Application Requirements Form.

Authorized Representative


Business Owner Signature

Property Owner Signature
(If different)

Nathan Rich
Print Name

Print Name

The Façade and Exterior Improvement Grant Program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the designated CRA areas are not eligible for CRA funded programs when such funding conflicts with the goals expressed in the CRA Community Redevelopment Master Plan.

EXHIBIT A
Community Redevelopment Agency (CRA)
Eligibility and Application Requirements Form

****Please read and initial beside each application requirement once complete.**

Step 1: Application Process/Requirements

_____ Meet with CRA Staff to determine if the property/business is eligible for a CRA grant.

_____ Complete application and review checklist to ensure all requirements have been met. Incomplete applications will not be accepted. *Please contact CRA Staff with any questions on the application.*

_____ Meet with the Community Development Department to determine that the initial review of the project will be in compliance with the Town of Lake Park codes subject to final review during the building permit process.

Signature of Planning Staff person

Meeting Date

_____ Provide a photograph of the property showing the area(s) for improvement.

Conceptual design drawing(s) and/or site plan of the proposed improvements. Visual improvements must be shown. If your site plan or application request includes landscaping, the landscaping must be a species and variety of native plants that are drought tolerant, require little irrigation and withstand the environmental conditions of Lake Park. Irrigation systems must prevent over spray and water waste and it is recommended a drip irrigation system be installed.

Two (2) bids from licensed contractors. Bids must be typed and contain the following information; contractors license number, name, address, phone number and fax number. Hand written bids will not be accepted.

NIA If this is a tenant improvement, a copy of the lease agreement must be provided.

NIA If applicable, include a list of jobs to be created and filled, including job descriptions, pay range and a weekly schedule. For current businesses, provide a list of all current positions.

If applicable, a copy of a valid Business Tax License with the Town of Lake Park.

Submit the Eligibility and Application Requirements Form initialed and signed by applicant.

If additional information is required to finalize the application, additional time will be required for approval.

Step 2: Execution of Grant Agreements and Setting up a Financial Account

_____ Following CRA Board approval, CRA Staff will provide the applicant with the following, but not limited to, legal documents for signature. Some documents may be recorded in the public record. Examples of agreements could include:

- Grant Agreements
- Promissory Note
- Mortgage and Security
- Guaranty
- Restrictive Covenant

_____ A Federal W-9 form and Taxpayer Identification form must be provided for financial documentation and reimbursement purposes.

_____ The CRA will require 3 original copies of the Grant Agreement be fully executed. One (1) shall be retained by the applicant.

_____ Upon receipt of the executed legal documents, CRA staff will request a Purchase Order be issued which will allow for reimbursement.

Step 3: Grant Reimbursement Procedures

_____ All grant funded improvements must commence prior to 180 days after CRA Board approval and must be substantially complete within 60 days of the grant expiration. Any request for modification of the Grant Agreement must be submitted not less than 60 days prior to the grant expiration in order to be considered by CRA Staff.

_____ Grant payments are on a reimbursable basis at the completion of the project. All disbursements of the grant proceeds shall be made as a lump sum payment pending full completion of the project as described in the Grant Agreement.

_____ Upon completion of the project, the submission for reimbursement of the grant proceeds must be submitted in an invoice to the CRA and contain the following information:

- Name as provided in the Grant Agreement
- Address
- Reimbursement amount
- Purchase Order Number
- Certificate of Occupancy and documentation establishing payment by the applicant of the total cost of all the improvements
 - Receipts, invoices, cancelled checks and any other documents the CRA may require as proof of payment.
- Digital photos of the completed project

_____ The CRA will review the grant reimbursement requires within then (10) business days of submittal of the required documentation and forward it to the Finance Department to process the reimbursement payment. A check will be disbursed within forty-five (45) days of the payment requires to the Finance Department.

Acknowledgments (Please initial indicating your understanding):

_____ Property to be improved is free of all municipal and county liens, judgments or encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in Lake Park CRA Master Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

_____ Completed application(s) shall be initially reviewed by CRA Staff within ten (10) business days. If additional information is required to finalize the application, additional time will be required for approval process.

_____ The application must be signed by the property owner authorizing the proposed improvements.

_____ Properties that are sold within twenty-four months of receiving grant funding must repay the full amount if it's the property owner applying for the grant.

_____ I fully understand the Grant Reimbursement Requirements and Procedures as described within this document.

I have read and completely understand the program, including the Eligibility and Application requirements and Grant Reimbursement requirements and procedures.



Applicant Signature

4/22/26

Date

Nathan Rich

Print Applicant Name

I authorize the improvements as stated in this application:



Property Owner Signature

4/22/26

Date

Nathan Rich

Print Owner Name

Prepared by &Return to:
Town of Lake Park
Community Redevelopment Agency
Attn: Executive Director
535 Park Avenue
Lake Park, FL 33403

RESTRICTIVE COVENANT

This Restrictive Covenant is made this ____ day of _____, 20____, by Nadina, LLC having an address at 904 Park Ave, Lake Park, FL 33404, (“Owner”) in favor of the LAKE PARK COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic under part III, chapter 163, Florida Statutes, with an address at, 535 Park Avenue, Lake Park, FL 33403 (the “CRA”).

WHEREAS, the CRA desires to encourage and assist in improving businesses within the CRA; and

WHEREAS, the CRA desires to award a grant to owner to accomplish these purposes provided owner is willing to retain ownership of the business and the property as provided herein.

NOW, THEREFORE, in consideration of Ten dollars (\$10.00) and other good and valuable consideration received by the CRA, the Parties hereby agree as follows:

1. The Owner agrees that the several covenants, conditions and restrictions contained in this instrument shall attach to and run with the land, and shall be binding on the Owner, transferees, and their executors, heirs, successors and/or assigns and all persons claiming by, through or under them for a period of two (2) years from the date of completion of improvements provided for in that certain Facade and Exterior Improvement Program Grant Agreement between Owner and the CRA dated _____, 20____ (the “Restrictive Period”).
2. The property to which this Restrictive Covenant attaches is located at 904 Park Ave, Lake Park, FL 33404 , legally described as:

Lots 1 through 7, Block 2, Kelsey City, according to the plat thereof as recorded in the Public Records of Palm Beach County, Florida. (the “Property”).

3. Subject to the provisions of Section 4 below, the business and the Property shall remain under the ownership of the Owner without regard to the term of any mortgage or the transfer of ownership, for not less than the Restrictive Period specified above, except upon foreclosure by any lender, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD, such restriction shall terminate. Upon the occurrence of any of these events, the CRA has and may exercise its right of first refusal to purchase the property to recapture the financial assistance provided to Owner. However, the Provisions hereof shall be revived according to the original terms if, during the original Restrictive Period, the Owner of record or any entity that includes the former Owner or those with whom the former Owner has or had family or business ties, obtains an

ownership interest in the Property prior to the foreclosure or other transfer.

4. During the Restrictive Period if each and every of the stipulations, agreements, conditions and covenants of the Grant Documents are not fully performed, complied with and abided by or if the Owner fails to maintain ownership of the business or the property, sells or rents all or a portion thereof, assigns the Promissory Note and/or Mortgage or in any manner transfers title, use or ownership of the business or the property (the "Events") before the end of the last day of the Restrictive Period, the entire principal amount of the Promissory Note becomes immediately due and payable.
5. The foregoing covenants and restrictions shall attach to and run with the land, and the same shall bind all persons claiming ownership of all or any portion of the business or the property. The Owner hereby acknowledges and agrees that the CRA is a beneficiary of this Restrictive Covenant, and the Owner shall not release or amend this Restrictive Covenant without the prior written consent of the CRA and it shall be lawful for the CRA to initiate and prosecute any proceedings at law or in equity against the person or persons violating or threatening to violate this Restrictive Covenant.
6. The Owner acknowledges that the CRA will be irreparably damaged if this Restrictive Covenant is not specifically enforced. Therefore, in the event of a breach or threatened breach by the Owner, its successors and/or assigns, as to any provision of this Restrictive Covenant, the CRA shall be entitled to all rights and remedies, including injunctive relief, restraining such breach without being required to show any actual damage, irreparable harm, or to post any bond or other security.
7. If any legal or equitable action or other proceeding is brought for the enforcement of this Restrictive Covenant, the successful and prevailing party shall be entitled to recover reasonable attorneys' fees, court costs, and all expenses incurred in that action or proceeding in addition to any other relief to which such party may be entitled.
8. Nothing in this Restrictive Covenant shall confer upon any person or entity, other than the CRA and the Owner, any rights or remedies under or by reason of this Restrictive Covenant.
9. This Restrictive Covenant shall be governed according to the laws of the State of Florida and the venue shall be in Palm Beach County, Florida.
10. Invalidation of any one of the provisions contained herein by a court of competent jurisdiction shall in no way affect other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, Owner has executed this restrictive Covenant on the day and year first above written.

WITNESSES:

OWNER

Print Name: _____

Print Name _____

Print Name: _____

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

Sworn to and subscribed before me this __ day of _____, 20____, by _____, an individual, who personally appeared before me and who did not take an oath and who is personally known to me or who has produced _____ as identification.

[seal]

Print Name: _____

Commission No: _____

Prepared by &Return to:
TOWN OF LAKE PARK, FL
Community Redevelopment Agency
Attn: Executive Director
535 Park Avenue
Lake Park, FL 33403

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (“Mortgage”) executed this ____ day of _____, 20____, by Nadina, LLC (the "GRANTEE") having an address at 904 Park Ave, Lake Park, FL 33404 (“Mortgagor”), in favor of the LAKE PARK COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, duly organized under the laws of the State of Florida, with an address of 535 Park Avenue, Lake Park, FL 33403, (“Mortgagee”).

That for good and valuable consideration and to secure the payment of an indebtedness in the principal amount of FIFTY THOUSAND and 00/100 Dollars (\$50,000.00), to be paid in accordance with a promissory note of even date herewith (hereinafter referred to as the “Note”), together with any and all sums due or which may become due from the Mortgagor to Mortgagee in accordance with the Note, this Mortgage, or otherwise, Mortgagor does grant, bargain, sell, alien, remise, convey, mortgage and confirm unto Mortgagee, its successors and assigns, in fee simple, and grant a security interest in all the certain real property, of which Mortgagor is now seized and possessed, and in actual possession, situate in Palm Beach County, State of Florida, which is legally described in Exhibit “A” attached hereto and made a part hereof (“Land”); together with all improvements, buildings, fixtures, structures now or hereafter existing thereon (“Improvements”); all appurtenances thereto including all easements, rights of way, and all tenements, hereditaments and appurtenances whatsoever in any way belonging, relating or appertaining to the Land (whether now owned or hereafter acquired by Mortgagor); all rents, issues, incomes and profits relating to the possession, use or occupancy of all or any portion of the Land; all contract rights of Mortgagor in and to any and all contracts now existing or hereafter entered into or arising in any manner related to the use or operation of the Land into cash or other liquidated claims, or that are otherwise payable for injury or loss to, or the taking conversion, destruction of any or all of such property, including without limitation all insurance and condemnation proceeds (collectively herein referred to as the “Property”).

To the extent any of the property described encumbered by this Mortgage from time to time constitutes personal property subject to the provisions of the Florida Uniform Commercial Code (the “Code”), this Mortgage constitutes a “Security Agreement” for all purposes under the Code. Without limitation, Mortgagee, at its election, upon Mortgagor’s default under this Mortgage continuing beyond any applicable curative period, will have all rights, powers, privileges, and remedies from time to time available to a secured party under the provisions of the Code with respect to such property. Notwithstanding any provision of this Mortgage to the

contrary, Mortgagor and Mortgagee agree that, unless and until Mortgagee affirmatively elects otherwise, all property in any manner used, useful, or intended to be used for the improvement of, or production of income from, the Land is, and at all times and for all purposes and in all proceedings both legal or equitable shall be, regarded as part of the real estate irrespective of whether (i) any such items are physically attached to the Property; (ii) serial numbers are used for the better identification of certain equipment; or (iii) any such item is referred to or reflected in any financing statement filed or recorded at any time.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the Mortgagee, its successors and assigns, in fee simple.

The Mortgagor for itself, its successors and assigns, does covenant with said Mortgagee, its successors and assigns, that the Mortgagor is indefeasibly seized of the Property in fee simple; that the Mortgagor has full power and lawful right to convey the Property in fee simple as aforesaid; that the Mortgagor, its successors and assigns, will make such further assurances to perfect the fee simple title to the Property in the Mortgagee, its successors and assigns, as may reasonably be required; and that the Mortgagor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever, and that the Property is free and clear all encumbrances.

PROVIDED ALWAYS, that if the Mortgagor, its successors and assigns, shall pay to the Mortgagee, its successors or assigns, any and all indebtedness due by Mortgagor to Mortgagee, including, but not limited to, the indebtedness evidenced by the Note and any and all renewals of the same and shall perform, comply with and abide by each and every of the stipulations, agreements, conditions and covenants of this Mortgage, the Note and that certain Lake Park Community Redevelopment Agency Facade and Exterior Improvement Program Grant Agreement dated _____, 20____, between Mortgagor and Mortgagee, the Guaranty and the Restrictive Covenant (the "Grant Documents"), then this Mortgage and the estate hereby created shall cease and be null and void.

To protect the security of this Mortgage, the Mortgagor further agrees with Mortgagee as follows:

1. Payment of Secured Obligations. Mortgagor shall pay when due the principal of, and the interest and other charges on, the indebtedness evidenced by the Note, and shall otherwise comply with all the terms of the Note, this Mortgage and the Grant Documents, including, but not limited to, the restrictions on sale of the property as provided in said documents.
2. Taxes and Other Impositions. Mortgagor will pay or cause to be paid and discharged, on or before the last day on which they may be paid without penalty or interest, all taxes, charges for water, sewer and all other utilities on the Property and any assessments and payments, extraordinary or ordinary, which shall become due and payable by virtue of any present or future law, ordinance, regulation or covenant applicable to the Property (all of the foregoing shall be collectively referred to as the

“Impositions”). In default of payment of any Imposition, Mortgagee may, but shall not be required to, pay the same and the amount so paid by Mortgagee shall, at the Mortgagee’s option, become immediately due and payable with interest at the maximum rate permitted under Florida law and shall be deemed part of the principal indebtedness secured by this Mortgage. Mortgagor shall, upon written request, provide to Mortgagee the receipts or other reasonably satisfactory proof of the payment of any Impositions which may affect the Property.

3. Maintenance/Repairs/Alterations. Mortgagor will keep the Improvements, if any, in good condition and repair and in compliance with all applicable codes, ordinances and regulations. Mortgagor shall commit or permit no waste upon the Property and will do or permit no act by which the Property shall become less valuable. Mortgagor will not remove, demolish or structurally alter any of the Improvements (except such alterations as are contemplated by the Grant Documents and such alterations as may be required by laws, ordinances or regulations) without the prior written permission of the Mortgagee. Mortgagor will promptly restore any Improvement which may be damaged or destroyed thereon and will pay when due all claims for labor performed and materials furnished therefor. Mortgagor will use and operate the Property in compliance with all applicable laws, ordinances, regulations, covenants, conditions and restrictions. Mortgagee and its representatives shall have access to the Property at all reasonable times to determine whether Mortgagor is complying with its obligations under this Mortgage.

4. Payments of Fees and Costs. Mortgagor agrees to pay all costs, charges and expenses, including lawyer’s fees reasonably incurred or paid at any time by the Mortgagee, its successors or assigns, because of the failure on the part of the Mortgagor, its successors or assigns to perform, comply with and abide by each and every of the stipulations, agreements, conditions and covenants of the Note, this Mortgage or the Grant Documents.

5. Compliance with Documents. Mortgagor agrees to perform, comply with, and abide by each and every stipulation, agreement, condition and covenant contained in the Note, this Mortgage and the Grant Documents.

6. Default. If any of said sums of money herein referred and evidenced by the Note are not promptly and fully paid within ten (10) days of the due date thereof, without further notice or demand, or (i) each and every of the non-monetary stipulations, agreements, conditions and covenants of the Note, this Mortgage and the Grant Documents are not fully performed, complied with and abided by; (ii) the jurisdiction of the United States District or Bankruptcy Court shall be involved by or against the Mortgagor, under any of the provisions of the Federal Bankruptcy Act, or (iii) any warranty or representation made by Mortgagor under this Mortgage, the Note, the Grant Documents or any other written document to Mortgagee shall be untrue or materially misleading; (iv) Mortgagor shall be in default under any other Note or Mortgage that is inferior or superior to this Mortgage or the Note secured hereby, or (v) Mortgagor sell, ceases to own or occupy the Property during the “Restrictive

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Period” provided in the Restrictive Covenant associated herewith, or, in the absence of a Restrictive Covenant, two years from the date of completion of improvements then the entire balance of the Promissory Note shall be due and payable immediately upon demand, or thereafter in the sole discretion of the Mortgagee, its successors or assigns, as fully and completely as if the said sum were originally stipulated to be paid on the date provided in such demand

7. Remedies. In the event one or more defaults shall occur, the remedies available to the Mortgagee shall include, but not necessarily be limited to, any one or more of the following:

- a. Mortgagee may declare the entire unpaid balance of the indebtedness due and payable.
- b. Mortgagee may foreclose this Mortgage for the entire unpaid balance of the indebtedness or Mortgagee may foreclose only as to the sum past due without injury to this Mortgage or the impairment of the remainder of the lien thereof. At such foreclosure sale, the Property shall be sold subject to all remaining items of indebtedness and Mortgagee may again foreclose, in the same manner, as often as there may be any sum past due. It is intended hereby to give to the Mortgagee the widest possible discretion permitted by law with respect to all aspects of any such sale or sales. In case of a foreclosure sale of all or part of the Property, Mortgagee shall be entitled to seek a deficiency judgment against the Mortgagor to enforce payment of any remaining unpaid debt, with interest, and to recover judgment against Mortgagor therefor.
- c. Mortgagee may exercise any and all other remedies provided in the Note or the Grant Documents, which remedies shall be cumulative and may be pursued concurrently or successively.

No delay by Mortgagee in exercising any such remedy shall operate as a waiver thereof or preclude the exercise thereof during the continuance of that or any subsequent default. Mortgagee shall be entitled to enforce payment and performance of any indebtedness or obligations secured hereby and to exercise all rights and powers under this Mortgage or any laws now or hereafter in force, notwithstanding some or all of the indebtedness and obligations secured hereby may now or hereafter be otherwise secured, whether by mortgage, pledge, lien, assignment or otherwise.

8. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to or offset by Mortgagee in reduction of the Note secured by this Mortgage; provided, however, that such awards will be first paid to Mortgagor to the extent repair and restoration of the Property is economically feasible and the security of this Mortgage is not, in Mortgagee’s reasonable judgment, thereby impaired. In the event

of a total taking of the Property, the proceeds shall be applied in reduction of the sums secured by this Mortgage, with the excess, if any, paid to Mortgagor. In the event of a partial taking of the Property, unless repair and restoration of the Property by Mortgagor is economically feasible and the security of this Mortgage is not, in Mortgagee's reasonable judgment, thereby impaired, or Mortgagor and Mortgagee otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the Note secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Mortgagor.

9. Notices. Except for any notice required under applicable law to be given in another manner, any notice to Mortgagor and Mortgagee provided for in this Mortgage shall be deemed given three (3) business days after mailing such notice by certified mail addressed to the party at the address stated herein or at such other address as the parties may designate by notice as provided herein, return receipt requested, or upon receipt if hand-delivered or sent by overnight commercial courier (such as Federal Express) to the parties at their addresses stated herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagee when given in the manner designated herein. Any party may change its address for notices in the manner provided for herein for giving notice.

10. Restriction on Transfer. This Mortgage shall not be assigned or otherwise transferred by Mortgagor without the express written consent of Mortgagee, which consent may be withheld in Mortgagee's sole discretion. Any such assignment documentation shall be of no force or effect unless and until consented to in writing by Mortgagee. In the event Mortgagor shall suffer or permit any prohibited assignment or transfer to take place, then Mortgagee may, at its option, declare the entire amount due and payable at once.

11. Hazardous Waste. No hazardous materials shall be placed upon or disposed of on the Property by Mortgagor. Mortgagor hereby indemnifies, defends, and holds Mortgagee free and harmless of, from and against any and all claims, costs, expenses, liabilities, losses, liens, encumbrances, fees, damages, judgments, penalties, causes of action and other charges of whatsoever kind or nature (including, without limitation, attorney's fees and disbursements and the fees and expenses of any environmental and analytical laboratories, consultants and engineers) suffered or incurred by Mortgagee as a result of the future existence of any hazardous materials in, on, under, about or emanating from the Property or any part thereof as a result of Mortgagor's use or operation of the Property.

12. Governing Law. This Mortgage shall be governed by the laws of the State of Florida.

13. Compliance with Laws. Mortgagor shall not use the Property or allow the same to be used for any unlawful purpose or in violation of any governmental code, ordinance

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or regulation or commit or permit to suffer thereon any condition that may in any way increase any ordinary fire or other hazard, or that may constitute a nuisance, public or private.

14. Modifications. This Mortgage may not be changed, terminated or modified orally or in any other manner than by an instrument in writing signed by the party against whom enforcement is sought.

15. Invalidity of Certain Provisions. If the lien of this Mortgage is invalid or unenforceable as to any part of the indebtedness, or if the lien is invalid or unenforceable as to any part of the Property, the unsecured portion of the indebtedness, and all payments made on the indebtedness, whether voluntary or otherwise, shall be considered to have been first paid on and applied to the full payment of that portion of the indebtedness which is not secured or fully secured by the lien of this Mortgage.

16. Collection Expenses. All parties liable for the payment of the Note agree to pay the Mortgagee all costs incurred by the Mortgagee, whether or not an action be brought, in collecting the sums due under the Note, enforcing the performance and/or protecting its rights under the Grant Documents and in realizing on any of the security for the Note. Such costs and expenses shall include, but are not limited to, reasonable attorneys' fees, filing fees, costs of publication, deposition fees, stenographer fees, witness fees, title search or abstract costs and other court and related costs incurred or paid by Mortgagee in any action, proceeding or dispute in which Mortgagee is made a part or appears as a party plaintiff or party defendant because of the failure of the Mortgagor promptly and fully to perform and comply with all conditions and covenants of this Mortgage, the Note secured hereby, or the Grant Documents, including but not limited to, the foreclosure of this Mortgage, condemnation of all or part of the Property, or any action to protect the security thereof.

17. Attorneys' Fees. All parties liable for the payment of the Note agree to pay the Mortgagee reasonable attorneys' fees incurred by the Mortgagee, whether or not an action be brought, in collecting the sums due under the Note, enforcing the performance and/or protecting its rights under the Grant Documents and in realizing on any of the security for the Note. Such reasonable attorneys' fees shall include, but not be limited to, fees for attorneys, paralegals, legal assistants, and expenses incurred in any and all judicial, bankruptcy, reorganization, administrative receivership, or other proceedings affecting creditor's rights and involving a claim under the Note or the Grant Documents, which such proceedings may arise before or after entry of a final judgment. Such fees shall be paid regardless whether suit is brought and shall include all fees incurred by Mortgagee at all trial and appellate levels including bankruptcy court.

IF ALL OR ANY PART OF THE PROPERTY, OR ANY INTEREST THEREIN, IS SOLD OR TRANSFERRED, VOLUNTARILY OR INVOLUNTARILY, INCLUDING FORECLOSURE, WITHOUT THE PRIOR WRITTEN CONSENT OF THE MORTGAGEE, WHICH CONSENT

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MAY BE WITHHELD, THE MORTGAGEE, AT ITS OPTION, MAY DECLARE THE ENTIRE UNPAID BALANCE SECURED HEREBY, DUE AND PAYABLE, NOTWITHSTANDING ANYTHING HEREIN OR IN THE NOTE SECURED HEREBY TO THE CONTRARY. THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE AND ANY DOCUMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Mortgagor has caused this Mortgage to be executed this day and year first above written.

WITNESSES:

MORTGAGOR:

Print Name: _____

Print Name: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me this __ day of _____, 20____, by _____, an individual, who personally appeared before me and who did not take an oath and who is personally known to me or who has produced _____ as identification.

[seal]

Print Name: _____

Commission No: _____

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EXHIBIT "A"

LEGAL DESCRIPTION

KELSEY CITY LTS 43, 44, 45 AND 46, BLOCK 3, NOW KNOWN AS LAKE PARK,
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE
34, PUBLIC RECORDS OF PALM BEACH COUNTY

**UNCONDITIONAL GUARANTY
OF REPAYMENT AND PERFORMANCE**

THIS UNCONDITIONAL GUARANTY OF REPAYMENT AND PERFORMANCE (“GUARANTY”) is made as of the day of _____, 2026 by Nadina, LLC (the "GRANTEE") having an address at 904 Park Ave, Lake Park, FL 33404.

WHEREAS, the CRA has awarded a Grant to GRANTEE in the amount of FIFTY THOUSAND Dollars (\$50,000) (the “Granter”). The Grant was made pursuant to that certain Lake Park Community Redevelopment Agency Facade and Exterior Improvement Program Grant Agreement (the “Grant Agreement”) dated _____; and

WHEREAS, the Grant is for improvements to property located at 903 Park Avenue, Lake Park, FL (“Project”); and

WHEREAS, Guarantor has a material business or ownership interest in the Property and expects to derive a benefit from the grant extended to Grantee; and

WHEREAS, as a condition of the grant, the Guarantor has agreed to give to the CRA Guarantor’s continuing and unconditional guaranty of the Grant and compliance with the terms of this Guaranty, the Grant Agreements, the Mortgage and Security Agreement, the Promissory Note and the Restrictive Covenant (the “Grant Documents”) and any other Grant Documents.

NOW, THEREFORE, for good and valuable consideration, intending to be legally bound hereby, the Guarantors irrevocably and unconditionally agree as follows:

1. The recitals set forth above are true and correct and are incorporated herein. Terms not otherwise defined herein shall have the meanings set forth in the Grant Agreement.
2. Guarantors hereby guarantee the prompt and full payment and performance by Grantee of each item, covenant, condition, provision and obligation to be paid, kept, observed and performed by Grantee under the Grant Documents, and any subsequent amendments, extensions or restatements thereof (the "Repayment Guaranty").
3. Granter hereby agrees to provide the Guarantors with 60 days' advance written notice (the "Written Notice") of any default made by the Grantee under the provisions of the Grant Documents. Provided the Guarantors are provided Written Notice, Guarantors waive any rights by reason of any forbearance, modification, waiver, or renewal or extension which Granter may grant, or to which Granter and Grantee may agree, with respect to the Grant Documents, waive notice of acceptance of this Guaranty.
4. The obligations of Guarantors under the Grant Agreement are primary, absolute, independent, irrevocable and unconditional. This shall be an agreement of suretyship as well as of guaranty provided Guarantors are provided Written Notice of a default and, shall be operational by Grantee without being required to proceed first against Grantee or

any other person or entity, or against any other security for Grantee's obligations to Granter, Granter may proceed directly against the Guarantors.

5. To secure performance by the Grantee, Guarantor hereby personally guarantees repayment of the Grant pursuant to the terms and conditions of the Grant Documents. It is expressly agreed that all of the covenants, conditions and agreements contained in the Grant Documents are made a part of this Guaranty.
6. Guarantor hereby consents to any extension or renewal of the Grant Documents, or any part thereof, without notice, and agrees that Guarantor will remain liable under this Guaranty during extension or renewal thereof, until the Grantee has fully performed its obligations under the Grant Documents.
7. Upon any default by Grantee under the Grant Documents, CRA may foreclose the Mortgage for the entire balance of the Grant. In case of a foreclosure sale of all or part of the Property, CRA shall be entitled to seek a deficiency judgment against the Guarantor to enforce payment of any remaining unpaid debt, with interest, and to recover judgment against Guarantor therefore. The remedies of CRA, as provided herein or in the Grant documents shall be cumulative and concurrent and may be pursued singularly, successively or together, at the sole discretion of CRA, and may be exercised as often as occasion therefore shall arise. No act of omission or commission of the CRA, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of the same, such waiver or release to be effected only through a written document executed by the CRA and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as continuing so as a bar to, or as a waiver or release of, any subsequent event.
8. The obligations of Guarantors under the Grant Documents shall be unconditional and irrevocable, irrespective of either (a) the genuineness, validity or enforceability, of the Grant Documents, (b) any limitation of liability of the Grantee contained in the Grant Documents, (c) the existence of any security given to secure the Grant, (d) any defense that may arise by reason of the incapacity or lack of authority of Grantee or any Guarantor or the failure of Granters to file or enforce a claim against the estate of Grantee or any Guarantor in any bankruptcy or other proceeding, or (e) any other circumstances, occurrence or condition whether similar or dissimilar to any of the foregoing, which might otherwise constitute a legal or equitable defense, discharge or release of a Guarantors .
9. If Guarantors shall advance any sums to Grantee or their successors or assigns, or if the Grantee or their successors or assigns shall now be or hereafter become indebted to Guarantors, such sums or indebtedness shall be subordinate in payment and in all other respects to the amounts then or thereafter due and owing to Granter under the Grant Documents. If Guarantors collect any of such sums or indebtedness from Grantee at any

time when either Grantee are in default under the Grant Documents, such collected funds shall be deemed collected and received by Guarantors in trust for Granter and shall be paid over to Granter, upon demand by Granter, for application, when received, on account of Grantee's obligations under the Grant Documents. Nothing herein contained shall be construed to give Guarantor any right of subrogation in and to the Grant Documents or all or any part of the Grantor's interest in the Grant Documents, until all amounts owing to Granter have been paid in full.

10. Guarantors hereby represent and warrant that (a) Guarantors have either examined the Grant Documents or have had an opportunity to examine the Grant Documents and have waived the right to examine them; (b) that Guarantors have the full power, authority and legal right to enter into, execute and deliver this Agreement; (c) that this Agreement is a valid and a binding legal obligation of Guarantors, and is fully enforceable against Guarantors in accordance with its terms; (d) that the execution, delivery and performance by Guarantor of this Agreement will not violate or constitute a default under any indenture, note, ban or credit agreement or any other agreement or instrument to which Guarantors are a party or are bound; (e) Guarantors will derive direct, substantial benefit from the Grant to Grantee; and (f) if Guarantor or Grantee have delivered to Granter financial statements of Guarantors, there has been no material adverse change in the financial condition of Guarantor from the financial condition of Guarantors shown on such financial statement delivered to Granter.

All notices between the parties shall be in writing and be made by certified mail, return receipt requested or by hand delivery at the following addresses:

Town of Lake Park

Community Redevelopment Agency
Attn: Executive Director
535 Park Avenue Lake Park, Fl. 33403

Nadina, LLC

904 Park Ave
Lake Park, FL 33404

11. All rights and remedies of Grantor under this Agreement, the Grant Documents, or by law are separate and cumulative, and the exercise of one shall not limit or prejudice the exercise of any other such rights or remedies. The enumeration in this Agreement of any waivers or consents by Guarantor shall not be deemed exclusive of any additional waivers or consents by Guarantors which may be deemed to exist, in law or equity. No delay or omission by Grantor in exercising any such right or remedy shall operate as a waiver thereof. No waiver of any rights and remedies hereunder, and no modification or amendment of this Agreement shall be deemed made by Grantor unless in writing and

duly signed by Grantor. Any such written waiver shall apply only to the instance specified therein and shall not impair the further exercise of such right or remedy or of any other right or remedy of Grantor, and no single or partial exercise of any right or remedy under this Agreement shall preclude any other or further exercise thereof or any other right or remedy.

12. If Grantor employs counsel to enforce this Agreement by suit or otherwise, Guarantors shall reimburse Grantor, upon demand, for all expenses incurred in connection therewith (including, without limitation, reasonable attorneys' fees incurred at trial, on appeal or in connection with any bankruptcy proceedings) whether suit is actually instituted.
13. This Guaranty shall be binding upon the Guarantors, and their respective heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantor (and its affiliates as appropriate) and its successors and assigns.
14. The obligations and liabilities of Guarantors hereunder and pursuant to the Grant Documents are and shall be joint and several and are and shall be joint and several with the obligations and liabilities of Grantee and the Guarantors of obligations arising under the Grant Agreement. For purposes of this Guaranty the singular shall be deemed to include the plural, and the neuter shall be deemed to include the masculine and feminine, as the context may require.
15. If any provision of the Grant Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, the other provisions of the Grant Agreement shall remain in full force and effect and shall be liberally construed in favor of Grantor in order to affect the provisions of this Guaranty.
16. Guarantors and Grantor agree that this Guaranty shall be governed by and construed according to the laws of the State of Florida regardless of where the residence or domicile of the Guarantors are now or may hereafter be located.
17. Guarantors and Grantor hereby waive any and all rights to a trial by jury in any action, proceeding, counterclaim or subsequent proceeding, brought by either Grantor or either of the Guarantors of any obligation created under the Grant Documents or any of the other documents executed and delivered in connection therewith against any or all of the others on any matters whatsoever arising out of, or in any way related to the Grant, the Grant Documents, any of the other documents executed and delivered in connection therewith.

IN WITNESS WHEREOF, Guarantors have executed and sealed this Guaranty the day and year first above written.

GUARANTOR:

By: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me this __ day of _____, 20____, by _____, an individual, who personally appeared before me and who did not take an oath and who is personally known to me or who has produced _____ as identification.

[seal]

Print Name: _____

Commission No: _____

PROMISSORY NOTE

Effective Date: _____, 20__

Amount: \$50,000.00

GRANTEE’S PROMISE TO PAY

FOR VALUE RECEIVED, the undersigned Nadina, LLC (the "GRANTEE") having an address at 904 Park Ave, Lake Park, FL 33404 (hereinafter the "Grantee"), promises to pay to the order of LAKE PARK COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, duly organized under the laws of the State of Florida (hereinafter called "Agency"), with an address of 535 Park Avenue, Lake Park, FL 33403(the "CRA"), or at such other place or places as it may from time to time be designated in writing by Agency, in lawful money of the United States, the principal sum of FIFTY THOUSAND and 00/100 Dollars (\$50,000.00) or so much thereof as may be advanced, with no interest thereon.

This Note is executed pursuant to the terms of the Lake Park Community Redevelopment Agency Facade and Exterior Improvement Program Grant Agreement dated _____, 20__ (the "Grant Agreement"), a Mortgage, Restrictive Covenant and a Guaranty. Collective these documents constitute the "Grant Documents"

The entire outstanding balance shall be due and payable Twenty Four (24) months after the Effective Date provided in Section 6 of the Grant Agreement (the "Term"). All payments shall be made in lawful money of the United States which shall be legal tender in payment of all debts, public and private, at the time of payment. This Note may be prepaid in whole or in part without penalty or premium. Notwithstanding the foregoing, the unpaid principal amount of the Note shall be reduced to zero at the end of the Term of this Note, provided the undersigned has met all the terms and conditions set forth in the Note and in the Mortgage which secures the Note. If Maker sells, ceases to occupy or transfers ownership or control of the business or the Property during the "Restrictive Period" provided in the Restrictive Covenant executed contemporaneous herewith, or otherwise defaults under the terms and conditions of the Mortgage or any of the other Grant Documents, then the entire principal immediately becomes due and payable in full.

This Note is secured by a Mortgage of even date herewith (the "Mortgage") executed by the Grantee in favor of Agency, which Mortgage constitutes a lien on certain real and personal property in Palm Beach County, Florida ("Property") of which the Grantee is the fee simple owner. Reference is hereby made to the Mortgage, and the Grant Documents for a description of events of default and rights in the event of default. It is expressly agreed that all of the covenants, conditions and agreements contained in the Grant Documents are made a part of this Note. Upon default on any note secured by said Mortgage, including, but not limited to this Note, all notes so secured and remaining unpaid shall become due and payable, notwithstanding the terms and provisions of these notes.

Upon a default under any of the Grant Documents, the Agency shall have the right to pursue all appropriate remedies to collect on or enforce the terms of this Note and related Mortgage, including the right to declare the entire amount of the total unpaid balance hereof to be due and payable.

In the event any legal proceedings are instituted in connection with, or for the enforcement of this Note, the Agency shall be entitled to recover its costs of suit, including attorneys' fees and costs, at both trial and appellate levels and in any bankruptcy action.

Each Grantee, endorser and guarantor or any person, firm or corporation becoming liable under this Note hereby consents to any extension or renewal of this Note or any part hereof, without notice, and agrees that they will remain liable under this Note during extension or renewal hereof, until the debts represented hereby are paid in full.

All persons or corporations now or at any time liable, whether primarily or secondarily, for the payment of the indebtedness hereby evidenced, for themselves, their heirs, legal representatives, successors and assigns respectively, hereby:

- (a) Expressly waive valuation and appraisal, presentment, protest, notice of protest and dishonor;
- (b) Expressly consent to any extension or renewal, in whole or in part, and all delays in time of payment or other performance which Agency may grant at any time and from time to time without limitation and without any notice or future consent of the undersigned; and
- (c) Agree that the Agency, in order to enforce payment of this Note, shall not be required to first institute any suit or to exhaust any of its remedies against the Grantee or any other person or party to become liable hereunder.

The remedies of Agency as provided herein, or in the Grant Documents, shall be cumulative and concurrent and may be pursued singularly, successively or together, at the sole discretion of Agency, and may be exercised as often as occasion therefor shall arise. No act of omission or commission of the Agency, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of the same, such waiver or release to be effected only through a written document executed by the Agency and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as continuing, as a bar to, or as a waiver or release of, any subsequent event.

This Note is to be construed according to the applicable laws of the State of Florida.

This Note may not be changed orally, but only by an agreement in writing, signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

All communications required under or in connection with this Note shall be in writing, and shall be sent registered or certified mail, postage prepaid addressed to the Grantee

or Agency at the address as either party may designate from time to time by notice pursuant to the Grant Agreement.

GRANTEE AND AGENCY HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS NOTE AND ANY DOCUMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Grantee has caused this Note to be executed on the Effective Date first above written.

WITNESSES

GRANTEE

Print Name: _____

By: _____

Print Name: _____

Title: _____

Date: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me this ___ day of _____, 20____, by _____, an individual, who personally appeared before me and who did not take an oath and who is personally known to me or who has produced _____ as identification.

[seal]

Name: _____

Print

Commission No: _____