



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

Wednesday, March 25, 2026

Immediately Following the Special Called Commission Meeting  
Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

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

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

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**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:**

1. Presentation - Update on Downtown Lake Park Planned Marketing, Activities & Programs

**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:**

2. Special Called CRA Meeting Minutes - January 21, 2026
3. FY 2025 Lake Park CRA Annual Report – Recommendation to Town Commission to Accept & Submit to Appropriate and Required Taxing Authorities
4. Work Authorization - Pavement Maintenance and Rehabilitation Services (Various Locations) - Asphalt Paving System, Inc. - \$537,760.46
5. Work Authorization - Concrete Curbing, Sidewalk Construction, Milling and Asphalt Concrete Resurfacing Services (Various Locations) - The Stout Group, LLC - \$162,000

**NEW BUSINESS:**

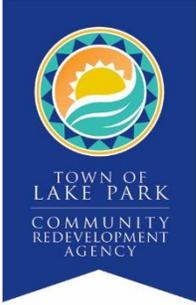
6. Discussion - 754 Park Avenue Project Update - Mr. Michael Aram - Property Owner
7. Resolution 27-03-26 Façade and Exterior Improvement Grant Agreement – Mr. Oscar Caballero – Equinox Realty, Inc. - Camilia Square, LLC – 1249 10th Street – in an amount not to exceed \$100,000

**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 June 3, 2026.



# Town of Lake Park Town Commission

## Agenda Request Form

**Meeting Date:** March 25, 2026

**Originating Department:** CRA

**Agenda Title:** Presentation - Update on Downtown Lake Park Planned Marketing, Activities & Programs

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

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

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

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

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

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

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

**Please initial one:**

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

AJ Not applicable in this case

**Summary Explanation/Background:**

The Lake Park CRA staff will provide the CRA Chair and Board with an update on proposed/planned marketing, activities & programs to be held in Downtown Lake Park in an effort to align with the CRA Plan Goals to bring new business and visitors to Downtown Lake Park and activate Park Avenue, including, but not limited to, the following:

1. Update on Town Green: Lease has expired and a fee is being requesting to utilize this property – potential opportunity to purchase or continue to lease with proposed fee
2. Future Activities on Park Avenue/Town Green: The CRA and Town are currently exploring options for activities downtown that may include, but not limited to, a Farmers Market, Downtown

Movie Night, continued support of the Rust Market and other activities on Park Avenue/Town Green (i.e., art installations, art festivals, interactive temporary installations, sports, pop-up events, etc.)

3. Downtown Sunset Celebrations: The 1<sup>st</sup> Sunset Celebration will be held in the Downtown during April 2026
4. Rust Market: The CRA will continue to support this important opportunity for our Downtown area
5. Downtown Movie Night: The CRA will partner with the Town to support this new opportunity (either quarterly or monthly)
6. Farmers Market: The CRA is proposing a weekly market in Downtown Lake Park and is working to develop a competitive solicitation to select a market manager to run this event. Potential days that are being considered to host the market include, but not limited to, the following: Saturdays (coinciding with the Rust Market) or a Night Market
7. CRA District Gateway Signage: The CRA is currently researching companies and pricing on adding signage to be located at major intersections within Lake Park (i.e., Northlake Boulevard area, Congress Avenue area, Silver Beach Road area and Federal Highway – outside of the CRA – would be funded by the Town). Proposed LED message boards to bring visitors to Downtown
8. CRA Branding: The CRA is continuing to work with a consultant to develop branding for Downtown Lake Park

**Recommended Motion:**

N/A

Presented by Town of Lake Park & Town of Lake Park CRA

# DOWNTOWN LAKE PARK



# DOWNTOWN EVENTS

## Activate Town Green and Park Avenue

- Purchase or Lease of 801 Park Avenue Green Space
- Partner with Local Non Profits and Businesses
- Support from Town and CRA



Item 1.



# DOWNTOWN EVENTS



Item 1.

## Activities Could Include:

- Downtown Movie Night – Quarterly/Monthly
- Art Installations
- Interactive Installations
- Farmers Market/Night Market
- Sporting Events/Yoga or Fitness
- Trending new sports
- Sunset Celebrations
- Seasonal Pop-Up Activities



# RUST MARKET

September – April: Every Third Saturday of the month from 9:00 am to 2:00 pm

- Attracts both residents and visitors, reinforcing Downtown Lake Park as an **active destination**
- CRA enhances the experience through free live music, food trucks, and public amenities and shares information about CRA initiatives
- Supports broader goals of economic vitality, small business growth, and long-term community revitalization.



Item 1.



# DOWNTOWN MOVIE NIGHT

**Purpose:** A free, family-friendly event that activates the Town Green after hours, builds community pride and turns visitors into repeat downtown customers

**When:** Quarterly on the 3<sup>rd</sup> Friday of the month

**How:** CRA and Town support

## **Why:**

- Activates downtown at night
- Supports small businesses directly during the event
- Encourages repeat visits to the Downtown
- Builds a recurring community tradition



Item 1.



# FARMERS MARKET

- Establish weekly Downtown Farmers Market within CRA District
- Structured as catalytic redevelopment investment

## Why a Downtown Farmers Market?

- Directly supports economic revitalization of Park Avenue
- Encourages small business and entrepreneurial activity
- Activates public space and improves pedestrian vibrancy
- Enhances corridor perception and private investment confidence



# FARMERS MARKET RECOMMENDED OPERATING MODEL

Contract professional Market Manager – CRA to issue RFP for this service

## Market Manager Provides:

1. Market Operations
2. Vendor Recruitment and Management
3. Marketing and Promotion
4. Programming and Events
5. Financial Management
6. Reporting



# FARMERS MARKET RECOMMENDED OPERATING MODEL

Contract professional Market Manager – CRA to issue RFP for this

## CRA Provides:

1. Financial Support/Subsidy
  - Market Manager Fee
  - Marketing and Branding Support
  - Special Events and Programming
2. Economic Development Support
  - Promote Market for Downtown Revitalization
  - Disseminate information about CRA programs and initiatives
3. Performance Oversight



## Town/CRA Provides:

1. Public Works Support
  - Road closures, barricades, trash and cleaning
2. Permitting/Regulatory
3. Event Coordination with other Town Events
4. Utility access



# FARMERS MARKET FINANCIAL OVERVIEW

Income Example: \$38,000 – \$90,000

\*Increases with additional Vendors

- Vendor Fees: \$40-\$50 per week
- Conservative: 20 Vendors=  
\$800/week
- 48 Weeks= \$38,400

Expenses: \$65,000 – \$100,000 Annually

- Market Manager
- Marketing
- Road Closures/Regulatory
- Programming

Decreasing Subsidy as  
Market Grows

# GATEWAY SIGNAGE



# DOWNTOWN BRANDING

*Branding is the intentional creation of a clear identity and story that helps people recognize, trust, and connect with a place, product, or organization.*

# DOWNTOWN LAKE PARK BRANDING INITIATIVE – PROJECT OVERVIEW



## 1. Purpose

- Support economic development
- Strengthen identity
- Position Downtown as a recognizable destination

## 2. Why Branding Matters

- A strong brand helps shape perception
- Ensure that when people think of Downtown Lake Park, they immediately associate it with a **vibrant, artistic, vintage/historic destination.**

## 3. Strategic Foundation

- Implementation action from the **2024 Lake Park CRA Strategic Marketing Plan (Adopted January 2025)**
- Supports the **CRA Master Plan goals** for economic development, placemaking, and business attraction.



# DOWNTOWN BRANDING

## PROJECT SCOPE:

- A Downtown Lake Park logo
- A brand positioning strategy
- A visual identity system (colors, typography, design elements)
- A **Brand Standards Guide** for consistent use across marketing, signage, events, and communications

## Where We Are in the Process:

- Brand research and market analysis completed Three logo concepts developed
- Business/property owners and CRA Board members will help **narrow the selection to two concepts**



# DOWNTOWN BRANDING

## My Selection

Please note: For the purpose of this poll at this stage in the development process, the logo options are only shown in black and white. The top 2 logos will be presented in full color (utilizing the City and CRA color palette) for final adoption of one logo by the CRA Board.

Please rank each logo in your order of preference using number 1 for your favorite, and number 3 for your least favorite.

## NEXT STEPS

- Refine the top two logo concepts
- Select final logo (CRA Board)
- Develop full brand guidelines

## Anticipated Outcome

Adoption to:

- Increase awareness of Downtown Lake Park
- Support local businesses and events
- Strengthen marketing and positioning efforts
- Create a consistent visual identity for signage, banners, digital media, and promotions



Number:

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Number:

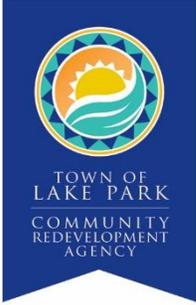
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Number:

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Thank you for participating in shaping the visual identity of Downtown Lake Park. Your input directly supports the implementation of the 2024 Strategic Marketing Plan and the continued economic growth and vibrancy of our historic downtown. Together, we are defining the next chapter of Downtown Lake Park.



# Town of Lake Park Town Commission

## Agenda Request Form

**Meeting Date:** March 25, 2026 Special Called CRA Meeting

**Originating Department:** Clerk

**Agenda Title:** Special Called CRA Meeting Minutes - January 21, 2026

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

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

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

**Advertised:**

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

**Attachments:** Minutes, Comment Card

**Please initial one:**

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

LW Not applicable in this case

**Recommended Motion:**

I move to approve the Minutes of the January 21, 2026 Special Called CRA Meeting.



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

Wednesday, January 21, 2026 at 6:30 PM

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

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

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

**CALL TO ORDER/ROLL CALL**

6:43 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:**

Board Member Thomas requested item number 2 be pulled from the Consent Agenda.

Motion to approve the agenda as amended made by Vice-Chair Hensley, Seconded by Board Member Thomas.

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.*

NONE

**CONSENT AGENDA:**

Motion to approve item 1 of the Consent Agenda made by Board Member Thomas, 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 - December 17, 2025

Item 2 was pulled from consent for discussion:

2. Resolution No. 04-01-26 - Agreement - PFM Financial Advisors

Board Member Thomas asked if this advisor was for CRA duties. CRA Consultant Allison Justice explained that the advisors would be for both the Town and the CRA and that the consultants would assist the Town and the CRA with the bonding process. Board Member Thomas express concerns with the fact that the agenda item did not mention the bonding process. Board Member O'Rourke indicated that the agenda item mentions the Capital Improvement Plan and does that include the CRA. He also asked if the CRA was wanting to borrow money in order to get out of the financial crisis it's in. CRA Consultant Justice stated that is incorrect, that the CRA has guaranteed revenues for the next fourteen years that they can borrow against to use for capital projects. Board Member O'Rourke expressed concern with all of the items that the consultant could charge for. Executive Director Reade clarified that the agreement would

be in place in case the CRA had a need and that there would be no charge unless the consultant was utilized for something. Board Member O'Rourke suggested postponing a consultant agreement until it is actually needed. Board Member Linden stated that these services are not needed right now. Board Member Thomas expressed that she would have liked to see the language of this agenda item be more concise. Chair Michaud also expressed that there is not a need for this service at this time. CRA Consultant Justice re-stated the need for a consultant at this time, so that the CRA can bond and move forward with capital projects.

Motion to approve Resolution 04-01-26 made by Board Member O'Rourke, seconded by Board Member Thomas.

Voting Aye; Board Member Thomas.

Voting Nay; Board Member Linden, Board Member O'Rourke, Vice-Chair Hensley, Chair Michaud.

Public Comment;

Mary Taylor stated that she agrees that the consultant is not needed at this time. She spoke about some capital projects she would like to see.

**NEW BUSINESS: NONE**

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

-CRA Consultant Justice announced the upcoming Community meeting on the Bert Bostrom Park Re-Design on Saturday January 24<sup>th</sup> from 10am to 12pm.

-Board Member Thomas spoke about how beautiful Park Avenue was over the holidays.

**AGENCY MEMBER REQUESTS:**

Vice-Chair Hensley thanked staff and the Executive Director for the Kelsey Market improvements.

Board Member Thomas spoke about the time-line for the Kelsey Market Improvements.

Chair Michaud asked for a future update on the properties that received incentive grants.

**ADJOURNMENT:**

Motion to adjourn 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.

Meeting adjourned 7:16 P.M.

**FUTURE MEETING DATE:** The next scheduled Community Redevelopment Agency Meeting will be conducted on March 18, 2026.

\_\_\_\_\_  
Chair, Roger D. Michaud

\_\_\_\_\_  
Agency Clerk, Vivian Mendez, MMC

Town Seal

\_\_\_\_\_  
Deputy Agency Clerk, Laura Weidgans

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2026

CRA

Meeting Date 1-21-2026

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

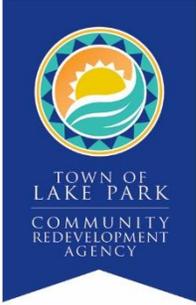
Name: Mary Taha  
Address: 209 Park Ave

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:  
#2

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.



# Town of Lake Park Town Commission

## Agenda Request Form

**Meeting Date:** March 25, 2026

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

FY 2025 Lake Park CRA Annual Report – Recommendation to Town Commission to Accept & Submit to Appropriate and Required Taxing

**Agenda Title:** Authorities

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

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

**Cost of Item:** \$0 **Funding Source:** \_\_\_\_\_

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

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

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

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

**Please initial one:**

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

AJ Not applicable in this case

**Summary Explanation/Background:**

The Lake Park Community Redevelopment Agency (CRA) Board is requested to review and consider a recommendation to the Town Commission to authorize the submittal of the Fiscal Year 2025 Lake Park Community Redevelopment Agency Annual Report to the appropriate and required taxing authorities.

The Annual Report provides an overview of redevelopment activities, economic development initiatives, capital projects, and financial performance within the Lake Park CRA district during the fiscal year ending September 30, 2025.

During FY 2025, the CRA continued to advance redevelopment initiatives that strengthen the tax base, support local businesses and enhance the downtown area within Lake Park. Major accomplishments highlighted in the report include, but are not limited to, the following:

- Completion and grand opening of Culinary Crossroads (1301 10th Street) – \$11.2 million public-private redevelopment project anchored by Oceana Coffee that created more than 60 jobs.  
Note: This project was recognized by the Florida Redevelopment Association (FRA) and received the Roy F. Kenzie Award during the FRA’s Annual Conference in the summer of 2025
- Continued private investment and façade improvements along Park Avenue and 10th Street that was supported with CRA redevelopment grant funding
- Advancement of various capital improvements within the CRA district, including the Bert Bostrom Green Infrastructure Project and design of future 10th Street Streetscape Enhancement Project
- Continued activation of Downtown Lake Park through events, marketing and business support, including the Rust Market and expanded holiday programming, both of which attracts thousands of visitors
- Began the development of the Master Plan (including potential capital improvements) within the Town’s Bert Bostrom Park to promote green space and community recreation areas within the CRA district
- Twenty-one (21) new businesses opened within the CRA district, with the majority located along Park Avenue
- Total tax increment revenues reached approximately \$3.07 million (Town Contribution - \$2,012,287 and PBC Contribution - \$1,049,177), representing a 17.3% increase over the prior year

Note: The FY 2025 Lake Park CRA Annual Report will be presented to the CRA Board on March 25, 2026, following the submission to the Town Commission for approval (due to scheduling). As a result, the Town Commission will be requested to consider approval and acceptance of the FY 2025 Lake Park CRA Annual Report subject to the Lake Park CRA providing a recommendation to the Town Commission to accept and submit the Annual Report to all appropriate and required taxing authorities.

If approved by the Lake Park CRA, the proposed FY 2025 CRA Annual Report will be submitted to the Town Commission for consideration and acceptance to submit the Annual Report to all appropriate and required taxing authorities. Additionally, if approved, the Annual Report will be included within the Lake Park CRA’s website prior to March 31, 2026.

**Recommended Motion:**

I move to accept and recommend to the Town Commission to authorize the submittal of FY 2025 Lake Park CRA Annual Report (with any changes recommended by the Town Commission) to the appropriate and required taxing authorities.

LAKE PARK COMMUNITY REDEVELOPMENT AGENCY

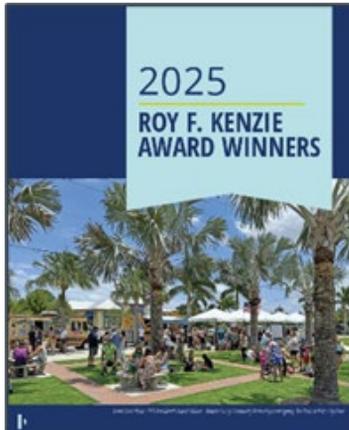
Office of the Executive Director  
800 Park Avenue  
Lake Park, FL 33403  
www.lakeparkflorida.gov



# Annual Report for the Fiscal Year Ending September 30, 2025



LOVING LIVING LEADING LAVISH  
LIVELY LEARNING LIKING LOCAL  
LODGING LYRICAL LOYAL LISTED  
LIMITLESS LIFELONG LAUGHING  
LINKING LEISURE LAKE PARK



# BOARD OF DIRECTORS

## Board of Directors

ROGER MICHAUD  
CHAIR



rmichaud@lakeparkflorida.gov



MICHAEL HENSLEY  
VICE-CHAIR



mhensley@lakeparkflorida.gov



Town of Lake Park  
Community Redevelopment Agency  
800 Park Avenue  
Lake Park, FL 33403  
(561) 881-3300  
[www.lakeparkflorida.org](http://www.lakeparkflorida.org)

JOHN LINDEN  
BOARD MEMBER



jlinden@lakeparkflorida.gov

MICHAEL O'ROURKE  
BOARD MEMBER



morourke@lakeparkflorida.gov

JUDITH THOMAS  
BOARD MEMBER



jthomas@lakeparkflorida.gov

# LETTER FROM THE CRA EXECUTIVE DIRECTOR

## Letter from the CRA Executive Director



March 2026

The Lake Park Community Redevelopment Agency (CRA) continues to advance its mission of strengthening neighborhoods, supporting local businesses, and enhancing quality of life throughout the redevelopment area.

The CRA area experienced significant increases in taxable value, reflecting continued reinvestment and private-sector confidence. Total tax increment revenues have increased to over \$3.07 million for FY 2026, a 17.3% increase over FY 2025. This steady expansion of the tax base strengthens the CRA's ability to reinvest in infrastructure, business development, and placemaking initiatives.

A defining achievement this year was the completion and grand opening of Culinary Crossroads at 1301 10<sup>th</sup> Street, anchored by Oceana Coffee. This \$11.2 million public-private partnership revitalized a long-vacant property and introduced a dynamic headquarters, commercial kitchen incubator, and beverage canning operation. The project created more than 60 jobs and is projected to generate over \$100,000 annually in new tax increment revenue. In recognition of its innovation and impact, the project received the prestigious Roy F. Kenzie Award from the Florida Redevelopment Association.

Downtown activation remains a top priority. The Rust Market continued to attract residents and visitors while supporting local vendors and entrepreneurs. Expanded holiday lighting and programming attracted more than 31,000 visitors during the season, with measurable year-over-year increases in December foot traffic. In fiscal year 2024–2025 alone, 21 new businesses opened within the CRA, with 18 located on Park Avenue, reinforcing Downtown Lake Park as a growing destination.

Major infrastructure initiatives also moved forward. The Bert Bostrom Green Infrastructure Project introduced a state-of-the-art stormwater management system that enhances environmental resilience while restoring athletic fields and park amenities. Planning is now underway for the Park's long-term Master Plan. Design has also begun for streetscape improvements along 10<sup>th</sup> Street South to enhance walkability, drainage, shade, and overall downtown character.

As we look ahead, we remain focused on strategic investments that expand the tax base, strengthen neighborhoods, and create a vibrant, welcoming environment for residents, businesses, and visitors alike.

Respectfully Submitted,

*Richard Reade*

Richard Reade

Executive Director, Lake Park CRA



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## LAKE PARK CRA

### Lake Park CRA

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#### Background

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

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

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

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

The 1980s brought another period of decline to Lake Park. Most of the land had been built out with an aging housing stock. The Town had a tough time remaining competitive with the newer communities in the region, and the introduction of regional shopping centers hurt the Town's Downtown.

In 1996, the Town created the Lake Park Community Redevelopment Agency to address the area's blight and to revitalize the Town's core along Park Avenue, 10<sup>th</sup> Street, and Old Dixie Highway. In 2023, the Town expanded the Lake Park Community Redevelopment Agency to encompass two bordering areas: 10<sup>th</sup> Court Area (26 acres) and Silver Beach Road Area (41 acres).

#### What is a CRA?

Once a municipality or county determines that there are one or more areas within its borders that need rehabilitation, conservation, or redevelopment, Florida statutes allow for the creation of a Community Redevelopment Agency (CRA). A CRA is an independent local government agency of 5-7 members that fosters the collaborative efforts of residents, businesses, property owners, and other organizations to implement community redevelopment efforts. The Town of Lake Park Commission serves as the Lake Park CRA Board. After the CRA is established, it is required to prepare and adopt a redevelopment plan

## LAKE PARK CRA

that includes public safety, economic development, affordable housing, downtown marketing, and historic preservation. The creation and adoption of the Community Redevelopment Plan is a critical step to improve the economic conditions and quality of life of its residents, business owners, and stakeholders, as the Plan is a guiding document that provides a toolkit for implementation. The Lake Park CRA's current Redevelopment Plan was adopted in 2022.

### Why does Lake Park have a CRA?

The original Lake Park CRA was adopted in 1996 as a proactive approach to reverse the Town's declining fortunes and restore a sense of place and community through revitalization of the physical and economic environment in the designated areas. In 1996, the Lake Park CRA Board presented a plan that served as the framework for programming redevelopment activities and implementing specific projects designed to leverage or stimulate public interest and private investment that is necessary for revitalization. Redevelopment is one of the best ways to instill new life into areas stricken by social, physical, environmental, or economic conditions that negatively impact the possibility of new investment by private enterprises. The targeted areas receive focused attention and financial investment that reverse the destructive trends, create jobs, restore a business climate, rehabilitate, and increase housing, and inspire active participation and investment by residents, businesses, and organizations that would otherwise not occur.

### Why did the Lake Park CRA expand its boundaries in 2023?

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

Without intervention now, slum and blighted areas impose more onerous burdens onto the community, decrease the tax base, and constitute safety and public health menaces to the welfare of residents. Small business owners and residents have endured recent periods of high interest rates, high inflation, labor shortages, etc. Moreover, the expansion areas have had longstanding barriers to equity investment. All these situations affect the output, success, and advancement in Lake Park.

To combat the deleterious issues noted above, the Town expanded the Lake Park CRA in 2023 to encompass two bordering areas: 10<sup>th</sup> Court Area (26 acres) and Silver Beach Road Area (41 acres).

## LAKE PARK CRA

### When does the CRA sunset (expire)?

The Lake Park CRA (all areas) sunsets on September 30, 2039.

### Redevelopment Area



### Powers

Lake Park CRA monies may be expended as described in the Redevelopment Plan for multiple purposes, including, but not limited to:

- Installation, construction, or reconstruction of streets, utilities, facilities, parks, and playgrounds that further the objectives of the Redevelopment Plan.
- The acquisition and disposition of real property in the Lake Park CRA.
- The development of affordable housing within the Lake Park CRA.
- The development of community policing innovations within the Lake Park CRA.

## LAKE PARK CRA

- Professional services including redevelopment planning, surveys, and financial analysis as well as administrative and overhead expenses necessary or incidental to implementation of the Redevelopment Plan.
- All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other form of indebtedness.
- The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.

### Funding Source

The primary funding source available to the Lake Park CRA consists of tax increment revenues. Tax increment revenues are a unique tool available to cities and counties for redevelopment activities and are used to leverage public funds to promote private sector activity in the targeted redevelopment area. The taxable value of all real property in the redevelopment area is determined as of a fixed date<sup>1</sup>, also known as the “base year” value. The base year values of the Lake Park CRA are as follows:

- Original CRA Area: 56,070,754.
- Expanded CRA Area: 49,956,035, with a base year of 2024 (fiscal year 2025), and is composed of the following:
  - 10<sup>th</sup> Court Area: 28,078,624.
  - Silver Beach Road Area: 21,877,411.

Contributing taxing authorities continue to receive ad valorem tax revenues (a.k.a. property tax revenues) based on the base year value. Revenues generated from the base year value are available for general government purposes. However, ad valorem tax revenues from increases in real property value, referred to as “Tax Increment”, are remitted to the Lake Park CRA and dedicated to the redevelopment area. The Taxing Authorities which are obligated to make annual deposits into the CRA Trust Fund include:

- Original CRA Area: Town of Lake Park and Palm Beach County.
- Expanded CRA Area: Town of Lake Park.

<sup>1</sup> F.S. § 163.387 defines the base year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the redevelopment area by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the CRA’s redevelopment trust fund.

# LAKE PARK CRA

## Tax Base

The following table provides a summary of the historical assessment (taxable) values and increment values for the Lake Park CRA (including Expansion Area) as of January 1<sup>st</sup> of each year<sup>2</sup>. While this report generally pertains to FY 2025 activity, the following section also includes FY 2026 property valuation data to highlight current trends.

TAXABLE PROPERTY VALUES (ALL CRA AREAS)						
TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2025	2026	354,928,978	11.9%	106,026,789	248,902,189	17.9%
2024	2025	317,155,484	44.5%	106,026,789 <sup>3</sup>	211,128,695	29.2%
2023	2024	219,513,085	12.6%	56,070,754	163,442,331	17.6%
2022	2023	194,997,539	14.6%	56,070,754	138,926,785	21.8%
2021	2022	170,133,346	5.6%	56,070,754	114,062,592	8.6%
2020	2021	161,074,778	8.7%	56,070,754	105,004,024	13.9%
2019	2020	148,222,209	11.1%	56,070,754	92,151,455	19.1%
2018	2019	133,426,939	7.7%	56,070,754	77,356,185	14.0%
2017	2018	123,938,889	9.9%	56,070,754	67,868,135	19.7%
2016	2017	112,792,150		56,070,754	56,721,396	

The following sections provide the historical assessment (taxable) values by CRA Area.

TAXABLE PROPERTY VALUES (ORIGINAL CRA AREA)						
TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2025	2026	301,522,325	12.8%	56,070,754	245,451,571	16.3%
2024	2025	267,199,449	21.7%	56,070,754	211,128,695	29.2%
2023	2024	219,513,085	12.6%	56,070,754	163,442,331	17.6%
2022	2023	194,997,539	14.6%	56,070,754	138,926,785	21.8%
2021	2022	170,133,346	5.6%	56,070,754	114,062,592	8.6%
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2018	2019	133,426,939	7.7%	56,070,754	77,356,185	14.0%
2017	2018	123,938,889	9.9%	56,070,754	67,868,135	19.7%
2016	2017	112,792,150		56,070,754	56,721,396	

<sup>2</sup> The Taxable Value figures included herein represent those values utilized by the Town of Lake Park to calculate the CRA's tax increment revenues and are net of all applicable exemptions. Palm Beach County utilizes a slightly different Taxable Value that reflects the varied exemption values.

<sup>3</sup> The base year for the CRA Expansion Area is 2024 (tax roll year) with a total taxable valuation of 49,956,035.

# LAKE PARK CRA

## TAXABLE PROPERTY VALUES (EXPANDED CRA AREA – 10<sup>TH</sup> COURT/SILVER BEACH ROAD)

TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B	
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	
2025	2026	53,406,653	6.9%	49,956,035	3,450,618	-%	
2024	2025	49,956,035	-%	49,956,035	-	-%	

## Taxpayer Concentration

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated from the CRA’s principal taxpayers. Taxpayer concentration is a measure of revenue risk for the Agency. A low taxpayer concentration indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer.

### PRINCIPAL TAXPAYERS (ALL CRA AREAS)

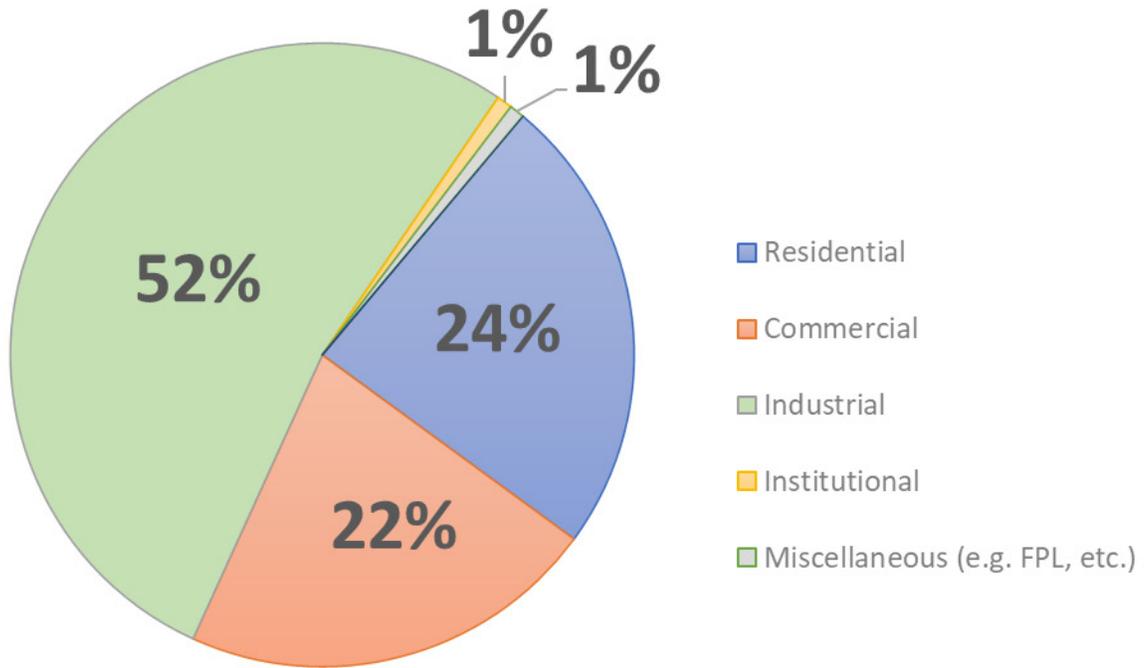
TAXPAYER	PROPERTY USE	FY 2026 TAXABLE VALUE	% OF FY 2026 TAXABLE VALUE
DG LAKE PARK PROPERTY OWNER LP	INDUSTRIAL	37,569,527	10.6%
DXD F1 LAKE PARK LLC	INDUSTRIAL	16,285,422	4.6%
KELSEY INDUSTRIAL LLC	INDUSTRIAL, COMMERCIAL	14,602,742	4.1%
HUMANI COURTS LLC	RESIDENTIAL	6,902,641	1.9%
705 13TH STREET INC	INDUSTRIAL	6,693,127	1.9%
PB INDUSTRIAL INVESTMENTS LLC	INDUSTRIAL	6,248,278	1.8%
ADM FL REAL ESTATE WPB LLC	INDUSTRIAL	6,207,300	1.7%
AMOC HOLDINGS LLC	RESIDENTIAL	6,006,275	1.7%
LAKE PARK PARTNERS LLC	COMMERCIAL	5,314,683	1.5%
THOMAS DAVIS INC	INDUSTRIAL	4,886,275	1.4%
TOTAL		110,716,270	31.2%



# LAKE PARK CRA

## Taxable Values by Use Type

The segmentation of taxable values within the Lake Park CRA highlights a relatively balanced tax base with Industrial, Residential, and Commercial properties representing approximately 52%, 24%, and 22% respectively with the balance comprising other uses (e.g., institutional).



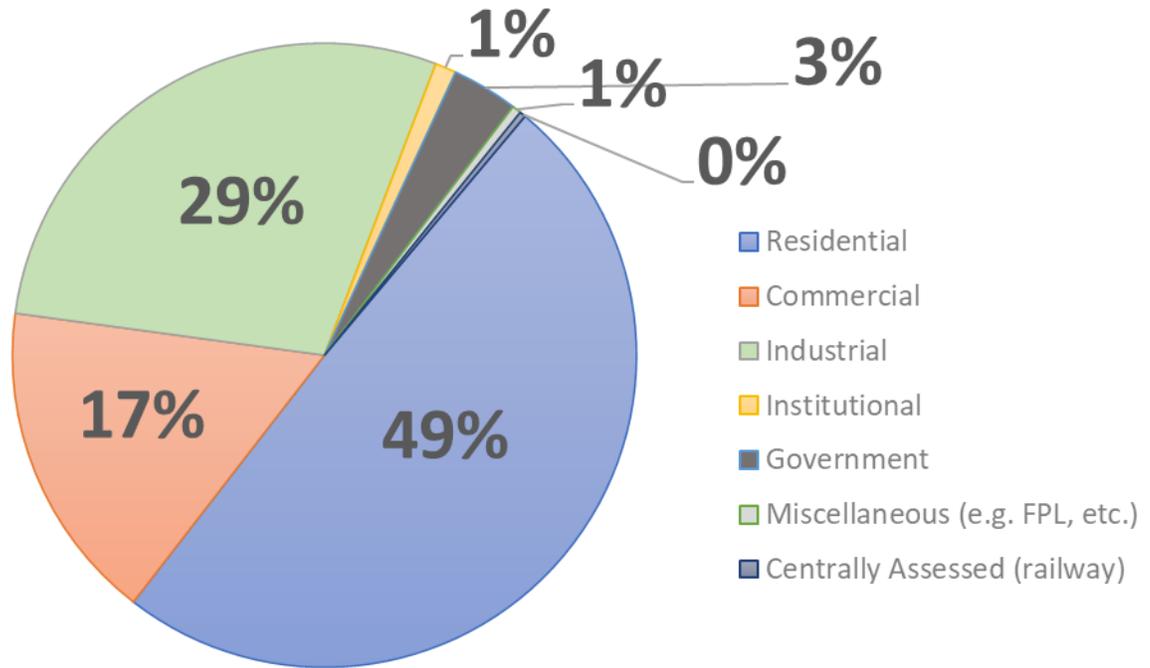
### TAXABLE PROPERTY VALUES BY USE TYPE

USE TYPE	A	B	=A+B
	ORIGINAL AREA	EXPANDED AREA	TOTAL
RESIDENTIAL	62,269,439	22,686,927	84,956,366
COMMERCIAL	53,781,329	23,433,297	77,214,626
INDUSTRIAL	179,890,796	7,286,429	187,177,225
INSTITUTIONAL	2,840,022	-	2,840,022
GOVERNMENT	-	-	-
MISC. (FPL, etc.)	2,740,739	-	2,740,739
CENTRALLY ASSESSED (rail)	-	-	-
<b>TOTAL</b>	<b>301,522,325</b>	<b>53,406,653</b>	<b>354,928,978</b>

# LAKE PARK CRA

## Parcels by Use Type

There are 642 total property parcels within the Lake Park CRA with Residential, Industrial, and Commercial parcels representing approximately 49%, 29%, and 17% respectively with the balance comprising other uses (e.g., government, institutional).



PARCELS BY USE TYPE			
USE TYPE	A	B	=A+B
	ORIGINAL AREA	EXPANDED AREA	TOTAL
RESIDENTIAL	204	113	317
COMMERCIAL	77	30	107
INDUSTRIAL	175	9	184
INSTITUTIONAL	7	-	7
GOVERNMENT	19	3	22
MISC. (FPL, etc.)	3	-	3
CENTRALLY ASSESSED (rail)	2	-	2
<b>TOTAL</b>	<b>487</b>	<b>155</b>	<b>642</b>

# LAKE PARK CRA

## Millage Rates

The table below provides a summary of the operating millage rates levied by each Taxing Authority that makes payments to the Lake Park CRA.

CONTRIBUTING TAXING AUTHORITY MILLAGE RATES					
TAX ROLL YEAR	FISCAL YEAR	A TOWN OF LAKE PARK	B TOWN OF LAKE PARK (PBC FIRE MSTU EQUIVALENT) <sup>4</sup>	C PALM BEACH COUNTY <sup>5</sup>	=A+B+C TOTAL
2025	2026	5.1000	3.4581	4.5000	13.0581
2024	2025	5.1000	3.4581	4.5000	13.0581
2023	2024	5.1870	3.4581	4.5000	13.1451
2022	2023	5.3474	3.4581	4.7150	13.5205
2021	2022	5.3474	3.4581	4.7815	13.5870
2020	2021	5.3474	3.4581	4.7815	13.5870
2019	2020	5.3474	3.4581	4.7815	13.5870
2018	2019	5.3474	3.4581	4.7815	13.5870
2017	2018	5.3474	3.4581	4.7815	13.5870
2016	2017	5.3474	3.4581	4.7815	13.5870



<sup>4</sup> The Town of Lake Park began utilizing the Palm Beach County Fire/Rescue MSTU on October 1, 2015 (FY 2016) for fire-rescue services. The PBC Fire MSTU is exempted from contributing to the LPCRA. However, the Town of Lake Park contributes an amount equivalent to the PBC Fire MSTU calculated tax increment to the LPCRA annually.

<sup>5</sup> Palm Beach County contributes tax increment to the Original CRA area only and is exempt from contributing tax increment to the Expanded Area.

# LAKE PARK CRA

## Tax Increment Revenues

Taxing Authorities, which levy ad valorem taxes on real property subject to taxation located within the CRA, are required by January 1<sup>st</sup> of each year to deposit into the Lake Park CRA Trust Fund an amount equal to 95% of the difference between:

- a) The amount of ad valorem taxes levied each year by that Taxing Authority on taxable real property contained within the geographical boundaries of the Lake Park CRA, exclusive of any amount from any debt service millage; and
- b) The amount of ad valorem taxes which would have been produced by the millage rate upon which the tax is levied each year by the Taxing Authority on the assessed value of the taxable real property in the Lake Park CRA as of January 1<sup>st</sup> of the base year, exclusive of any amount from any debt service millage.

The Taxing Authorities which are obligated to remit tax increment to the Lake Park CRA include:

- Original CRA Area: Town of Lake Park and Palm Beach County.
- Expanded CRA Area: Town of Lake Park.

The following table provides a 10-year summary of historical tax increment<sup>6</sup> revenues for the CRA segmented by Taxing Authority.

TAX INCREMENT REVENUES							
		A	B	C	=A+B+C+D		
TAX ROLL YEAR	FISCAL YEAR	TOWN OF LAKE PARK	TOWN OF LAKE PARK (PBC FIRE MSTU EQUIVALENT) <sup>7</sup>	PALM BEACH COUNTY <sup>8</sup>	TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR	
2025	2026	\$ 1,205,931	\$ 817,692	\$ 1,049,177	\$ 3,072,801	17.3%	
2024	2025	1,022,919	693,599	902,383	2,618,900	28.3%	
2023	2024	805,387	536,940	698,524	2,040,850	14.4%	
2022	2023	705,752	456,402	621,952	1,784,106	21.2%	
2021	2022	579,441	374,718	517,894	1,472,053	8.6%	
2020	2021	533,424	344,959	476,859	1,355,242	14.0%	
2019	2020	468,132	302,735	418,405	1,189,273	19.1%	
2018	2019	392,972	254,130	351,202	998,304	14.0%	
2017	2018	344,772	222,960	307,994	875,726	19.7%	
2016	2017	288,146	186,341	257,251	731,738		

<sup>6</sup> Table represents calculated tax increment revenues based on reported taxable values. Actual collections may vary.

<sup>7</sup> The Town of Lake Park began utilizing the Palm Beach County Fire/Rescue MSTU on October 1, 2015 (FY 2016) for fire-rescue services. The PBC Fire MSTU is exempted from contributing to the LPCRA. However, the Town of Lake Park contributes an amount equivalent to the PBC Fire MSTU calculated tax increment to the LPCRA annually for all CRA Areas.

<sup>8</sup> Palm Beach County contributes tax increment to the Original CRA Area only and is exempt from contributing tax increment to the Expanded CRA Area.

# LAKE PARK CRA

## Accomplishments and Activity Status Updates

### Redevelopment Projects

#### 1301 10<sup>th</sup> Street

In March 2025, the doors opened on the innovative Culinary Crossroads, featuring the new Oceana Coffee headquarters, Culinary Studio, and Florida Canning Company.



The Lake Park CRA, Palm Beach County, and other investors played a crucial role in locating this unique business in Lake Park. The overall investment in the Lake Park CRA area exceeds \$11 million, with the Lake Park CRA contributing \$1 million of this total.

The return for the Town of Lake Park includes not just the new businesses, but 60 new employees to our town, renewed growth and interest in adjacent properties, and over \$100,000 annually to the Lake Park CRA in tax increment revenues.

The CRA, Town of Lake Park, and Palm Beach County joined Culinary Crossroads for a ribbon-cutting (grand opening) on March 13, 2025.



The Lake Park CRA was awarded a Roy F. Kenzie Florida Redevelopment Award in October 2025 for creative funding partnerships related to the Culinary Crossroads development.

**2025 ROY F. KENZIE AWARD WINNER:**  
 CREATIVE PROJECT FUNDING AND DEVELOPMENT PARTNERSHIPS  
 SMALL CITY

THE FLORIDA  
**REDEVELOPMENT**  
 ASSOCIATION

# LAKE PARK CRA

## 796 10<sup>th</sup> Street

A Lake Park Community Redevelopment Agency economic development grant (\$360,000) was awarded to Liberty Square LLC for façade improvements to the property located at 796 10<sup>th</sup> Street. The property is an outdated strip center that houses multiple businesses, including a restaurant, brewery, and martial arts center. The construction has attracted an established catering company, a new restaurant, and will provide outdoor seating for the restaurant and brewery. Construction/façade improvements are expected to be completed in early 2026. The private investment in the project is approximately \$1.5 million, in addition to the CRA grant.



Conceptual Rendering of Façade Improvements



# LAKE PARK CRA

## 832 Park Avenue

Saigon Oriental Food Market is a regionally popular Asian grocery store and food market located at 832 Park Avenue in Lake Park. It's known for offering a wide variety of Asian products and imported foods, including fresh produce, specialty ingredients, snacks, and groceries that cater to Vietnamese and broader Asian cooking and culinary needs. In 2025, the property owner upgraded the building's façade with new impact windows and doors, fresh paint and signage, and enhanced stucco treatments. The overall investment was nearly \$200,000, with CRA assistance of \$50,000 through the Façade and Exterior Improvement Grant Program.



# LAKE PARK CRA

## 1450 Watertower Road

DXD Self Storage completed construction in 2024. This public storage facility is 4 stories with over 25,000 SF and is located within the Lake Park CRA’s industrial district. The property value is now over \$16 million and generates more than \$330,000 annually in tax increment revenues to the CRA.



## Capital Projects

### 311 7<sup>th</sup> Street

#### **Bert Bostrom Green Infrastructure Project**

The Bert Bostrom Green Infrastructure Project has transformed Bert Bostrom Park with a state-of-the-art underground stormwater management system. The project involved reconfiguring the existing stormwater piping network to direct water into newly installed underground storage and filtration chambers, known as “StormTech Chambers.” These chambers temporarily hold stormwater before gradually releasing it into the existing southern outfall system, helping to eliminate flooding in the park and surrounding streets.

In addition to the stormwater infrastructure, the project included pavement resurfacing in disturbed areas, reconstruction of the athletic sports fields, including new irrigation and sodding built over the storage chambers, and landscape improvements along various side-street locations throughout the park. Together, these upgrades capture, hold, and treat stormwater, protecting local waterways while enhancing the park’s functionality and appearance.



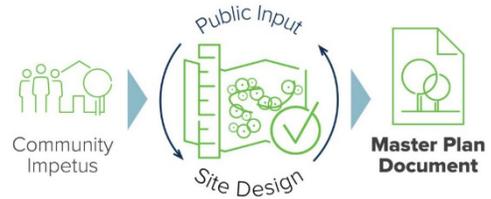
Design Image of StormTech Chambers (above)  
Athletic Sports Field (below)



# LAKE PARK CRA

## Bert Bostrom Park Master Plan

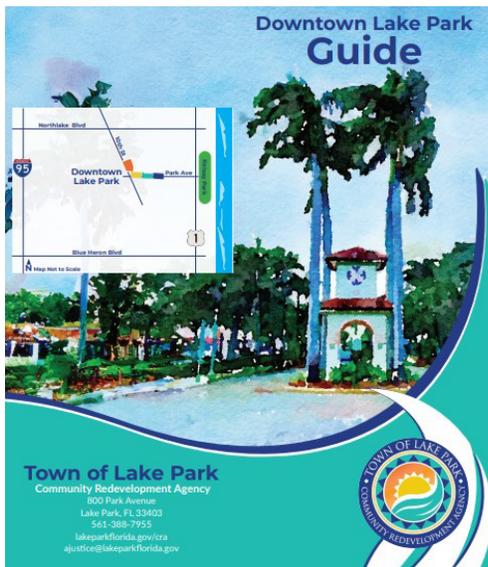
With the underground stormwater project complete, the CRA entered into an agreement with Wannemacher Jensen Architects to complete a Master Plan for the Park.



The newly improved above-ground turf will remain as a multipurpose field, bringing youth sports back to the park, which leaves the remaining footprint of the park for future improvements. The community will be an integral part of the future design of the park with extensive engagement prior to a completed plan. These preliminary concepts will help guide the next phase of planning and provide a clear framework for future improvements, and are expected to be presented to the CRA Board in 2026.

## 10<sup>th</sup> Street South

10<sup>th</sup> Street in Lake Park runs north-south through the town’s downtown core near Park Avenue, featuring a mix of local retail, light commercial spaces, studios, and redevelopment sites. Streetscape improvements along 10<sup>th</sup> Street will support a more walkable, active downtown. Design work has been awarded to Baxter Woodman Engineers, who have begun field data collection, and the full design cost (approximately \$420K) is funded through a Mitigation Grant. A conceptual plan is expected by early 2026, with construction in FY 2027. The CRA will support the reconstruction of the streetscape along 10<sup>th</sup> Street with enhanced walkability, drainage, shade, and street furnishings.



## Downtown Lake Park

The Lake Park CRA continues to focus on building a vibrant, welcoming Downtown Lake Park along the Park Avenue corridor through strategic investments and strong partnerships. In 2025, in addition to continuing the successful holiday lighting displays that draw thousands of visitors and drive seasonal business activity, the CRA has remained actively engaged with property owners to support property enhancements and encourage reinvestment throughout the district. The CRA has also advanced Downtown District Branding efforts, recognizing that a strong, consistent identity is essential to creating a

true sense of place, increasing awareness, and positioning Downtown Lake Park as a destination. Together, these initiatives help attract new businesses, property owners, and foster long-term economic growth in the Town of Lake Park and its downtown area.

## LAKE PARK CRA

### Downtown Lake Park Foot Traffic Analysis

This analysis of Downtown Lake Park's foot traffic and business mix identifies opportunities to attract more visitors, increase dwell time, and strengthen the local economy. Using mobile data, business inventory, and gap analysis, key trends and strategies have emerged that the CRA has implemented through its programs and incentives.

- Using targeted marketing (email campaigns, social media, and event updates) to re-engage past visitors and drive repeat visitation.
- Maintaining safe, clean, and welcoming public spaces to improve the overall downtown experience.
- Enhancing amenities such as seating, shade, and landscaping to encourage visitors to stay longer.
- Launching early holiday programming, which contributed to a 9–10% year-over-year increase in visitation during early December 2024.
- Hosting consistent, well-timed events (tree lightings, markets, and special promotions) to sustain visitation throughout the season.
- Addressing gaps in dining and entertainment through event programming and support that helps activate downtown.
- Supporting local businesses and entrepreneurs to strengthen the district's economic foundation.

Overall, diversifying downtown uses and activating public spaces positions Downtown Lake Park as a more vibrant, experience-rich destination. By focusing on visitor retention, enhancing the visitor experience, leveraging events, and strategically strengthening the business mix, Downtown Lake Park can continue to evolve into a thriving hub that attracts visitors, encourages longer stays, and increases local spending.



### Rust Market

The Lake Park Community Redevelopment Agency has been a consistent supporter of the Lake Park Rust Market, recognizing its role in advancing economic development, small business support, and downtown activation within the CRA district. Organized by Jesse Furman, Owner of Kelsey Vintage Goods, the Rust Market has become a signature downtown event that attracts both residents and visitors, reinforcing Downtown Lake Park as a vibrant and active destination.

# LAKE PARK CRA

The Rust Market directly supports the CRA’s goal of strengthening local businesses and entrepreneurs by providing a recurring platform for local vendors and artisans to generate revenue, increase visibility, and build community connections. The event also contributes to increased foot traffic and economic activity at the downtown core, supporting the CRA’s broader efforts to expand promotional initiatives and grow awareness of Lake Park.



Since its inception, the CRA has invested in enhancing the overall market experience through strategic improvements and programming. These enhancements include funding for free live music, food trucks, and improved on-site amenities, such as free public restrooms, all of which contribute to a welcoming, safe, and enjoyable environment for attendees. These efforts align with the CRA’s objective to improve the quality of life and activate public spaces within the redevelopment area.

Additionally, the CRA maintains a presence at each Rust Market event through a dedicated table and tent, allowing staff to engage directly with the public, share information about CRA programs, incentives, and ongoing projects, and encourage greater community involvement in Downtown Lake Park. Through its continued support of the Rust Market, the CRA advances its mission of fostering economic vitality, community engagement, and long-term revitalization within the CRA district.



## LAKE PARK CRA

### Redevelopment Grants and Incentives

The Lake Park CRA offers incentives for business and property owners to foster taxable value growth by improving properties and encouraging new development. In May 2024, the CRA began developing structured incentive packages to market to the public and increase the predictability of CRA offerings. The incentives were approved on July 17, 2024, via Resolution 48-07-24, and the program descriptions/applications are now available on the Town of Lake Park website<sup>9</sup> under “CRA Incentive Programs”. The following is a summary of incentives that are now available for business and property owners.

#### Redevelopment Grant and Incentive Portfolio

##### Façade and Exterior Improvement Program

This grant is available to all properties/businesses in the Lake Park CRA for aesthetic improvements to the exterior of commercial buildings and sites. This grant provides 80% of the project cost up to a maximum CRA grant of \$50,000, depending on the project location.

- Park Avenue (7<sup>th</sup> St. to 10<sup>th</sup> St.): \$50,000.
- 10<sup>th</sup> Street (Northlake to Silver Beach): \$50,000.
- Industrial Area: \$20,000.

##### Commercial Interior Buildout Program

As an incentive for restaurant/brewery/distillery uses, the Lake Park CRA will fund 80% of interior buildouts up to \$50,000. Improvements must increase the property value and remain with the property. These improvements could include a grease trap or hood system, bathrooms, HVAC, etc.

##### Real Estate Development Accelerator (REDA) Program

Primarily for large scale development projects greater than \$5 million, this incentive can be utilized in the form of a land mark-down, infrastructure improvements, Tax Increment Financing or similar types of assistance. Each project is negotiated on an individual basis based on a gap in a development pro forma or level of public benefit provided.

##### Strategic Investment Program

Based on a formula that considers the amount of tax increment generated from each project, commercial and mixed-use projects up to \$5 million may be eligible for funding interior and exterior improvements to the property or structure. Priority will be given to uses considered as a goal of redevelopment within the CRA, such as restaurants.

<sup>9</sup> <https://www.lakeparkflorida.gov/government/departments/community-redevelopment-agency/cra-grant-program>.

## LAKE PARK CRA

### Relocation and Development Assistance Program

The Lake Park CRA may assist with relocation and development of certain uses to allow for a more desirable or upgraded use. This program provides the incentives necessary for redevelopment, including tenant relocation, acquisition, buildout, and rehabilitation/renovation of existing properties.

### Grand Opening Assistance Program

The Lake Park CRA aids new businesses within the CRA for their “Grand Opening”. This includes an invitation to elected officials, marketing through the town’s social media, as well as a ribbon cutting. The business can receive up to \$500 for refreshments and/or marketing expenses for the event.

### Beautify Lake Park Program

This is a small administrative grant of up to \$5,000 for facade improvements such as paint, signage, lighting, and landscaping for businesses within the Lake Park CRA.

### Paint, Plant and Pave Program

Created to provide curb appeal to single-family and multi-family properties in the Lake Park CRA, this grant will assist with 80% of a project cost up to a maximum of \$10,000 per property for exterior improvements such as pressure cleaning, painting, facade repair, landscaping, awnings, driveways, irrigation systems, and fence repair/removal.

## Redevelopment Grant and Incentive awards in Fiscal Year 2025

### Beautify Lake Park Program (up to \$5,000)

- 826 Park Avenue (Purple Lizard); Signage.
- 1259 10<sup>th</sup> Street (Inspirational Hair Designs); Signage.



# LAKE PARK CRA

## Façade and Exterior Improvement Program

- 826 Park Avenue (Saigon Market); \$50,000.
- 903 Park Avenue (Kelsey Market); \$100,000.



903 Park Avenue  
(Kelsey Market)

Original Condition  
(above)

Concept Design (left)

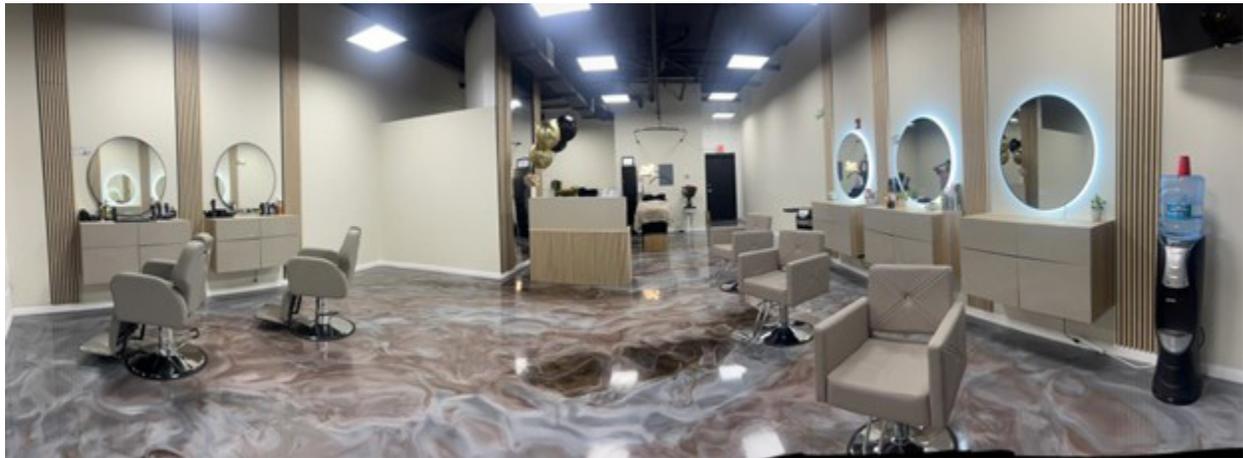
Current Progress -  
under construction  
(below)



# LAKE PARK CRA

## Grand Opening Assistance Program (\$500 each)

- 801 Park Avenue (Refined Reflections); Grand Opening, November 23, 2024.



- 850 Park Avenue (Pearl of The Island); Grand Opening, January 18, 2025.



## LAKE PARK CRA

- 748 Park Avenue, Suite G (Sanders Elite Tutoring); Grand Opening, December 13, 2024.



### Paint, Plant, and Pave

- 811 Bayberry Drive – Fence and Landscaping; \$10,000.



BEFORE

AFTER

## LAKE PARK CRA

### Commercial Interior Buildout

- 796 10<sup>th</sup> Street, Suite B (Hugo's Catering); \$50,000.

Hugo's Catering is currently installing a hood system and other equipment to run a restaurant and catering operation. The current opening is scheduled for early 2026.



### Culinary Crossroads/Oceana Coffee Ribbon Cutting Ceremony

On March 13, 2025, the Lake Park CRA was proud to stand alongside the team at Oceana Coffee as they officially cut the ribbon on Culinary Crossroads at 1301 10<sup>th</sup> Street. This was a celebration of local innovation and a major milestone for our community's economic growth. The event brought together an incredible mix of community leaders, local business supporters, and neighbors, all eager to explore a space that is truly redefining the food and beverage landscape in Palm Beach County. While Oceana Coffee is the heartbeat of the location, Culinary Crossroads is a powerhouse of three distinct businesses working in harmony.

Culinary Studio is the creative engine of the facility. As a membership-based professional kitchen, it provides chefs, caterers, and food



truck entrepreneurs with the high-end shared facilities they need to scale. From private studios to a fully equipped event kitchen for classes and hands-on learning, it's where Lake Park's next great flavors are being born. The Florida Canning Company is a small-batch canning facility that is a huge opportunity for beverage makers. Whether it's cold brew, soda,

# LAKE PARK CRA

or hard seltzer, they handle everything from micro-runs to large-scale production, giving local brands a competitive edge right here in Lake Park.

During the tour, stakeholders met the teams behind these ventures and witnessed firsthand how Culinary Crossroads blends innovation with community spirit. They were joined by several Lake Park Town officials and County Commissioner Bobby Powell, whose support underscores the importance of projects like this for our region's future.

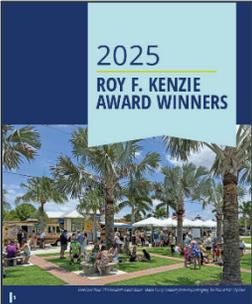
## Florida Redevelopment Association (FRA) Award

In 2025, Oceana Coffee's expansion in Lake Park was recognized with a prestigious Florida Redevelopment Association (FRA) Roy F. Kenzie Award for Creative Project Funding and Development Partnerships, celebrating the transformative impact of its new headquarters and culinary hub, Culinary Crossroads.



This innovative \$11.2 million redevelopment, supported by layered public-private funding, reinvigorated a long-vacant site and created a dynamic space that blends coffee roasting, beverage canning, and a commercial kitchen incubator, helping to generate more than 60 jobs and support food and beverage entrepreneurs throughout the region.

The award highlights how this project exemplifies visionary redevelopment, economic growth, and community building in Downtown Lake Park.



**CREATIVE PROJECT FUNDING AND DEVELOPMENT PARTNERSHIPS – SMALL CITY**

**Lake Park Community Redevelopment Agency  
Culinary Crossroads**

Oceana Coffee's new 26,500 square-foot headquarters in Lake Park - branded Culinary Crossroads - is a bold \$11.2 million redevelopment that merges coffee production, a small batch beverage canning facility, and a commercial kitchen incubator. This first-of-its-kind project in Palm Beach County supports over 60 jobs, empowers food and beverage entrepreneurs with affordable, professional-grade space, and revitalizes a long-vacant site. Backed by layered public-private funding, Culinary Crossroads exemplifies innovation, economic development, and community-building. With its scalable model, this project transforms Lake Park into a regional hub for culinary creativity and offers a powerful blueprint for other communities seeking sustainable redevelopment and small business growth.

**FOR MORE INFORMATION:**  
[ajustice@lakeparkflorida.gov](mailto:ajustice@lakeparkflorida.gov)




11

## LAKE PARK CRA

### New Business Activity

The opening of 21 new businesses within fiscal year 2024-2025 is a testament to Lake Park CRA's strong economic vitality, business-friendly environment, and growing market demand. This influx of new enterprises not only diversifies the local economy but also stimulates job creation, enhances the commercial tax base, and fosters a vibrant, dynamic community.

As these businesses establish themselves, they contribute to increased consumer spending, attract further investment, and enhance the overall quality of life for residents. Moreover, their presence signals confidence in the city's infrastructure, governance, and economic development initiatives, reinforcing its reputation as a prime destination for business growth. Of these new businesses, eighteen (18) are located on Park Avenue.

### Holiday Display

In 2024, the Town of Lake Park and the Lake Park CRA continued to expand the annual holiday tree lighting event by adding lighted displays and illuminated trees along Park Avenue from 7<sup>th</sup> to 10<sup>th</sup> Streets, transforming Downtown into a festive destination throughout the holiday season and driving customers to local businesses beyond the single event night.



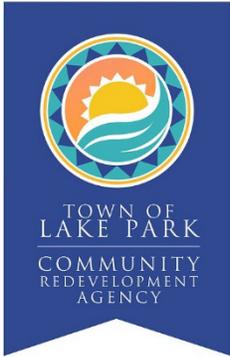
## LAKE PARK CRA

This strategic investment strengthened Downtown Lake Park’s visibility and encouraged increased foot traffic, with year one proving to be a tremendous success as 31,392 guests visited Downtown throughout the 2023-2024 holiday season. As the data shows, visitor numbers increased year over year. The week of December 9, 2024, rose by more than 500 visitors compared to 2023, and the week of December 16 increased by more than 490 visitors. This indicates noticeably busier and stronger holiday traffic during those weeks.



Based on the strong public response and positive feedback from local businesses, the Town and CRA continued the expanded holiday lighting program in fiscal year 2025 to maintain momentum and further establish Downtown Lake Park as a recognizable seasonal attraction. The CRA continues to hear that name recognition remains a challenge for local businesses, and the holiday lights and bouquet initiative has served as an effective catalyst to boost brand identity, elevate awareness, and encourage repeat visitation to Downtown Lake Park.

# LAKE PARK CRA



## Marketing Plan

The CRA took a major step forward in elevating Downtown Lake Park’s visibility and identity by selecting a professional firm to develop a comprehensive Marketing Plan and District Branding initiative. Work began in August 2024 with extensive research to ensure the strategy reflects the community’s vision and supports local businesses, and the final Marketing Plan was delivered in January 2025.

With CRA branding recognized as a critical foundation for long-term revitalization and continued economic growth, we have worked to establish Lake Park CRA’s branding, including surveys, situation analysis, holiday marketing, a strategic plan, press releases, CRA Booth Materials like our downtown guide brochure, event support, business meeting invitations to connect with the community, and more. The CRA is now actively advancing the District Branding, including branding elements, a brand guidebook, and logos.

This process is to create a strong, recognizable identity that will support future planning, programming, and investment in Downtown Lake Park. With this in place, it is already guiding impactful outreach efforts, including social media, promotions, signage, downtown branding, and printed marketing materials.



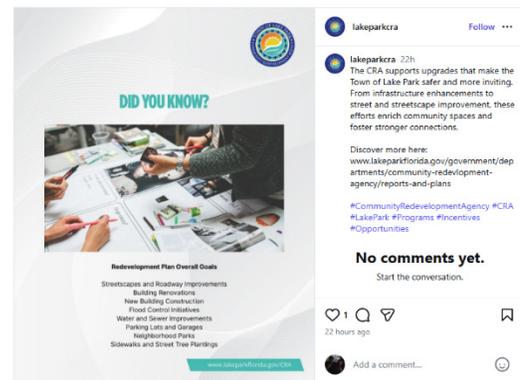
# LAKE PARK CRA

## Social Media

Over the past year, the Lake Park CRA's Facebook and Instagram accounts have seen significant growth in engagement. On Facebook, reach remained steady; engagement metrics soared, with content interactions up +138.8%, increased +132 followers, visits rising +192.9%. On Instagram, our reach improved by +255.8% with content interactions increasing by 100% and visits increasing by +61.5%.

The following metrics are for October 1, 2024 – September 30, 2025:

- Facebook
  - Views: 101,625
  - Reach: Unavailable
  - Content Interactions: 960 (+138.8%)
  - Link Clicks: 1,128 (-83.5%)
  - Visits: 2,481 (+192.9 %)
  - Follows: 132 (+30.7 %)
- Instagram
  - Views: 1,653
  - Reach: 2,124 (+255.8%)
  - Content Interactions: 19 (+100 %)
  - Link Clicks: 34 (-85.2 %)
  - Visits: 512 (+61.5 %)
  - Follows: 59
- YouTube:
  - Views: 2.1k
  - Watch Time: 484 hours
  - Subscribers: 54 (+100 %)



As we continue forward in 2025, the Lake Park CRA plays a key role in revitalizing downtown by improving infrastructure, supporting local businesses, and encouraging new development. These efforts create a safer, more attractive, and economically vibrant downtown that benefits residents, visitors, and business owners alike. We are leveraging these initiatives through targeted social media campaigns that focus on messaging, highlighting local businesses and events, and promoting community engagement. Additionally, we are actively working on branding downtown to strengthen its identity and showcase its unique character, helping to foster pride, attract visitors, and encourage investment in the area.

# LAKE PARK CRA

## CRA Goals and Objectives

Reporting Period: October 1, 2024 – September 30, 2025

### Purpose and Statutory Compliance

This section is provided to comply with the special district reporting requirements of Florida Statutes §189.0694, which require special districts to:

- Establish goals and objectives for each program and activity, and
- Report, by December 1 of the following year, the extent to which those goals and objectives were achieved.

The goals, objectives, and performance measures summarized below were adopted by the Lake Park Community Redevelopment Agency for Fiscal Year 2025 and are consistent with the CRA Redevelopment Plan and Implementation Strategy. Performance results are based on activities undertaken during the reporting period.

### Summary of FY 2025 CRA Goals and Objectives

The Lake Park CRA focused on advancing redevelopment, economic vitality, placemaking, and organizational transparency during FY 2025. The primary goal areas included:

- Economic Development and Business Growth
- Downtown Identity, Branding, and Marketing
- Capital Investment and Public Realm Improvements
- Redevelopment Incentives and Private Investment Leverage
- Organizational Effectiveness and Public Accountability

### FY 2025 Goals, Objectives, and Performance Results

The CRA Goals, Objectives, and Performance Measures results can be found on the CRA website<sup>10</sup> and are depicted on the following page.

During FY 2025, the Lake Park CRA made measurable progress toward its adopted goals and objectives. The CRA successfully advanced its downtown placemaking strategy, continued implementation of redevelopment incentive programs, and supported both new and existing businesses. Several multi-year initiatives, including district branding and major transportation improvements, progressed through planning and design phases and will continue into subsequent fiscal years.



<sup>10</sup> <https://www.lakeparkflorida.gov/government/departments/community-redevelopment-agency/cra-goals-and-objectives>.

# PERFORMANCE DATA

Where objectives were identified as In Progress, delays were primarily attributable to project phasing, coordination with external partners, or the multi-year nature of capital.

Goal	Objective	Performance Measure	Goal Met?	Details
<b>Public Improvements/Infrastructure</b>				
	<b>1. Enhance CRA visibility</b>			
	1. Create program to establish art throughout the CRA and commission one to two(1-2) pieces of art			
	2. Design and install banners for the promotion of Downtown Lake Park			Waiting on branding campaign - 2026
	<b>2. Improve walkability and safety</b>			
	1. Add LED lighting in locations throughout the CRA			
	2. Replace up to \$100,000 worth of damaged sidewalks to enhance connectivity			
	<b>3. Improve aesthetics throughout CRA</b>			
	1. Target ten (10) property owners to offer incentive programs and target indirectly via the CRA Website			
	<b>4. Partner with businesses/parking lot aesthetics</b>			
	1. Issue one- two (1-2) incentives to improve parking lots on Park Avenue			Approached 801 - designed alley parking
<b>Transportation/Transit/Parking</b>				
	<b>1. Encourage safe, convenient, efficient modes of alternative transportation/transit</b>			
	1. Finalize massing and economic analysis of future train station site and create timeline for disposal			No timeline for disposal
	<b>2. Create safe efficient parking to support businesses</b>			
	1. Finish design of additional parking to be located within the alleyways on the 700 and 800 blocks of Park Avenue N			
<b>Redevelopment Support</b>				
	<b>1. Encourage and support sound, redevelopment friendly land use regulations</b>			
	1. Support Community Development Department in re-writing current land use regulations to support CRA Goals			In progress - should be completed in early FY26 with additional uses and parking requirements
	<b>2. Use the powers of borrowing to support redevelopment efforts</b>			
	1. Issue CRA revenue Bond to support capital projects within the CRA			Issue in 2026
	<b>3. Use powers of land acquisition/disposition to further CRA goals</b>			
	1. Solicit Real Estate Professional to assist with exploring key properties for acquisition (10 Properties)			
	<b>4. Provide sufficient CRA resources and talent</b>			
	1. Hire a full-time project and marketing coordinator to assist with implementing CRA Redevelopment goals			

Aug-25

## Performance Data

The following section provides performance data in accordance with F.S. §163.371 as of September 30, 2025 (most recent data available).

- F.S. §163.371
  - Total number of activities started and completed and the estimated cost for each activity.
  - Total expenditures from the Redevelopment Agency Trust Fund.
  - Original assessed real property values within each CRA District as of the day the CRA was created (base year).
  - Total assessed real property values of property within the boundaries of the CRA as of January 1 of the reporting year.
  - Total amount expended for affordable housing for low-income and middle-income residents.
  - A summary indicating Redevelopment Plan Achievements. Within the framework of this data, the redevelopment activities are categorized by achievement.

# PERFORMANCE DATA

## Community Redevelopment Agency of the Town of Lake Park

Florida Department of Economic Opportunity Special District Accountability Program ID

1692

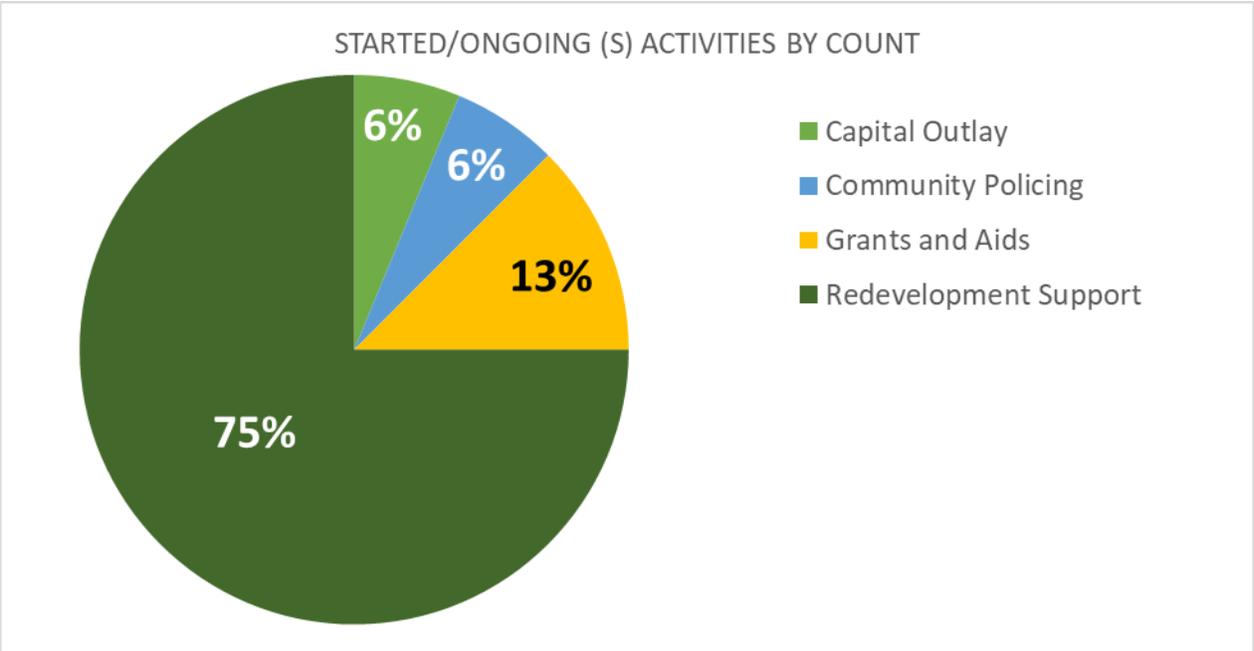
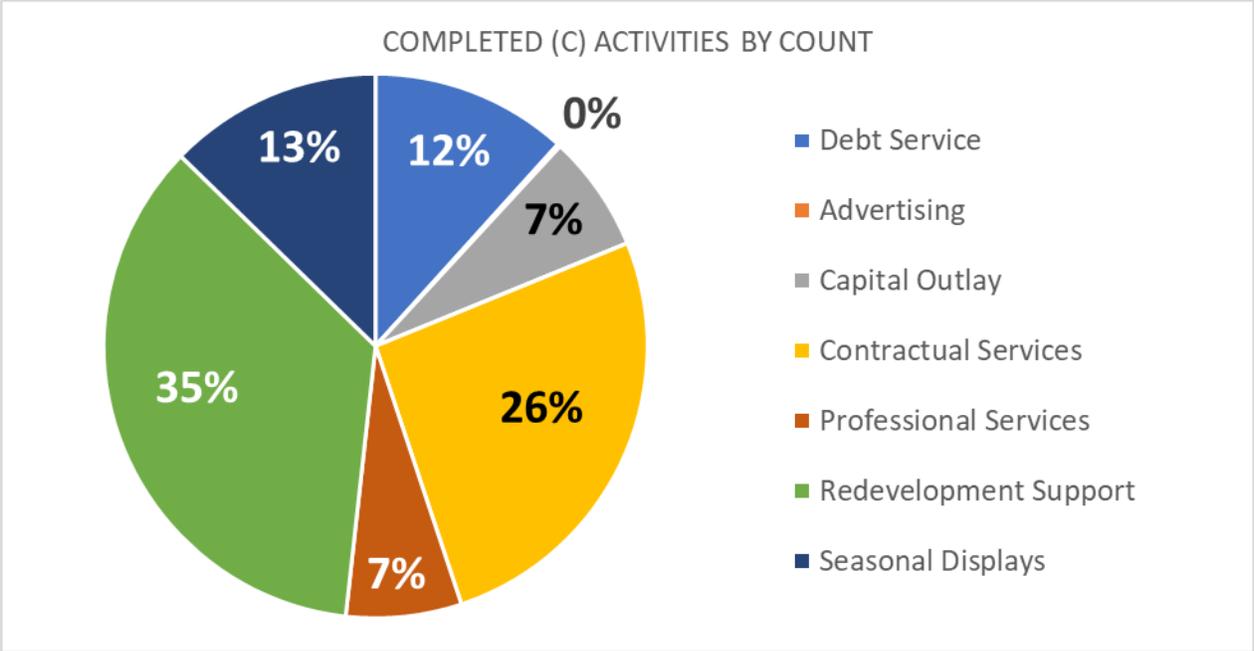
Registered Agent	Ms. Vivian Mendez
Mailing Address	535 Park Avenue Lake Park, FL 33403
Telephone	(561) 881-3311
Fax	(561) 881-3314
Email	vmendez@lakeparkflorida.gov
Website	<a href="https://www.lakeparkflorida.gov/government/departments/community-redevelopment-agency">https://www.lakeparkflorida.gov/government/departments/community-redevelopment-agency</a>
County(ies)	Palm Beach
Local Governing Authority	Town of Lake Park
Date Created / Established	Wednesday, November 20, 1996
Creation Documents	Town Resolution 65-1996
Board Selection	Similar to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Friday, October 24, 2025

Total number of Activities started and/or ongoing	16
Total number of Activities completed	18
Total amount expended for low and middle income affordable housing	\$ -

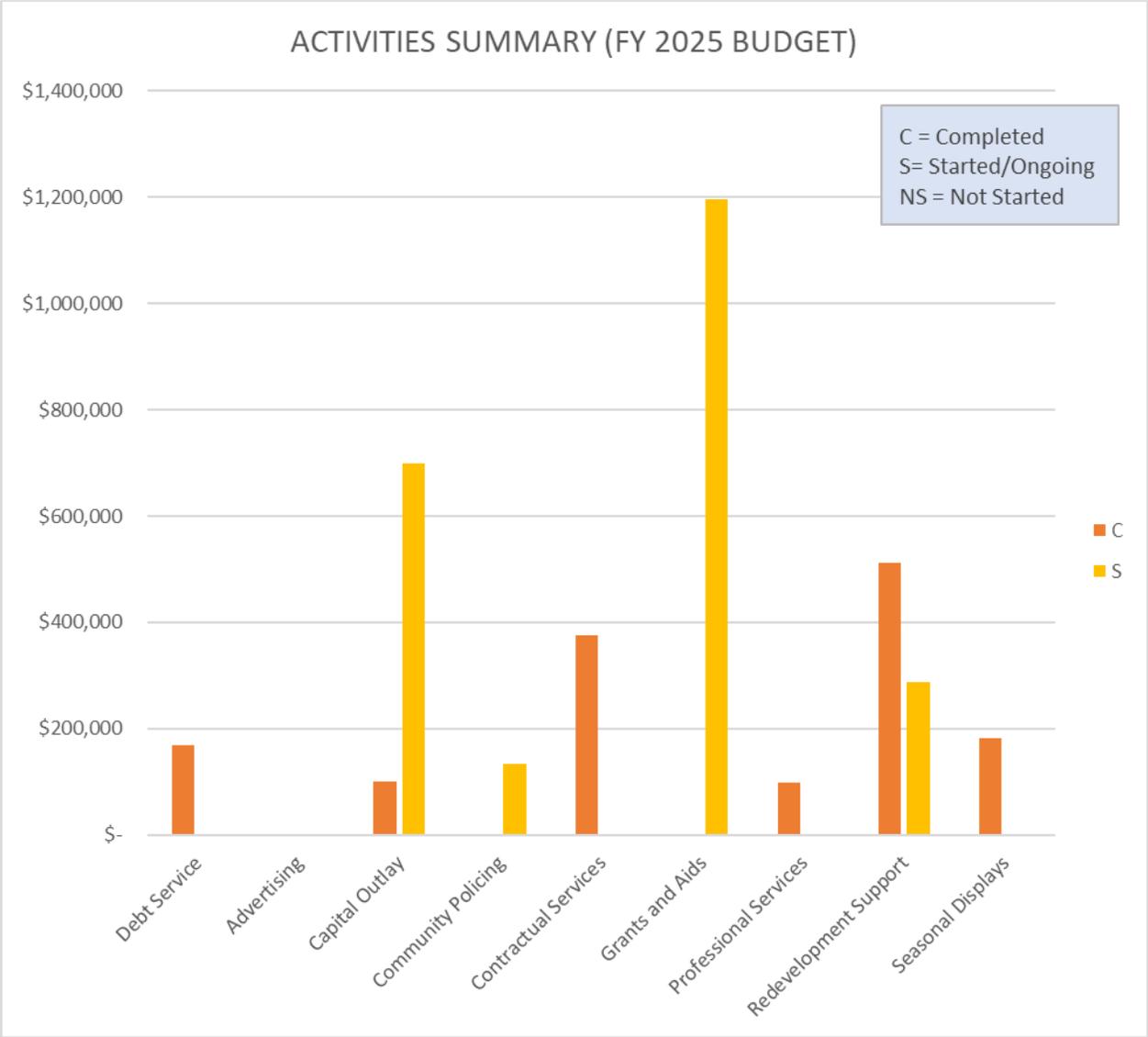
The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

REDEVELOPMENT INITIATIVE CATEGORIES	CRA MASTER PLAN OBJECTIVE(S)
Advertising	1,2,5
Capital Outlay	1,2,3,4
Community Policing	1,2,5
Contractual Services	1,2,3,4,5
Grants and Aids	1,2,3,4
Professional Services	1,2,3,4,5
Redevelopment Support	5
Seasonal Displays	1,2,5

# PERFORMANCE DATA



# PERFORMANCE DATA



# FINANCIAL STATEMENTS

## Financial Statements

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The CRA Annual Report for the fiscal year ending September 30, 2025, has been prepared in accordance with F.S. §163.371 and 163.387(8).

- F.S. §163.371

This Annual Report has been prepared in accordance with F.S. §163.371 including a financial statement setting forth its income/expenses.

- F.S. §163.387(8)

The Financial Report is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies can be obtained electronically from the website at:

<https://www.lakeparkflorida.gov/government/departments/finance-department>



# FINANCIAL STATEMENTS

**TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY**  
**BALANCE SHEET *(UNAUDITED)***  
**SEPTEMBER 30, 2025**

	<b>General Fund</b>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 2,295,293
Due from other funds	317,379
Prepays	8,008
<b>Total assets</b>	<b>\$ 2,620,679</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	
Liabilities:	
Accounts payable and accrued liabilities	\$ 38,877
<b>Total liabilities</b>	<b>38,877</b>
Fund balance:	
Restricted for:	
Nonspendable - prepaid items	8,008
Restricted for community redevelopment	2,573,795
<b>Total fund balances</b>	<b>2,581,802</b>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<b>\$ 2,620,679</b>

# FINANCIAL STATEMENTS

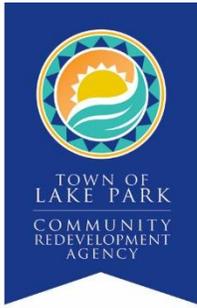
## TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY

### STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES *(UNAUDITED)*

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	<b>General Fund</b>
<b>REVENUES</b>	
Tax increment - Palm Beach County	\$ 902,383
Tax increment - Town of Lake Park	1,816,806
Miscellaneous	5,343
<b>Total revenues</b>	<b>2,724,532</b>
<b>EXPENDITURES</b>	
Current - Economic environment	1,400,986
Capital outlay	105,865
Debt service - contribution to Town debt service	168,500
Grants and aid	250,652
<b>Total expenditures</b>	<b>1,926,004</b>
Net change in fund balances	798,528
<b>FUND BALANCES (DEFICIT), BEGINNING OF YEAR</b>	<b>1,783,275</b>
<b>FUND BALANCES (DEFICIT), END OF YEAR</b>	<b>\$ 2,581,802</b>

LOVING LIVING LEADING LAVISH  
LIVELY LEARNING LIKING LOCAL  
LODGING LYRICAL LOYAL LISTED  
LIMITLESS LIFELONG LAUGHING  
LINKING LEISURE LAKE PARK 



# Town of Lake Park Town Commission

## Agenda Request Form

**Meeting Date:** March 25, 2026

**Originating Department:** Public Works & CRA  
Work Authorization - Pavement Maintenance and Rehabilitation Services (Various Locations) - Asphalt Paving System, Inc. - \$537,760.46

**Agenda Title:** \$537,760.46

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

**Cost of Item:** \$537,760.46      **Funding Source:** Improvements Other Than Bldg.

**Account Number:** 520-63000      **Finance Signature:** Barbara A. Gould

**Advertised:**

**Date:** N/A      **Newspaper:** \_\_\_\_\_

**Attachments:** Requisition REQ00390  
Contractor proposal  
Existing executed agreement with Asphalt Paving Systems, Inc.  
Work Authorization

**Please initial one:**

\_\_\_\_\_ Yes, I have notified everyone.

\_\_\_\_\_ Not applicable in this case.

### **SUMMARY EXPLANATION/BACKGROUND:**

The Public Works Department continues to address roadway maintenance and rehabilitation needs throughout the Town. Staff has identified a need to proceed with the Town’s Roadway Improvement Initiative at various locations to preserve pavement life, improve roadway conditions and reduce future maintenance liabilities. This approach has been determined to be the most effective and efficient strategy for the necessary roadway improvements.

To ensure the lowest possible price, staff recommends that the Town issue a Work Authorization under the current agreement with Asphalt Paving Systems, Inc., which the Town Commission previously approved through a piggyback competitive selection procurement process by Sumter County (ITB #045-0-2023/RS) for the provision of Pavement Maintenance And Rehabilitation Services (Town of Lake Park Resolution No. 160525 - May 07, 2025).

Note: The proposed work, at various locations within the Town, is expected to include pavement maintenance, milling, resurfacing, asphalt rehabilitation, pavement markings, traffic control and related incidental work. At this time, the Town does not maintain the needed equipment and/or staffing necessary to perform this work in-house. Thus, the Public Works Department recommends that the Town utilize a contracted construction firm to complete this project.

Funding to support this project (\$537,760.46) is available in the FY 2026 Budget – Account 110-552-520-63000. This funding was previously approved as part of the adopted capital improvement program.

Note: Utilizing an existing competitively awarded contract will enable the Town to streamline the procurement process, benefit from pre-negotiated, volume-based pricing and engage a vendor with a proven record of performance and technical expertise. Further, utilizing a previously approved agreement will accelerate project mobilization, support cost control and ensure compliance with local and state procurement requirements.

If approved, the Town Commission would accept Asphalt Paving Systems, Inc.'s approved pricing, including all terms, conditions, and pricing therein. The Town will not expend more than the amount within the approved budget, as it may be adopted or amended each year for these goods and services over the term of this agreement.

If approved, scheduling and project mobilization are expected to begin as soon as practicable with project completion anticipated within six months (September 2026).

The proposed Work Authorization has been prepared by the Public Works Director and reviewed by the Town's vendor, Asphalt Paving Systems, the Community Redevelopment Agency Administrator, the Finance Director and the Town Attorney.

The Town has previously worked with the proposed contractor and has provided a high-quality product and strong customer service.

**RECOMMENDED MOTION:**

I move to approve Work Authorization for Pavement Maintenance and Rehabilitation Services (various locations) with Asphalt Paving System, Inc., in the total amount of \$537,760.46.



Public Works  
Department

**WORK AUTHORIZATION**

Asphalt Paving Systems, Inc.  
Fiscal Year 2026 Roadway Improvement Initiative

This Work Authorization is issued pursuant to the existing Agreement for Pavement Maintenance and Rehabilitation Services between the Town of Lake Park and Asphalt Paving Systems, Inc. (Resolution No. **160525** (May 07, 2025)).

**Contractor:**  
Asphalt Paving Systems, Inc.

**Project Title:**  
Fiscal Year 2026 Roadway Improvement Initiative

**Purpose:**  
The purpose of this Work Authorization is to authorize the Contractor to perform project-specific roadway maintenance and rehabilitation services under the existing agreement.

**Scope of Services:**  
The Contractor shall furnish all labor, materials, equipment, supervision, maintenance of traffic, pavement markings, mobilization, and all related incidentals necessary to complete roadway improvement work at locations designated by the Town.

The work may include pavement preparation, milling, resurfacing, asphalt rehabilitation, surface treatment, striping, and related roadway improvements, as applicable to the locations identified by the Public Works Director or designee.

The final list of roadway segments, quantities, and field limits shall be established by the Town pavement plan and adjusted by the Public Works Director or designee, provided the total amount of this Work Authorization is not exceeded without further approval.

**Compensation:**  
Compensation under this Work Authorization shall not exceed \$537,760.46.

**Contract Time:**  
The work shall commence upon issuance of a Notice to Proceed by the Town and shall be completed within [insert number] calendar days, subject to approved time extensions.

**Governing Terms:**  
All work performed under this Work Authorization shall be subject to the terms, conditions, pricing structure, insurance requirements, indemnification provisions,

650 Old Dixie Highway  
Lake Park, FL 33403  
Phone: (561) 881-3345  
Fax: (561) 881-3349

[www.lakeparkflorida.gov](http://www.lakeparkflorida.gov)



Public Works  
Department

public records requirements, and all other applicable provisions of the existing agreement between the Town of Lake Park and Asphalt Paving Systems, Inc.

**Town Representative:**

The Public Works Director, or designee, shall serve as the Town’s representative for purposes of this Work Authorization.

Accepted and Approved:

TOWN OF LAKE PARK, FLORIDA

By: \_\_\_\_\_  
Richard Reade, Town Manager

Date: \_\_\_\_\_

ASPHALT PAVING SYSTEMS, INC.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

650 Old Dixie Highway  
Lake Park, FL 33403  
Phone: (561) 881-3345  
Fax: (561) 881-3349

www.lakeparkflorida.gov

# Summary

<b>Micro Surfacing</b>	<b>\$</b>	<b>169,958.20</b>
<b>1.25" Mill and Overlay</b>	<b>\$</b>	<b>329,849.24</b>
	<b>\$</b>	<b>499,807.44</b>
<b>Additonal 1.25" Mill/Overlay</b>	<b>\$</b>	<b>37,953.02</b>



DATE: 2/2/2026

TO: City of Lake Park Public Works

FROM: Asphalt Paving Systems, Inc.  
 Kris Shane -East Coast Florida Rep  
 9021 Wire Road  
 Zephyrhills, FL 33540  
 Ph: 813-480-1865

RE: Project proposal  
 FY25/26 Mill and Resurface

Product	Description	Units	Quantity	Unit Price	Total Price
<b>Sumter County Contract</b>					
<b>W Rd</b>					
	Milling of Existing Asphalt 1-2"	SY	2,272.00	\$ 7.15	\$ 16,244.80
	SP 12.5 Asphaltic Concrete- 2" Overlay	TN	157.00	\$ 188.29	\$ 29,561.53
<b>W liex Dr</b>					
	Milling of Existing Asphalt 1-2"	SY	1,195.00	\$ 7.15	\$ 8,544.25
	SP 12.5 Asphaltic Concrete- 2" Overlay	TN	83.00	\$ 188.29	\$ 15,628.07
<b>9th St (part 1)</b>					
	Milling of Existing Asphalt 1-2"	SY	4,091.00	\$ 7.15	\$ 29,250.65
	SP 12.5 Asphaltic Concrete- 2" Overlay	TN	281.50	\$ 188.29	\$ 53,003.64
<b>9th St (part 2)</b>					
	Milling of Existing Asphalt 1-2"	SY	4,092.00	\$ 7.15	\$ 29,257.80
	SP 12.5 Asphaltic Concrete- 2" Overlay	TN	281.50	\$ 188.29	\$ 53,003.64
<b>8th St (part 1)</b>					
	Milling of Existing Asphalt 1-2"	SY	645.00	\$ 7.15	\$ 4,611.75
	SP 12.5 Asphaltic Concrete- 2" Overlay	TN	45.00	\$ 188.29	\$ 8,473.05
<b>8th St (part 2)</b>					
	Milling of Existing Asphalt 1-2"	SY	967.00	\$ 7.15	\$ 6,914.05
	SP 12.5 Asphaltic Concrete- 2" Overlay	TN	67.00	\$ 188.29	\$ 12,615.43
<b>7th St (part 1)</b>					
	Milling of Existing Asphalt 1-2"	SY	973.00	\$ 7.15	\$ 6,956.95
	SP 12.5 Asphaltic Concrete- 2" Overlay	TN	67.00	\$ 188.29	\$ 12,615.43
<b>7th St (part 2)</b>					
	Milling of Existing Asphalt 1-2"	SY	1,584.00	\$ 7.15	\$ 11,325.60
	SP 12.5 Asphaltic Concrete- 2" Overlay	TN	109.00	\$ 188.29	\$ 20,523.61
	6" Yellow/White Solid Traffic Stripe (Paint)	GM	2.00	\$ 3,864.00	\$ 7,728.00
	12" Yellow/White Solid Traffic Stripe (Paint)	LF	200.00	\$ 4.83	\$ 966.00
	24" Solid Traffic Stripe (Paint)	LF	250.00	\$ 9.66	\$ 2,415.00
	RPMS	EA	30.00	\$ 7.00	\$ 210.00
Total					\$ 329,849.24

Respectfully Submitted,  
*Kris Shane*  
 Asphalt Paving Systems, Inc.  
 Zephyrhills, Florida  
 c: 813-480-1865  
 e: k.shaneaps@gmail.com

Accepted By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

\* Proposal valid for 30 days.



Mill/Overlay Project Street list

ITEM	STREET NAME	FROM	TO	LENGTH	WIDTH	TOTAL UNITS	COMMENTS
M/O	W Rd	Poplar Dr	Northern Dr	730	28.0	2,271.11	
M/O	W liex Dr	Greenbriar Ct	9th St	430	25.0	1,194.44	
M/O	9th St	Northern Dr	Park Ave	2,330	30.0	7,766.67	
				170	22.0	415.56	
M/O	8th St	Park Ave	Greenbriar Dr	290	20.0	644.44	
M/O	8th St	Park Ave	Foresteria Dr	300	29.0	966.67	
M/O	7th St	Park Ave	Greenbriar Dr	350	25.0	972.22	
M/O	7th St	Park Ave	Foresteria Dr	475	30.0	1,583.33	
M/O	5th St	Silver Beach Rd	Bayberry Dr	350	26.0	1,011.11	
M/O	7th St	Silver Beach Rd	Bayberry Dr	280	20.0	622.22	
				5,705.00		17,448	Total

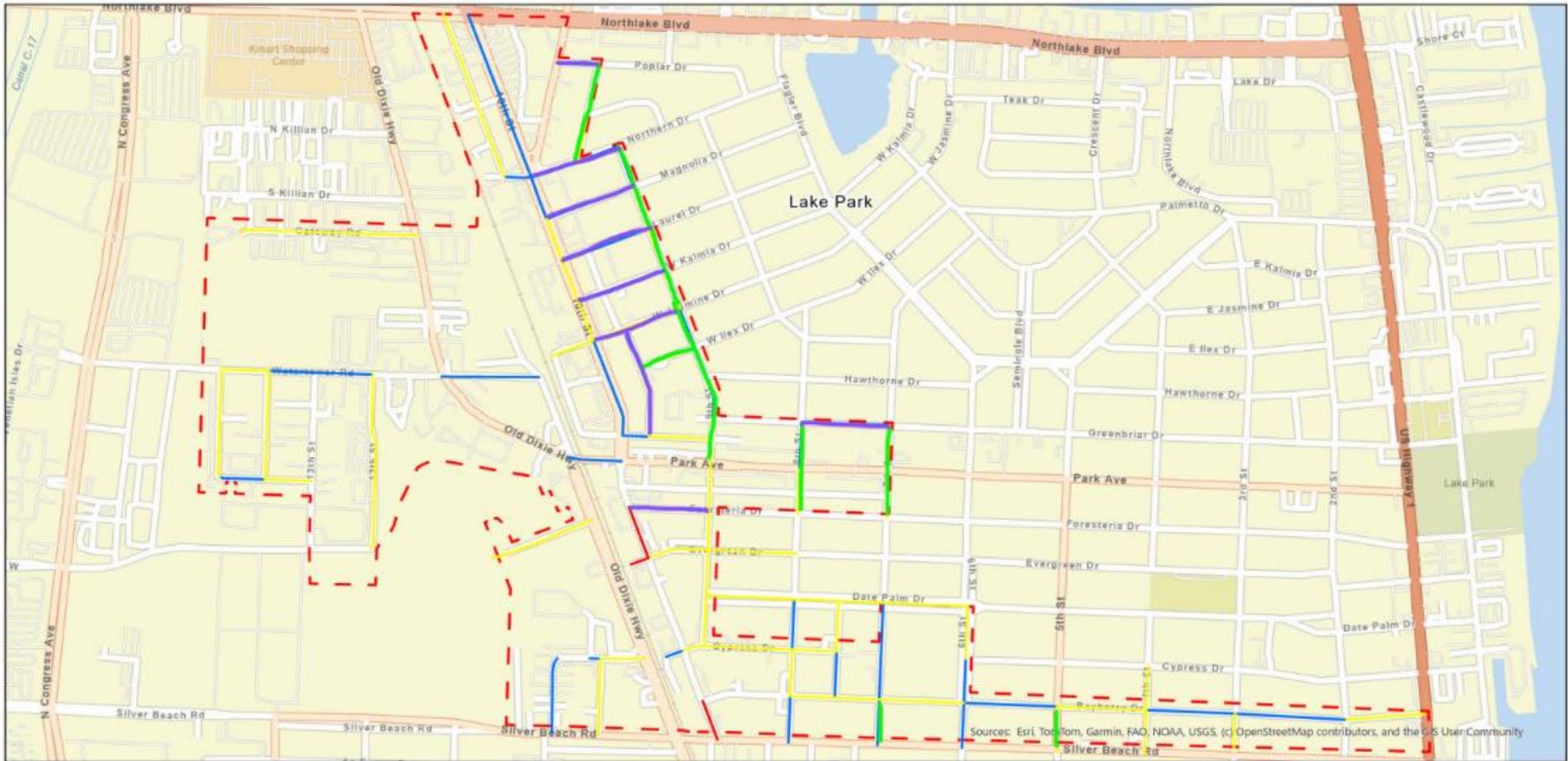


Asphalt Paving Systems, Inc.  
 Randy Shane - South Florida Rep  
 Zephyrhills, FL 33540  
 Ph: 813-892-0056





# Town of Lake Park Community Redevelopment Agency (CRA) Roadway Network





# REQUISITION

Item 4.

**Requisition #:** REQ00390

**Date:** 02/18/2026

**Vendor #:** VEN01429

**ISSUED TO:** ASPHALT PAVING SYSTEMS INC  
8940 GALL BLVD  
ZEPHYRHILLS, FL 33541-

**SHIP TO:** TOLP - PW  
Attn:Paula LeBlanc  
640 Old Dixie Hwy.  
Lake Park, FL 33403

ITEM	UNITS DESCRIPTION	PROJECT #	PRICE	GL ACCOUNT NUMBER	AMOUNT
1	0 Pavement Maint. & Asphalt Rehab. Srvs. for CRA		0.00	110-552-520-63000	537,760.46

**PO Description:** Pavement Maint. & Asphalt Rehab. Srvs. for CRA

**Detailed Description:**

Commission Approved 05/07/25; Agreement effective from 05/07/25 to 05/07/28.  
Resolution #16-05-25 and Agreement attached.

<b>SUBTOTAL:</b>	537,760.46
<b>TOTAL TAX:</b>	0.00
<b>SHIPPING:</b>	0.00
<b>TOTAL</b>	537,760.46

**Authorized By:** \_\_\_\_\_

**RESOLUTION 16-05-25**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AGREEMENT FOR PAVEMENT MAINTENANCE AND REHABILITATION SERVICES WITH ASPHALT PAVEMENT SERVICES, INC.; AND PROVIDING FOR AN EFFECTIVE.**

**WHEREAS**, the Town of Lake Park (Town) requires a contractor to perform maintenance and rehabilitation services associated with paving in the Town; and

**WHEREAS**, Sumter County, Florida (County) solicited competitive bids pursuant to ITB 045-0-2023/RS for certain maintenance and rehabilitation services; and

**WHEREAS**, pursuant to this competitive bidding process, Sumter County awarded a bid to Asphalt Pavement System, Inc. (Contractor), pursuant to a competitive selection process whereby it sought "Pavement Maintenance and Rehabilitation Services" associated with the maintenance and rehabilitation of paved surfaces in the county; and

**WHEREAS**, Sumter County entered into an agreement with the Contractor; and

**WHEREAS**, the County's Agreement allows other governmental entities to cooperatively purchase services from the Contractor based upon the same terms, services, and pricing as provided for in Sumter County's Agreement; and

**WHEREAS**, the Town has reviewed the scope of services outlined in the agreement that Sumter County executed with the Contractor and determined that the services and pricing offered by the Contractor would meet the Town's requirements for the pavement, maintenance and rehabilitation of paved surfaces in the Town; and

**WHEREAS**, the Town has determined that it would be appropriate to take advantage of the cooperative purchasing provision contained in the agreement that Sumter County entered into with the Contractor;

**WHEREAS**, the agreement between Sumter County and the Contractor provides that the Contractor can provide the same services at the same pricing to other governmental entities pursuant to a cooperative purchase or "piggybacking" which is in accordance with Florida Statutes and the Town's procurement regulations; and

**WHEREAS**, the Town Commission finds that it is in the best interest of the Town to enter into an agreement with the Contractors pursuant to the same terms, conditions, and pricing as contained in its agreement with Sumter County.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AS FOLLOWS:**

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

	AYE	NAY
MAYOR ROGER D. MICHAUD	<u>✓</u>	<u>    </u>
VICE-MAYOR MICHAEL J. HENSLEY	<u>✓</u>	<u>    </u>
COMMISSIONER JOHN LINDEN <u>absent</u>	<u>    </u>	<u>    </u>
COMMISSIONER MICHAEL O'ROURKE	<u>✓</u>	<u>    </u>
COMMISSIONER JUDITH E. THOMAS	<u>✓</u>	<u>    </u>

The Town Commission thereupon declared the foregoing Resolution 16-05-25 duly passed and adopted this 7<sup>th</sup> day of May, 2025.

TOWN OF LAKE PARK, FLORIDA

BY: [Signature]  
ROGER D. MICHAUD  
MAYOR

ATTEST:

[Signature]  
LAURA WEIDGANS  
DEPUTY TOWN CLERK



Approved as to form and legal sufficiency:

BY: [Signature]  
THOMAS L. BAIRD  
TOWN ATTORNEY

## Agreement

This Agreement for Pavement Maintenance and Rehabilitation Services ("Agreement") is made and entered into this 7 day of May, 2025, by and between the Town of Lake Park, a municipal corporation of the State of Florida, located at 535 Park Avenue, Lake Park, Florida 33403 (the "Town"), and The Asphalt Paving System, Inc. a corporation, with offices located at 8940 Gall Boulevard, Zephyrhills, Florida 33541, (the "Contractor").

### RECITALS

**WHEREAS**, the Town is responsible for ensuring the proper maintenance and improvement of certain roadways within its boundaries; and

**WHEREAS**, Sumter County, Florida (the County), through a competitive bidding process, solicited bids from qualified contractors for Pavement Maintenance and Rehabilitation Services (the Services) pursuant to Invitation for Bid (ITB) 045-0-2023/RS; and

**WHEREAS**, the County awarded a bid for the Services to the Asphalt Paving System, Inc.; and

**WHEREAS**, as part of its bid, the Contractor agreed to offer the Services to other governmental entities at the same terms, pricing, and conditions, commonly known as cooperative purchasing or "piggybacking"; and

**WHEREAS**, the Sumter County agreement with the Contractor, a copy of which is attached hereto and incorporated herein by reference as Exhibit "A" permits the Contractor to provide the Services to other governmental entities pursuant to cooperative purchasing, or piggybacking; and

**WHEREAS**, the Town has determined that it is in the best interest of the Town to enter into an agreement with the Contractor for the Services based upon the same conditions, pricing, and terms as are contained in the contract it executed with Sumter County.

**NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Town and the Contractor agree as follows:**

1. The recitals are true and correct and are incorporated herein.
2. Scope of Services.
  - a. The Contractor agrees to provide the Town the Services pursuant to the same conditions, pricing, and terms as are contained in its agreement with Sumter County for Pavement Maintenance and Rehabilitation Services. A copy of Sumter County's agreement with the Contractor is attached hereto and incorporated herein as Exhibit A.
3. Term.

- a. The term of this Agreement shall begin upon execution by both parties and shall end on May 07, 2028, with an additional two (2) one-year renewals unless terminated earlier in accordance with the provisions herein.
4. Compensation.
    - a. The parties agree to pay the Contractor according to the pricing structure established in the Contractor's agreement with Sumter County. Payments by the Town shall be made subject to the Town's approval following the receipt of proper invoices submitted by the Contractor.
  5. Compliance with Laws.
    - a. The Contractor shall comply with all applicable federal, state, and town laws when performing the Services.
  6. Records Retention/Ownership/Audit.
    - a. The Contractor shall retain and maintain all public records that are associated with the Services Meet all requirements for retaining public records and transfer, at no cost, to the Town all public records in possession of the Contractor upon the termination of the Agreement and destroy any duplicate public records that are exempt of confidential and exempt from public disclosure requirements. All records stored electronically shall be provided to the Town in a format compatible with the Town's information technology systems.
    - b. The Town has not performed a pre-audit of the Contractor's or Sub-consultant's financial and accounting records to verify actual or average direct labor payroll rates or the general overhead factor and profit margin. However, the Contractor shall permit the Town or its designated agent to inspect such records at the location where they are kept upon reasonable notice. Furthermore, the Town shall have the right to audit the Contractor's and any Sub-consultant's financial and accounting records, by generally accepted governmental auditing standards, within one (1) year after completion of this Agreement. The Town or its designated agent may perform this audit.
    - c. All documents, including, but not limited to, technical reports, research notes, scientific data, and computer programs in draft and final form, including the source code and object code, which are developed by the Contractor in connection with this Agreement, may be utilized by the Town in its ordinary course of business. Town use may include, but shall not be limited to, reproduction, distribution, and preparation of derivative works. The Town shall not hold the Contractor responsible if documents are used for other purposes than intended.
  7. Public Records.

The Contractor shall comply with Florida's Public Records Law. Specifically, the Contractor shall:

- a. Keep and maintain public records required by the Town to perform the Services.
  - b. Upon the request of the Town's custodian of public records, provide 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.
  - c. 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 work and services to be provided pursuant to this Agreement and following completion of this Agreement.
  - d. Upon the completion of the work and services to be performed pursuant to this Agreement, the Contractor shall transfer, at no cost, to the Town all public records in possession of the Contractor or its Sub-contractors related to the Project or keep and maintain the public records associated with the services provided for in the Agreement. If the Contractor transfers all public records to the Town upon completion of the work and services for the Project, the Contractor shall destroy any duplicate public records that are exempt from public records disclosure. If the Contractor shall keep and maintain public records during the time it is performing the work and services pursuant to this Agreement. The Contractor acknowledges that it is required to comply with all applicable requirements pertaining to the retention of public records. All records stored electronically shall be provided to the Town, upon request from the Town's custodian of public records, in a format that is compatible with the information technology systems of the Town.
  - e. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THE CONTACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: TOWN CLERK, 535 Park Avenue, Lake Park, Florida 33403, 561-881-3311, Townclerk@lakeparkflorida.gov.
8. Insurance and Indemnification.
- a. The Contractor shall maintain insurance coverage as required under the Seminole County agreement and provide proof of such coverage to the Town before commencing any work.
  - b. Contractor shall indemnify and hold harmless the Town, its elected and appointed officials, officers, agents, and employees from any claims arising from the performance of services under this Agreement.
9. Termination.
- a. Either party may terminate this Agreement for convenience by providing the other party with 90 days advance written notice of its intention to do so. In the event of termination, the Contractor shall be paid for all work performed up to the termination date.
10. Governing Law and Venue.

a. This Agreement is governed by the laws of the State of Florida. Venue pertaining to the litigation of any disputes arising under this Agreement shall be in the state or federal court of Palm Beach County, Florida.

11. Entire Agreement.

a. This Agreement constitutes the entire understanding between the parties concerning the subject matter hereof and supersedes all prior agreements, negotiations, and discussions between the parties. Any amendments to this Agreement must be made in writing and signed by both parties.

**IN WITNESS WHEREOF**, the parties duly authorized representatives hereby execute this **AGREEMENT** on the date first written above.

ATTEST:

BY: [Signature]  
Laura Weidgans, Deputy Town Clerk



TOWN OF LAKE PARK

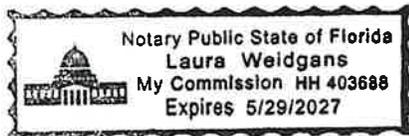
By: [Signature]  
Roger Michaud, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: [Signature]  
Thomas J. Baird, Town Attorney

State of Florida  
County of Palm Beach

The foregoing instrument has been acknowledged before me this 7 day of May 2025, by Roger Michaud, Mayor of the Town of Lake Park, who is personally known to me.



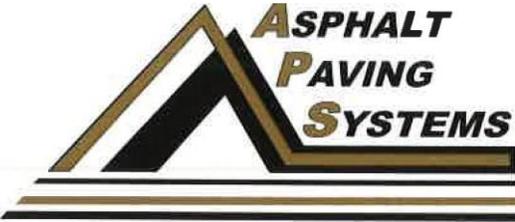
[Signature]  
Notary Public, State of Florida

**CONTRACTOR**  
**Asphalt Paving System, Inc.**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Printed \_\_\_\_\_



9021 Wire Rd • Zephyrhills, FL 33540  
Phone (813) 788-0010 • Fax (813) 788-0020

February 25, 2026

Town of Lake Park

RE: Piggy-Back Contract

To Whom It May Concern:

Asphalt Paving Systems, Inc. is pleased to hear that the Town of Lake Park wishes to utilize our “Countywide Pavement Maintenance and Rehabilitation Continuing Services” for Citywide paving and road repair. As is common practice and in compliance with Florida laws, I understand the Town has requested to "piggy-back" on another agencies contract that Asphalt Paving System holds for like services.

Asphalt Paving Systems, Inc. is proposing to utilize our contract with Sumter County Contract, ITB 045-0-2023/RS (Countywide Pavement Maintenance and Rehabilitation Continuing Services). All specifications, terms, and conditions will be per the original Sumter County Contract.

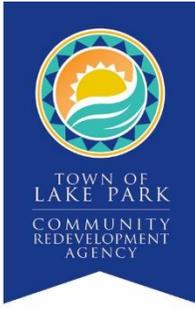
If the Town finds this contract to be a suitable purchasing mechanism, please sign below indicating your acceptance and return a copy to Asphalt Paving Systems, Inc. We are incredibly grateful to be able to serve the people of Lake Park and we appreciate the work you send us.

Respectfully,

Robert Capoferri  
President

Accepted by Town of Lake Park.

Authorized Signature \_\_\_\_\_ Date Signed \_\_\_\_\_



# Town of Lake Park Town Commission

## Agenda Request Form

**Meeting Date:** March 25, 2026

**Originating Department:** Public Works

Work Authorization - Concrete Curbing, Sidewalk Construction, Milling and Asphalt Concrete Resurfacing Services (Various Locations) - The Stout Group, LLC - \$162,000

**Agenda Title:** The Stout Group, LLC - \$162,000

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

**Cost of Item:** \$162,000      **Funding Source:** Improvements – Sidewalks

**Account Number:** 520-63050      **Finance Signature:** Barbara A. Gould

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

**Date:** N/A      **Newspaper:** \_\_\_\_\_

**Attachments:** Requisition REQ00391

Contractor proposal

Existing executed agreement with The Stout Group, LLC

Work Authorization

**Please initial one:**

\_\_\_\_\_ Yes, I have notified everyone.

\_\_\_\_\_ Not applicable in this case.

**SUMMARY EXPLANATION/BACKGROUND:**

The Public Works Department continues to address sidewalk deficiencies and pedestrian connectivity needs throughout the Town. Staff has identified a need to proceed with the Town’s Sidewalk Enhancement and Pedestrian Connectivity Initiative at various locations to remove and replace damaged or deficient sidewalk sections and complete related pedestrian improvements to improve pedestrian safety, strengthen sidewalk continuity, enhance accessibility, and support the Town’s pedestrian connectivity goals. This approach has been determined to be the most effective and efficient strategy for the necessary improvements.

To ensure the lowest possible price, staff is recommending that the Town issue a Work Authorization under the current agreement with The Stout Group, LLC, which the Town Commission previously approved through a piggyback competitive selections process by the City of Dania Beach ITB No. 24-021

for the provision of Concrete Curbing, Sidewalk Construction, Milling and Asphalt Concrete Resurfacing Services (Town of Lake Park Resolution No. 961124 - November 20, 2024).

Note: The proposed work, at various within the Town, will include sidewalk removal and replacement, pedestrian access improvements, and related incidental work. At this time, the Town does not maintain the needed equipment and/or staffing necessary to perform this work in-house. Thus, the Public Works Department recommends that the Town utilize a contracted construction firm to complete this project.

Funding to support this project (\$162,000) is available within the FY 2026 Budget – 110-552-520-63000. This funding was previously approved as part of the adopted capital improvement program.

Note: Utilizing an existing competitively awarded contract will enable the Town to streamline the procurement process, benefit from pre-negotiated, volume-based pricing and engage a vendor with a proven record of performance and technical expertise. Further, utilizing a previously approved agreement will accelerate project mobilization, support cost control and ensure compliance with local and state procurement requirements.

If approved, the Town Commission would accept The Stout Group, LLC's approved pricing, including all terms, conditions, and pricing therein. The Town will not expend more than the amount within the approved budget, as it may be adopted or amended each year for these goods and services over the term of this agreement.

All project mobilization, scheduling, and construction work has been successfully completed, and the project reached full completion as of March 2026.

The proposed Work Authorization has been prepared by the proposed Town contractor, The Stout Group, LLC, and reviewed by the Public Works Director, the Community Redevelopment Agency Administrator, the Finance Director and the Town Attorney.

The Town has previously worked with the proposed contractor and has provided a high-quality product and strong customer service.

**RECOMMENDED MOTION:**

I move to approve Work Authorization for Concrete Curbing, Sidewalk Construction, Milling and Asphalt Concrete Resurfacing Services (various locations) with The Stout Group, LLC, in the total amount of \$162,000.



Public Works  
Department

650 Old Dixie Highway  
Lake Park, FL 33403  
Phone: (561) 881-3345  
Fax: (561) 881-3349

[www.lakeparkflorida.gov](http://www.lakeparkflorida.gov)

**WORK AUTHORIZATION**

The Stout Group, LLC  
Fiscal Year 2026 Sidewalk Enhancement and Pedestrian Connectivity Initiative

This Work Authorization is issued pursuant to the existing Agreement between the Town of Lake Park and The Stout Group, LLC for concrete curbing, sidewalk construction, milling, and resurfacing of asphalt concrete services, effective November 20, 2024.

**Contractor:**  
The Stout Group, LLC

**Project Title:**  
Fiscal Year 2026 Sidewalk Enhancement and Pedestrian Connectivity Initiative

**Purpose:**  
The purpose of this Work Authorization is to authorize the Contractor to perform project-specific sidewalk repair, replacement, and related pedestrian connectivity improvements under the existing agreement.

**Scope of Services:**  
The Contractor shall furnish all labor, materials, equipment, supervision, maintenance of traffic, demolition, disposal, site preparation, forming, grading, concrete placement, finishing, restoration, cleanup, and all related incidentals necessary to complete sidewalk and pedestrian improvement work at locations designated by the Town.

The work may include removal and replacement of damaged or deficient sidewalk sections, including four-inch and six-inch concrete sidewalk areas, associated concrete improvements, restoration of disturbed surfaces, and related pedestrian infrastructure improvements, as applicable to the locations identified by the Public Works Director or designee.

The final list of sidewalk locations, quantities, and field limits shall be established by the Town sidewalk repair plan and may be adjusted by the Public Works Director or designee, provided the total amount of this Work Authorization is not exceeded without further approval.

**Compensation:**  
Compensation under this Work Authorization shall not exceed **\$162,000.00.**

**Contract Time:**  
The work shall commence upon the Town's issuance of a Notice to



Public Works  
Department

Proceed and shall be completed within 180 calendar days, subject to approved time extensions.

**Governing Terms:**

All work performed under this Work Authorization shall be subject to the terms, conditions, pricing structure, insurance requirements, indemnification provisions, public records requirements, and all other applicable provisions of the existing agreement between the Town of Lake Park and The Stout Group, LLC.

**Town Representative:**

The Public Works Director, or designee, shall serve as the Town's representative for purposes of this Work Authorization.

**Ratification and Approval:**

This Work Authorization is being presented to the Town Commission for ratification and approval in order to comply with the Town's current procurement policy, confirm the project-specific authorization under the existing agreement, and ensure a complete legislative record for the authorized work.

Accepted and Approved:

TOWN OF LAKE PARK, FLORIDA

By: \_\_\_\_\_  
Richard Reade, Town Manager

Date: \_\_\_\_\_

THE STOUT GROUP, LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

650 Old Dixie Highway  
Lake Park, FL 33403  
Phone: (561) 881-3345  
Fax: (561) 881-3349

www.lakeparkflorida.gov



**The Stout Group, LLC**  
10850 NW 138th Street - Bay #3 - Hialeah Gardens, FL 33018  
Phone: (305)216-8406 Fax: (305)397-2311  
jsanchez@thestoutgroup.com

INVOICE DATE 2/16/2026

FOR WORK PERFORMED FROM: 01/19/26  
TO: 02/13/26

**INVOICE**



Purchase Order No. South Side CRA Sidewalk Repair Vendor No.: VEN01314 TSG Invoice No. 098-006  
Project Name: Town Of Lake Park Sidewalk Repairs  
LOCATION: South Side CRA Sidewalk Repair - Various Locations



Invoiced to: TOWN OF LAKE PARK, 535 Park Avenue, Lake Park, FL 33403, Office Phone: 561-881-3350  
Attention: Jaime/Paula, Email: pleblanc@lakeparkflorida.gov, Fax:

Line No.	Item Description	Qty	Unit	Unit Price	Extended	Total
Invoice No. 4						
1	Remove And Replace 4" South Side CRA Concrete Sidewalk	2070	SF	\$ 15.00	\$	31,050.00
2	Remove And Replace 6" South Side CRA Concrete Sidewalk	3728	SF	\$ 18.00	\$	67,104.00
3	Remove And Replace 4" North Side CRA Concrete Sidewalk	335	SF	\$ 18.00	\$	6,030.00
4	Remove And Replace 6" North Side CRA Concrete Sidewalk	560	SF	\$ 18.00	\$	10,080.00
5	Remove And Replace 4" Added Sites Concrete Sidewalk	2380	EA	\$ 15.00	\$	35,700.00
6	Surface Applied ADA mats Yellow	10	EA	\$ 750.00	\$	7,500.00
<b>TOTAL</b>					<b>\$</b>	<b>157,464.00</b>

Signed by:  
*Lazaro Prieto*



# REQUISITION

Item 5.

**Requisition #:** REQ00391

**Date:** 02/18/2026

**Vendor #:** VEN01314

**ISSUED TO:** THE STOUT GROUP LLC  
10850 NW 138TH STREET  
BAY 3  
HIALEAH GARDENS, FL 33018-

**SHIP TO:** TOLP - PW  
Attn:Paula LeBlanc  
640 Old Dixie Hwy.  
Lake Park, FL 33403

ITEM	UNITS DESCRIPTION	PROJECT #	PRICE	GL ACCOUNT NUMBER	AMOUNT
1	0 Concrete Curbing/Sidewalk Work - CRA		0.00	110-552-520-63050	162,000.00

**PO Description:** Concrete Curbing/Sidewalk Work - CRA

**Detailed Description:**

Commission Approved on 11/20/24.  
Agreement effective from 10/01/24 to 09/30/27.  
Resolution #96-11-24 and Agreement attached.

**Authorized By:** \_\_\_\_\_

<b>SUBTOTAL:</b>	162,000.00
<b>TOTAL TAX:</b>	0.00
<b>SHIPPING:</b>	0.00
<b>TOTAL</b>	162,000.00

Number	Address	Width (Feet)	Length (Feet)	Depth (Inch)	ADA	Condition Rating
204	3rd Street	5	9.4	6"	Yes	4
	3rd Street	5	5	6"	Yes	4
201	3rd Street	5	5	4"		5
	6th Street	5	10	6"		4
605	6th Street	5	53.8	6"		4
	6th Street	5	25.5	6"		4
120	6th Street	5	10	6"		4
	7th Street	5	4.3	4"		5
	7th Street	5	15	4"		5
	7th Street	5	20	6"		5
	7th Street	5	10	4"		5
320	7th Street	5	5	6"		5
	7th Street	5	39.8	6"		5
230	7th Street	5	10.6	8		5
	7th Street	5	9	4"		5
218	7th Street	5	7.6	6"		5
	7th Street	5	10	6"		5
731	Bayberry Dr	5	7.6	4"		5
	Bayberry Dr	5	5	4"		5
	Bayberry Dr	5	5	4"		5
	Bayberry Dr	5	6	4"		5
652	Bayberry Dr	5	18.8	4"		5
	Bayberry Dr	5	5	6"		5
839	Bayberry Dr	5	10	4"		5
835	Bayberry Dr	5	10.10	4"		5
	Bayberry Dr	5	5.5	6"		5
	Bayberry Dr	5	5	4"		5
832	Bayberry Dr	5	11	6"		5
823	Bayberry Dr	5	8.4	4"		5
728	Bayberry Dr	5	10.8	6"		5
750	Bayberry Dr	5	10	6"		5
716	Bayberry Dr	5	11	4"		5
	Bayberry Dr	5	2.8	6"		5
710	Bayberry Dr	5	10	4"		5
652	Bayberry Dr	5	6.8	6"		5
554	Bayberry Dr	5	10.8	6"	Yes	5
538	Bayberry Dr	5	5	4"		5
	Bayberry Dr	5	10	4"		5
536	Bayberry Dr	5	9.10	4"		5
	Bayberry Dr	5	5	4"		5
539	Bayberry Dr	5	6.4	4"		4

512	Bayberry Dr	5	6.8	6"		4
	Bayberry Dr	5	4.4	4"		5
506	Bayberry Dr	5	10.4	6"		4
505	Bayberry Dr	5	10.5	6"	Yes	5
	Bayberry Dr	5	7.3	6"	Yes	5
454	Bayberry Dr	5	9.10	6"		5
455	Bayberry Dr	5	5	6"		5
	Bayberry Dr	5	5	4"		5
	Bayberry Dr	5	5	4"		5
	Bayberry Dr	5	5	4"		5
443	Bayberry Dr	5	5.8	6"		5
	Bayberry Dr	5	12.8	4"		5
	Bayberry Dr	5	4	4"		5
420	Bayberry Dr	5	3	6"		5
	Bayberry Dr	5	6.6	6"		5
404	Bayberry Dr	5	20	4"		5
265	Bayberry Dr	5	10	4"		5
	Bayberry Dr	5	5	4"		5
115	Bayberry Dr	5	5	4"		4
	Bayberry Dr	5	19.8	4"		4
729	Cypress Dr	5	10	6"		5
808	Cypress Dr	5	5.2	6"		5
	Cypress Dr	5	5.3	4"		5
604	Date Palm Dr	5	5	6"	Yes	5
	Date Palm Dr	5	6	6"	Yes	5
	Date Palm Dr	5	5	4"		5
	Date Palm Dr	5	15	4"		5
624	Date Palm Dr	5	6.4	4"		4
	Date Palm Dr	5	6.4	4"		5
853	Evergreen Dr	5	8.2	6"	Yes	5
140	Federal Hwy	5	16	6"		5
	Federal Hwy	5	10	6"		4
905	Foresteria Dr	5	6.2	4"	Yes	5
	Foresteria Dr	5	9	6"		5
	Foresteria Dr	5	10	6"		5
811	Foresteria Dr	5	5	4"		5
738	Foresteria Dr	5	24	4"		4
104	Miller Way	5	10	6"		5
	Miller Way	5	5	6"		5
108	Miller Way	5	10.4	6"		5
	Miller Way	5	20.25	6"		5
	Miller Way	5	5	6"		5
	Miller Way	5	11.6	6"		5
132	Miller Way	5	15.5	6"		5

	Miller Way	5	30	6"		5
210	Newman Drive	5	25	4"		4
	Newman Drive	5	10	4"		4
111	Reed Rd	5	28	6"		5
	Reed Rd	5	12	6"		5
655	Silver Beach Rd	5	15	4"		5
	Silver Beach Rd	5	14.8	4"		5
1061	Silver Beach Rd	5	10	6"		5
	Silver Beach Rd	5	6.2	6"		5

**North Side CRA**

Number	Address	Width (feet)	Length (feet)	Depth (inch)	ADA mat /	Condition Rating
820	9th Street	5	10	4"		5
	9th Street	5	35.4	6"		5
	9th Street	5	12.8	4"		5
	9th Street	5	5.6	4"		5
	9th Street	5	14.8	4"		5
	9th Street	5	3.8	6"	Yes	5
	9th Street	5	58.10	4"		5
	9th Street	5	5	6"		5
905	9th Street	5	15	6"		5
	9th Street	5	10	4"		5
	9th Street	5	10.3	4"		4
	9th Street	5	4.10	4"		5
	9th Street	5	15	6"		5
	9th Street	5	5	4"		5
	9th Street	5	4.8	4"		5
	9th Street	5	6.8	6"	Yes	5
	9th Street	5	5	6"		5
850	Greenbriar Dr	5	34.6	6"		5
858	Hawthorne Dr	5	16	6"		5
	Hawthorne Dr	5	5	4"		5
	Hawthorne Dr	5	5	4"		5
	Hawthorne Dr	5	7	6"	Yes	5
926	Hawthorne Dr	5	5	4"		5
808	Northern Dr	5	19.4	4"		5
938	Northern Dr	5	6.8	8		5
926	Northern Dr	5	6	6"		5
1502	West Rd	5	18.8	4"		5
	West Rd	5	4	6"		5
	West Rd	5	10.3	4"		5
	West Rd	5	4.8	4"		5
	West Rd	5	9.4	4"		5

1607	West Rd	5	17	4"		5
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**Additional sites**

<b>Number</b>	<b>Address</b>	<b>Width (feet)</b>	<b>Length (feet)</b>	<b>Depth (inch)</b>	<b>ADA mat /</b>	<b>Condition Rating</b>
701	Silver Beach RD	5	15	4		
824	Bayberry Dr	5	5	4		
227	7th CT	5	10	4		
805	Bayberry Dr	5	7	4		
815-889	10 ST	5	44	4		
105	Bayberry Dr	5	50	4		
861	W Jasmine DR	5	68	4		
905	W Jasmine DR	5	14	4		
861	Laurel DR	5	60	4		
860	Nothern DR	5	19	4		
1509	Properity Farm	5	30	4		
532	Bayberry DR	5	15	4		
304	B Cypress DR	5	24	4		
105	6th ST	5	30	4		
554	Bayberry DR	5	25	4		
215	10 ST	5	20	4		
605	601-299 Bayberry DR	5	40	4		

**RESOLUTION NO. 96-11-24**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CRA OF LAKE PARK, FLORIDA AUTHORIZING AND DIRECTING THE CHAIR TO EXECUTE AN AGREEMENT FOR CONCRETE CURBING/SIDEWALK CONSTRUCTION, MILLING AND RESURFACING OF ASPHALT CONCRETE WITH THE STOUT GROUP LLC., TO BE PROVIDED WITHIN THE COMMUNITY REDEVELOPMENT AGENCY BOUNDARIES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Lake Park Community Redevelopment Agency ("CRA") is an independent local government agency that fosters the collaborative efforts of residents, businesses, property owners, and other organizations to implement community redevelopment efforts in the CRA area, which encompasses the heart of the CRA of Lake Park's historic main street (Park A venue) and the core of neighborhood-serving retail, food and beverage establishments and industrial uses; and

**WHEREAS**, the CRA is enabled to enter into contracts for the provision of goods and/or services and is responsible for Enhancing Pedestrian Connectivity (sidewalks) within the public right-of-way located within the CRA boundaries. The CRA requires a contractor to provide the necessary services to enhance pedestrian connectivity.

**WHEREAS**, the CRA requires a contractor to perform concrete curbing/sidewalk construction, milling, and resurfacing asphalt concrete; and

**WHEREAS**, the City of Dania, Florida (City) solicited competitive bids under ITB No. 24-021 for services associated with concrete curbing/sidewalk construction, milling, and resurfacing asphalt concrete; and

**WHEREAS**, pursuant to this competitive bidding process, the City awarded a bid for concrete curbing/sidewalk construction, milling, and resurfacing asphalt concrete to The Stout Group, LLC. (Contractor); and

**WHEREAS**, the City entered into an agreement with the Contractors; and

**WHEREAS**, the City's Agreement allows other governmental entities to cooperatively purchase services from the Contractors based upon the same terms, services, and pricing as provided for in the City of Dania's Agreement; and

**WHEREAS**, the CRA has reviewed the scope of services outlined in the agreement that the City executed with the Contractors and determined that the services and pricing offered meet the CRA's requirements for concrete curbing/sidewalk construction, milling, and resurfacing asphalt concrete; and

**WHEREAS**, the CRA has determined that it would be appropriate to take advantage of the cooperative purchasing provision contained in the City's Agreement in accordance with Florida Statutes and the CRA's procurement regulations; and

**WHEREAS**, the Executive Director has determined that it is in the best interest of the CRA to enter into an agreement with the Contractors pursuant to the same terms, conditions, and pricing as contained in the City of Dania's Agreement.

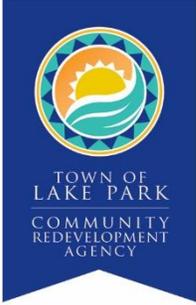
**NOW, THEREFORE, BE IT RESOLVED BY THE CRA COMMISSION OF THE CRA OF LAKE PARK, FLORIDA, AS FOLLOWS:**

**Section 1:** The foregoing recitals are true and correct and are incorporated herein.

**Section 2:** The CRA Board hereby authorizes and directs the Board Chair and the Executive Director to enter into a contract agreement with the Contractor for the provision of concrete curbing/sidewalk construction, milling, and resurfacing asphalt concrete services and incorporated herein as Exhibit "A."

**Section 3:** This resolution shall take effect immediately upon its adoption.

#5799702 v1 26508-00001



# Town of Lake Park Town Commission

## Agenda Request Form

**Meeting Date:** March 25, 2026

**Originating Department:** Community Development

**Agenda Title:** Discussion - 754 Park Avenue Project Update - Mr. Michael Aram - Property Owner

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

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

**Cost of Item:** \$0      **Funding Source:** \_\_\_\_\_

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

**Advertised:**

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

**Attachments:** Order Finding Violation; Stipulation & Agreed Order for Fine Reduction; First Amendment to Stipulation & Agreed Order for Fine Reduction

\_\_\_\_\_

**Please initial one:**

ND      Yes I have notified everyone

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

**Summary Explanation/Background:**

On Saturday, February 21, 2026, Mr. Michael Aram, property owner of 754 Park Avenue, reached out to Mayor Roger Michaud and requested a meeting to discuss his concerns with 754 Park Avenue, including and more particularly, the code enforcement fines that are accruing on the property.

In response to this request, Staff was asked to verify if Mr. Aram would be available to attend the March 25, 2026 CRA Board Meeting to provide project updates and discuss his concerns. Additionally, Mr. Aram was separately informed that neither the CRA Board and/or the Town Commission maintains the authority over code enforcement fines that are accruing on his property pursuant to a Stipulation Agreement that was entered into and approved by the Special Magistrate and Mr. Aram.

Note: This property is scheduled for discussion of the accrued fines and the completion of the agreed upon work to the building during the March 19, 2026 Special Magistrate Hearing. Since this agenda item is being prepared ahead of March 19<sup>th</sup>, updates may be provided by staff and/or Mr. Aram during the CRA Board Meeting on March 25<sup>th</sup>, if needed.

To ensure that the CRA Board is fully apprised of the history of the current code enforcement fines that are accruing, staff has outlined necessary background information and relevant history in chronological order to ensure a comprehensive discussion may be held on the proposed concerns.

Note: In accordance with state public records laws, the Town maintains significant email correspondence regarding this property (with Mr. Aram and his various associates/contractors) to corroborate the timeline and statements below. These emails are available upon request.

A timeline and summary of the relevant information is provided below:

**September 7, 2022** – Mr. Aram purchased the property (754 Park Avenue Lake Park LLC).

**November 2022 thru March 2023** – Mr. Aram and his contractor worked to gather all prior construction plan/drawing authorizations from design professionals previously involved in the project and were working on new plans, where necessary, for a complete building permit resubmittal.

**March 2023** – Since a new permit submittal was not yet received, staff began to request/scheduling meeting(s) with Mr. Aram, Yefry Jave (Vice President of Finance and Operations) and Mr. Aram’s General Contractor (Scott Van Bommel of Trend West).

**May 16, 2023** – A follow-up meeting was held (with the general contractor, Mr. Aram, Mr. Yefry, and staff) since a new permit submittal was not yet received. At that meeting, it was mentioned by the General Contractor that the first set of renderings would be ready the following week by May 25, 2023 and then the final renderings in early June 2023, and that follow-up meetings would be scheduled to present them so that formal permit applications could then be made.

**June 6, 2023** – A follow-up meeting was held (with the General Contractor, Mr. Aram, Mr. Yefry and staff). At this meeting, staff explained that based on our prior discussions, we were hoping to have a permit submittal by that time. It was further reminded that there had not been any activity on the property for quite some time. Furthermore, it was indicated that while staff was able to extend a lengthy courtesy and put things on hold in order to afford them the necessary time to gather their design professionals/plans/drawings, that at that point, if a complete permit application with all associated plans was not submitted by July 12, 2023, Code Compliance would move forward and begin the code enforcement citation/fine process against the property for an unfinished building without a valid construction permit. It was explained to Mr. Aram’s team, that it was not the Town’s preference, but given the lack of activity, the Town had no choice but to pursue code enforcement action since an extended courtesy period had been granted previously to provide Mr. Aram and his team with an opportunity to obtain construction plans authorization and/or to redraw the plans for the building. Town staff requested that Mr. Aram and/or his team notify the Town when he planned to submit. Additionally, as information, there was also discussion regarding improving the building/property located at 700/748 Park Avenue as well.

**July 12, 2023** – An initial permit application submittal was received from Mr. Aram’s general contractor.

**July 20, 2023** – The contractor was issued comments on the permit submitted and advised that a complete review could not take place and a resubmittal was needed since the application was missing several required plans and information making it an incomplete submittal.

**August 7, 2023 / August 31, 2023 / September 11, 2023 / September 26, 2023** – Staff followed up with the General Contractor, Mr. Aram and Mr. Jave on the complete permit resubmittal. The contractor indicated that he was working through the plans. Staff reminded Mr. Aram’s team that a considerable amount of time had passed and, while the permit submittal was made on July 12, 2023, it was incomplete and a resubmittal had not yet been received. Therefore, a Notice of Violation was being prepared on September 26, 2023.

**September 27, 2023** – Notice of Violation was issued for an unfinished building without a valid building permit.

**November 8, 2023** – Staff reached out to the General Contractor, Mr. Aram and Mr. Jave requesting a status on the permit resubmittal and advised Mr. Aram’s team that the case was being scheduled for the Special Magistrate Hearing in December 2023. A meeting with Mr. Aram and his team was also requested to enable staff to assist and provide guidance on how to best prepare for the Magistrate Hearing, since the timeline information on the project’s next steps would be crucial.

**Week of Monday, November 27, 2023** – Staff met with the General Contractor, with email updates provided to Mr. Aram and Mr. Yefry. At the meeting, Staff was notified by the General Contractor that a permit resubmittal would be received by the end of that week.

**December 6, 2023** – Staff emailed the General Contractor, Mr. Aram and Mr. Yefry indicating that a permit resubmittal was not received and reminded Mr. Aram’s team that the case was scheduled for Special Magistrate Hearing on December 13, 2023 and that administrative costs would also be applied. Further, based on discussions with Mr. Aram’s team, it was thought that any potential fines that may be levied against the property begin 60 days from the Special Magistrate Hearing date to provide Mr. Aram and his team with sufficient time to obtain the requisite permit. It was also emphasized that in order to meet that timeline, a permit resubmittal was required asap.

**December 13, 2023** – Special Magistrate Hearing was held and the property was found in violation (copy of Order Finding Violation is enclosed with this agenda item). The Magistrate granted Mr. Aram and his team until February 11, 2024 to obtain a building permit for the completion of the construction. Failure to do so would result in a fine of \$150 per day, plus interest, which would accrue. Additionally, it was ordered that administrative costs in the amount of \$269.69 for conducting the hearing were also levied and ordered to be paid by February 11, 2024.

**January 2, 2024** – Staff followed up with the General Contractor, Mr. Aram and Mr. Jave indicating that the Town had yet to receive a permit resubmittal and cautioned that since it had not yet been received, the Town could not guarantee it could be reviewed and finalized in time for issuance prior the Magistrate’s ordered compliance date of February 11, 2024, which Mr. Aram had previously agreed to. Based on the delays, Mr. Aram’s team were also reminded by staff that as of February 12, 2024, a lien would be recorded against the property and fines would begin to accrue, assuming a permit was not obtained by February 11, 2024. Additionally, a reminder that the administrative costs of \$269.69 would also need to be paid no later than February 11, 2024 was provided. A response was provided by the contractor in that they were working through the plans.

**February 8, 2024** – Staff followed up with Mr. Aram since a permit resubmittal was not yet received. At that time, the Commission also requested that Mr. Aram provide a construction status presentation at their March 6, 2024 meeting. Mr. Aram later indicated on February 20, 2024 that he had a conflict and could not attend the Commission meeting, but that maybe a future meeting could be accommodated. He also explained they were doing their best to wrap up the permit submissions.

**March 18, 2024 through April 25, 2025** (Note: staff communicated with the General Contractor and/or property owner several times throughout this timeframe and a meeting with the previous Town Manager was also held):

- ➔ March 18, 2023 submittal - Initial review for the master permit submittal was conducted and reviewer comments, including PBC Fire, were completed and issued to the general contractor (GC) on April 3, 2024
- ➔ Resubmittal by general contractor was received on October 29, 2024 for review and all reviewers completed their review and issued comments to the GC on October 31, 2024
- ➔ Resubmittal by GC was received on January 22, 2025 and all reviewers completed their review and issued comments to the GC on January 28, 2025
- ➔ Resubmittal by contractor was received on February 27, 2025 and all reviewers completed their review and issued comments to the GC on March 7, 2025, with only mobility fees and impact fees left to be paid before final approval and permit issuance by the Town
- ➔ April 25, 2025 – all fees paid and permit issued (Town Staff did follow-up with the County on the impact fees earlier in the month since Mr. Aram and the GC indicated the County was taking long to respond. The County explained that since an impact fee credit was being requested, in an effort to assist Mr. Aram, it would take a few weeks to determine and process the credit).

**June 2025** – Mr. Aram reached out to the Town to discuss the lien and fines that had accrued. In exchange for a reduction in code enforcement fines that had accrued due to the Order Finding Violation by the Special Magistrate in December 2023 (approximately \$66,000 plus interest - \$150 per day), a Stipulation with conditions was entertained.

**July 19, 2026** – The Town recommended to the Special Magistrate, which was approved by Mr. Aram, a Stipulation and Agreed Order for Fine Reduction that included an agreed upon date to complete all outlined construction no later than December 30, 2025. Mr. Aram agreed to this Agreement and executed the Agreement (See attached). The approved Stipulation also required the Town to significantly reduce the code enforcement fine down to \$17,788.76 (which was paid by Mr. Aram). Additionally, the Agreement provided that Mr. Aram would ensure that the interior vanilla shell and exterior improvements to the building would be completed no later than December 30, 2025 - a date that was agreed to by the Mr. Aram and his general contractor.

**December 2025** - Leading up to December 2025, Town Staff reached out to the property owner and/or their contractor requesting a status update. Staff, and the Building Official also met with Mr. Aram, Mr. Jave, and his general contractor in November 2025. They notified the Town that they had experienced some construction delays due to some pending leases with some end users and that these leases would require some changes to their approved permit plans so that some future buildout work for these tenants (Big John's Eatery and a Vegan Bakery) can be applied for separately.

**December 15, 2025** – Following a request by Mr. Aram's team and in an effort to work to support the completion of this project in a timely manner, the Town recommended a 1<sup>st</sup> Amendment to the original Stipulation Agreement to the Special Magistrate, which was agreed to by Mr. Aram, granting him an additional one (1) month to complete the project before an additional payment of \$18,000 would need to be imposed and additional code enforcement fines would begin to accrue (due to violation of the approved 1<sup>st</sup> Amendment to the Original Stipulation Agreement). The new compliance date was now January 30, 2026, which again, Mr. Aram agreed to meet in writing (and Mr. Jave and his general contractor when we collectively met).

**January 15, 2025** – Staff and the Building Official met with the General Contractor on the work status and an updated timeline was requested, but not provided by Mr. Aram's team. The contractor indicated that they were moving fast and they hoped to complete the project on or around January 30, 2025. Staff explained their

concerns with providing additional time due to the current construction status and that an extension had already been provided. Staff was available to assist in any way with the hope of avoiding a non-compliance situation per the 1<sup>st</sup> Amendment to the Stipulation Agreement. The contractor acknowledged his awareness of the compliance date and understood we would be reaching out at the end of month (January 2025) if work was not completed. The contractor indicated they were doing everything possible to complete the work on time or close to the actual compliance date that Mr. Aram had agreed to meet.

**January 30, 2026** – In addition to reaching out on January 7, 2026, Town staff also reached out on January 30, 2026 advising the property owner that the property was not in compliance by the extended compliance date of January 30, 2026, which Mr. Aram had agreed to meet. Thus, as outlined with the 1<sup>st</sup> Amendment to the Stipulation Agreement that was approved by the Special Magistrate and Mr. Aram, an additional payment of \$18,000 was now due to be paid to the Town by Mr. Aram.

**February 2, 2026** – Mr. Aram (through his contractor) paid the additional \$18,000 to the Town. Additionally, pursuant to condition #9 within the 1<sup>st</sup> Amendment to the Stipulation Agreement, which was approved by Mr. Aram, staff further notified Mr. Aram’s team that \$150/day, plus interest, would be retroactive to July 1, 2025 and would continue to accrue until the work that was to be completed within the Stipulation Agreement was actually completed.

At this time, the work continues to not be completed and a revised written timeline for completion has not been received by Mr. Aram and/or his team. It should be noted that staff has been verbally notified that it may be mid-March 2026 that this work may be completed (the date of this Agenda Item is March 17, 2026), but, to date, a formal timeline for completion has not been received and the project is not complete.

Note: The Town’s staff has been committed to working to support the completion of this project (which is contrary to various statements being leveled against the Town and staff) as evidenced by the Town’s willingness to recommend a longer period to complete the project and ensure that Mr. Aram was able to meet all of the terms/requirements as provided within the original Stipulation Agreement and the 1<sup>st</sup> Amendment. Further, the Town, as provided within the Agreement, which was approved by the Special Magistrate and approved and executed by Mr. Aram, is not eligible to provide Mr. Aram with further code enforcement reductions, which is clearly outlined within #7 of the original Stipulation Agreement:

*“In the event a Certificate of Completion is not received by December 30, 2025, then the Code Enforcement Lien against the property pursuant to Case No. 23090024 shall continue to accrue a daily fine and interest pursuant to the Order, with a retroactive accrual starting July 1, 2025 onwards, **and shall not be eligible for any further fine reductions.**”*

As noted previously, the timeline and summary outlined above represents many of the discussions and written correspondence regarding this project over a number of years. This timeline is not representative of an exact account of all emails and discussions, but these public records may be provided and made available to confirm the above timeline and summary statements, if needed.

Further, Mr. Aram has indicated to staff that he would be available to attend this meeting with the CRA Chair and Board.

**Recommended Motion:**

N/A

TOWN OF LAKE PARK, FLORIDA  
CODE COMPLIANCE DIVISION

Case No. 23090024

TOWN OF LAKE PARK, FLORIDA

Petitioner,

v.

754 PARK AVENUE LAKE PARK LLC



PCN # 36-43-42-20-01-010-0201

Respondent

**ORDER FINDING VIOLATION**

**THIS CAUSE**, having come before the Special Magistrate for the Town of Lake Park, Florida, on **December 13, 2023**, and the Special Magistrate having heard the testimony of the Parties, and having considered the evidence presented by the Parties; and having been fully apprised of the circumstances, does hereby find as follows:

**FINDINGS OF FACT**

The Respondent is the owner of the real property located at **754 PARK AVENUE, LAKE PARK, FLORIDA 33403** ("Property"), and which is legally described as follows: **KELSEY CITY LT 20 (LESS E 10 FT) & LTS 21 TO 24 INC BLK 10**

A Town of Lake Park Code Compliance Officer conducted a personal inspection of the Property on **September 27, 2023**, as charged in the Notice of Violation, existed on the Property. The Respondent was given a reasonable time in which to correct the violations, but failed to comply within the allotted time period. As of the date of this Order, the Property remains in violation.

**CONCLUSIONS OF LAW**

54-8 FBC 105.1 [Signature]

The Findings of Fact support, by a preponderance of the evidence that the Respondent has violated **Section 105.1 of the Town of Lake Park Code of Ordinances** as charged in the Notice of Violation issued in this case. The Town of Lake Park is entitled to recover all costs, including attorney's fees and Special Magistrate fees, incurred in successfully prosecuting this action.

**IT IS HEREBY ORDERED** that the Respondent shall comply with **Code Section 105.1** as charged in the Notice of Violation, as follows:

**COMPLIANCE DATE:**

On or before February 11, 2024, the Respondent shall come into compliance with **Section 105.1 of the Town of Lake Park Code of Ordinances**, as charged in the Notice of violation in this case. If the Respondent fails to comply by the Compliance Date specified herein, a fine in the amount of \$ 150<sup>00</sup> per day is hereby imposed for each and every day of non-compliance.

Pursuant to Chapter 162, Florida Statutes, if the fines are not paid by the date specified herein, a certified copy of this Order shall be recorded in the Public Records of Palm Beach County, Florida, and shall constitute a lien against the Property upon which the violation exists, and any other real or personal property owned by the Respondent. In addition, a recorded copy of this Order shall constitute notice that the findings contained herein are binding any subsequent purchasers, successors-in-interest, or assigns of the Respondent.

The Respondent may submit a written request for a hearing to challenge the fine imposed by this Order within 15 days from the date of this Order. If a hearing challenging the amount of the fine assessed is requested testimony as to the existence of the violation is not permitted; rather the hearing is limited to the amount of the fine and costs assessed by this Order, and why a lien to recover the fines and costs should not have been authorized by this Order. The Respondent shall bear the burden of demonstrating why the fines and costs assessed herein should not constitute a Final Order Assessing Fine and authorizing the imposition of a Lien against the property. If the Respondent fails to timely make such a request, and the violation remains, the Order shall be constitute a FINAL ORDER ASSESSING A FINE, the Town may record a Certified Copy of the Order in the Public Records of Palm Beach County, Florida, which shall constitute a lien against the

Respondent's real and/or personal property and any other real or personal property owned by the Respondents; and at any time more than THREE MONTHS after its recordation the Town is hereby authorized to foreclose on the Lien of the Town against the real and/or personal property owned by the Respondents.

IT IS FURTHER ORDERED THAT the Respondent is assessed the administrative costs of this action in the amount of \$269.69 as provided by law, and shall pay the same to the Town Clerk, at 535 Park Avenue, Lake Park, Florida, on or before the Compliance Date.

DONE AND ORDERED this 13<sup>th</sup> day of December, 2023.

I, KB Rowley do hereby certify that the foregoing is a true and correct copy of the original Code Compliance document as maintained in the Official Records of the Town of Lake Park.  
Witness my hand, this 12<sup>th</sup> day of February 2024  
Kimberly B Rowley  
CODE COMPLIANCE DIVISON  
TOWN OF LAKE PARK, FLORIDA

[Signature]  
Paul Nicoletti, Special Magistrate  
Town of Lake Park, Florida

ATTEST:

[Signature]  
VIVIAN MENDEZ,  
TOWN CLERK



**IN THE JURISDICTION OF THE  
TOWN OF LAKE PARK SPECIAL MAGISTRATE**

**CASE NO.23090024**

**TOWN OF LAKE PARK,**

**Petitioner**

**PCN: 36-43-42-20-01-010-0201**

**vs.**

**754 PARK AVENUE LAKE PARK LLC**

**Respondent,**

---

**STIPULATION AND AGREED ORDER FOR FINE REDUCTION**

The Petitioner, Town of Lake Park, Florida (Town), and the Respondent, **754 PARK AVENUE LAKE PARK LLC** (Respondent), (collectively the Parties) hereby stipulate to a reduction of the fines which accrued against the real property legally described below and pertaining to the above referenced code violation case as follows:

1. Respondent owns the real property located at **754 PARK AVENUE, LAKE PARK, FLORIDA, 33403**, and which is legally described as follows:

**KELSEY CITY IN PB 8 PGS 15 TO 18, 23, 27 & 34 TO 37 INC**  
(Referred to hereinafter as "the Property.")

2. Respondent is the current owner of the Property and owned the Property at the time the violations occurred and of the accrual of the fines.
3. The Respondent has requested a reduction of the fines which have accrued against the Property pursuant to the order assessing fines (Order) rendered by the Town's Special Magistrate (Magistrate).
4. The Parties have agreed to a reduction of the fines which have accrued against the Property pursuant to the Order, provided the Respondent pays **\$17,788.76** to the Town within 30 days of the date of this order (*\$16,425 in fines; and \$1,363.76 in interest*).
5. The agreed upon reduction of fines as referenced in paragraph 4, above, is contingent upon the Respondent receiving a Certificate of Completion pursuant to permit #23-000391 no later than December 30, 2025. The Respondent agrees that

Town of Lake Park, FL  
Special Magistrate  
Case No. 23090024  
Page 2

in the event it does not receive a Certificate of Completion by December 30, 2025, it will pay to the Town an additional \$18,000 in fines on December 31, 2025.

- 6. Provided the Respondent receives a Certificate of Completion on or before December 30, 2025, the Town shall execute a release of the Code Enforcement Lien against the Property, and shall provide the same to the Respondent for its recordation. It is the Respondent's responsibility to record the release and to provide a copy of the same to the Town evidencing its recordation.
- 7. In the event a Certificate of Completion is not received by December 30, 2025, then the Code Enforcement Lien against the property pursuant to Case No. 23090024 shall continue to accrue a daily fine and interest pursuant to the Order, with a retroactive accrual starting July 1, 2025 onwards, and shall not be eligible for any further fine reductions.
- 8. The signatories below represent that they are authorized to agree to and enter into this Stipulation, and to bind the Town and Respondent, and their successors and assigns.
- 9. Should either the Town or the Respondent be required to enforce the terms of the Stipulation, a hearing before the Town's code Enforcement Magistrate shall be conducted and the prevailing party shall be entitled to recover its attorney fees and costs.

**IN WITNESS WHEREOF**, the Town and Respondent hereto have executed this Stipulation on the dates set forth below.

<p>Dated: <u>7/17/25</u></p> <p>Dated: <u>7/17/2025</u></p>	<p><b>TOWN OF LAKE PARK</b></p> <p>By:   <b>THOMAS J. BAIRD, TOWN ATTORNEY</b></p> <p>By:   <b>754 PARK AVENUE LAKE PARK LLC</b>  <b>(Managing Members: Michael Wolohojian; Aret Tikiryan; and Yefry Jave)</b></p>
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Town of Lake Park, FL  
Special Magistrate  
Case No.: 23090024  
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**IN THE JURISDICTION OF THE TOWN  
OF LAKE PARK SPECIAL MAGISTRATE**

**Case No.: 23090024**

**TOWN OF LAKE PARK,**

**Petitioner,**

**PCN: 36-43-42-20-01-010-0201**

**vs.**

**754 PARK AVENUE LAKE PARK LLC**

**Respondent,**

---

This Stipulation and Agreed Order having been presented to the Town of Lake Park's Code Compliance Special Magistrate on this 19th day of JULY, 2025, and with the Special Magistrate being fully informed in the premises and accepting the Stipulation, it is hereby ORDERED AND ADJUDGED that the Parties shall comply with their respective obligations as set forth in the Stipulation.

Verified by pdfFiller  
07/19/2025

By:   
\_\_\_\_\_  
**PAUL J. NICOLETTI  
SPECIAL MAGISTRATE  
TOWN OF LAKE PARK, FLORIDA**

**IN THE JURISDICTION OF THE  
TOWN OF LAKE PARK SPECIAL MAGISTRATE**

**CASE NO.23090024**

**TOWN OF LAKE PARK,**

**Petitioner**

**PCN: 36-43-42-20-01-010-0201**

**vs.**

**754 PARK AVENUE LAKE PARK LLC**

**Respondent,**

---

**FIRST AMENDMENT TO STIPULATION AND AGREED ORDER FOR FINE  
REDUCTION**

The Petitioner, Town of Lake Park, Florida (Town), and the Respondent, **754 PARK AVENUE LAKE PARK LLC** (Respondent), (collectively the Parties) hereby stipulate to a reduction of the fines which accrued against the real property legally described below and pertaining to the above referenced code violation case as follows:

1. Respondent owns the real property located at **754 PARK AVENUE, LAKE PARK, FLORIDA, 33403**, and which is legally described as follows:

**KELSEY CITY IN PB 8 PGS 15 TO 18, 23, 27 & 34 TO 37 INC**  
(Referred to hereinafter as "the Property.")

2. Respondent is the current owner of the Property and owned the Property at the time the violations occurred and of the accrual of the fines.
3. The Respondent has requested a reduction of the fines which have accrued against the Property pursuant to the order assessing fines (Order) rendered by the Town's Special Magistrate (Magistrate).
4. The Parties previously agreed to a stipulation of the reduction of the fines which accrued against the Property and pursuant to the Agreed Order, pursuant to which the Respondent previously paid **\$17,788.76** to the Town (*\$16,425 in fines; and \$1,363.76 in interest*).
5. The agreed upon reduction of fines as referenced in paragraph 4, above, was contingent upon the Respondent receiving a Certificate of Completion pursuant to permit #23-000391 no later than December 30, 2025. The Respondent agreed

Town of Lake Park, FL  
Special Magistrate  
Case No.: 23090024  
Page 2

that in the event a Certificate of Completion was not received by December 30, 2025, the Respondent shall pay to the Town an additional \$18,000 in fines on December 31, 2025.

6. The Town acknowledges that since July 2025, the Respondent's contractor has moved forward with construction, but has also been presented with an internal user for a substantial portion of the building, for which permit revisions are necessary and additional time is required for the issuance of a Certificate of Completion.
7. Provided the Respondent receives a Certificate of Completion on or before January 30, 2026, the Town shall execute a release of the Code Enforcement Lien against the Property, and shall provide the same to the Respondent for its recordation. **It is the Respondent's responsibility to record the release and to provide a copy of the same to the Town evidencing its recordation.**
8. The Respondent agrees that in the event a Certificate of Completion is not received by January 30, 2026, the respondent shall pay an additional \$18,000 in fines to the Town on February 2, 2026.
9. In the event a Certificate of Completion is not received by January 30, 2026, in addition to paying the additional \$18,000 reference in paragraph 8 above, then the Code Enforcement Lien against the property pursuant to Case No. 23090024 shall continue to accrue a daily fine and interest pursuant to the Order, with a retroactive accrual starting July 1, 2025 onwards, and shall not be eligible for any further fine reductions.
10. The signatories below represent that they are authorized to agree to this Stipulation, and to bind the Town and Respondent, and their successors and assigns.
11. Should either the Town or the Respondent be required to enforce the terms of the Stipulation in a hearing before the Town's Code Enforcement Magistrate, the prevailing party shall be entitled to recover its attorney fees and costs.

**IN WITNESS WHEREOF**, the Town and Respondent hereto have executed this

(intentionally left blank – signatures on following page)

Town of Lake Park, FL  
Special Magistrate  
Case No. 23090024  
Page 3

Stipulation on the dates set forth below.

**TOWN OF LAKE PARK**

Dated: 12/15/25

By:   
**THOMAS J. BAIRD, TOWN ATTORNEY**

Dated: 12/11/2025

By:   
**754 PARK AVENUE LAKE PARK LLC**  
**(Managing Members: Michael**  
**Wolohojian; Aret Tikiryan; and Yefry Jave)**

Town of Lake Park, FL  
Special Magistrate  
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**IN THE JURISDICTION OF THE TOWN  
OF LAKE PARK SPECIAL MAGISTRATE**

**Case No.: 23090024**

**TOWN OF LAKE PARK,**

**Petitioner,**

**PCN: 36-43-42-20-01-010-0201**

**vs.**

**754 PARK AVENUE LAKE PARK LLC**

**Respondent,**

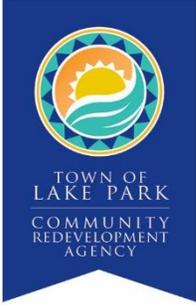
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This Stipulation and Agreed Order having been presented to the Town of Lake Park's Code Compliance Special Magistrate on this **December 15, 2025**, and with the Special Magistrate being fully informed in the premises and accepting the Stipulation, it is hereby **ORDERED AND ADJUDGED** that the Parties shall comply with their respective obligations as set forth in the Stipulation.



By: \_\_\_\_\_

**PAUL J. NICOLETTI  
SPECIAL MAGISTRATE  
TOWN OF LAKE PARK, FLORIDA**



# Town of Lake Park Town Commission

## Agenda Request Form

**Meeting Date:** March 25, 2026

**Originating Department:** CRA

**Agenda Title:** Resolution 27-03-26 Façade and Exterior Improvement Grant Agreement – Mr. Oscar Caballero – Equinox Realty, Inc. - Camilia Square, LLC – 1249 10<sup>th</sup> Street – in an amount not to exceed \$100,000

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

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

**Cost of Item:** \$100,000      **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

AJ Not applicable in this case

**Summary Explanation/Background:**

Mr. Oscar Caballero with Equinox Realty, Inc., property owner for Camilia Square, LLC, located at 1249 10th Street, has requested the CRA Board to consider a Façade and Exterior Improvement Grant award in the amount of \$93,886.97 (CRA Contribution- \$93,886.97\_ Camilia Square Contribution - \$23,471.74\_).

Camilia Square is a commercial property located within the Lake Park CRA and includes a retail and office strip center adjacent to the newly opened Culinary Crossroads property and the property owner wishes to upgrade the look and functionality of the plaza to attract a higher quality of tenant.

As a result, the CRA Administrator and Community Development Director have been working with ownership over the last year to refine the plans to improve the property. Proposed major elements of improvement project would include:

1. Remove dumpster from current location, which is directly in the line of site for customers, to the North side of the building with the correct enclosures. The new location has been reviewed and approved by Public Works
2. Install a paver brick plaza and green space in the center of the plaza as a new focal point and provide seating area for customers. This area will include a new retaining wall to hide the alleyway from view that will contain a mural and water feature
3. Remove dated materials on building façade and re-stucco and paint building
4. Install new signage for businesses that is consistent and clean
5. Add lighted monument sign at the front of the property
6. Provide additional lighting within the front landscaping

While Community Development has participated in a few design discussions (as has Public Works for sanitation requirements), a formal review of code compliance (Town Code, Florida Building Code and PBC Fire Prevention Code) has not been conducted and this will be required as part of the permit submittal and review process. The estimated total cost of the proposed property improvements is approximately \$120,000. However, due to the size of the plaza and the property, the applicant is requesting that the CRA Board consider a \$100,000 Façade and Exterior Improvement Grant from the CRA. The Façade and Exterior Grant Program allows a CRA contribution of 80% of the total cost of the project. Thus, the total Grant Award would be for 80% of the project costs or a maximum of \$100,000:

<b>CRA Contribution (80%):</b>	<b>\$96,887</b>
<b>Property Owner Contribution (20%):</b>	<b>\$23,472</b>

The proposed Grant Agreement was prepared by the CRA Administrator and reviewed by the property owner, Mr. Oscar Caballero with Equinox Realty, Inc., the Finance Director and the Town Attorney.

**Recommended Motion:**

I move to approve Resolution 27-03-26 and authorize a Façade and Exterior Improvement Grant Agreement to Mr. Oscar Caballero with Equinox Realty, Inc. for improvements to Camilia Square, LLC, located at 1249 10th Street, in an amount not to exceed 80% of qualified project cost or a maximum of \$100,000; and authorize the CRA Chair to execute the proposed Grant Agreement.

**RESOLUTION 27-03-26**

**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 CAMILIA SQUARE LLC, UNDER THE FACADE AND EXTERIOR IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 1249 10<sup>TH</sup> STREET; 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 via Resolution 48-07-24 on July 17, 2024 to provide grants to eligible recipients for certain property improvements; and

**WHEREAS**, Camilia Square LLC, a Florida limited liability company (“Grantee”) owns the property located at 1249 10<sup>th</sup> Street 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 \$100,000 (“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

**LAKE PARK COMMUNITY REDEVELOPMENT AGENCY FACADE AND  
EXTERIOR IMPROVEMENT PROGRAM GRANT AGREEMENT**

THIS LAKE PARK COMMUNITY REDEVELOPMENT AGENCY FACADE AND EXTERIOR IMPROVEMENT PROGRAM GRANT AGREEMENT ("Agreement") is made this \_\_\_\_ day of \_\_\_\_\_ 2026, by and between The Town of Lake Park Community Redevelopment Agency, a public body corporate and politic under part III, Chapter 163, Florida Statutes ("CRA"), having an address at 535 Park Avenue, Lake Park, Florida 33403, and Camilia Square LLC, a Florida limited liability company ( "Grantee") having an address of 1251 10<sup>th</sup> Street, Lake Park, FL 33403.

**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 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 within the Redevelopment Area as governed by the Master Plan; and

**WHEREAS**, in furtherance of its goals, the CRA adopted Redevelopment Incentive Programs via Resolution 48-07-24 on July 17, 2024 to provide grants to eligible recipients for property improvement; and

**WHEREAS**, the Grantee owns the property located at 1249 10<sup>th</sup> Street in the Town of Lake Park, Florida as more particularly described in **Exhibit "A"** attached hereto and incorporated herein ("Property"); and

**WHEREAS**, the Grantee is seeking a Facade and Exterior Improvement Program Grant from the CRA in an amount not to exceed One Hundred Thousand and No/100 Dollars (\$100,000) ("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 this Agreement is within its powers as set forth in Fla. Stat. §163.370 and is consistent with the Town of Lake Park Redevelopment Incentive Program.

**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. INCORPORATION:**

The whereas clauses are incorporated herein.

**SECTION 2. THE GRANT:**

- 2.1 The CRA hereby awards Grantee the Grant. The Grant shall be used solely for facade and exterior renovation to the Property and the use of all Grant funds shall be governed by the application attached hereto and incorporated herein as **Exhibit "B"** and the renovation proposal attached hereto and incorporated herein as **Exhibit "C"** (collectively, the "Scope of Work Documents").
- 2.2 The CRA's obligation under this Agreement is strictly 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, nor Grantee's personnel decisions, business decisions or policies, including but not limited to the hiring of staff, paying of staff salaries or the expenditure of overhead costs.
- 2.3 Any request by Grantee for change in use of the Grant must be approved, in writing, by the CRA's Board of Directors (the "CRA Board") during the Term (as hereinafter defined) of this Agreement. Requests for change must be in writing by the Grantee and made to the CRA Board and the Executive Director of the CRA.

As security for Grantee's performance, Grantee shall, execute a Promissory Note, a Mortgage and Security Agreement, and a Restrictive Covenant in favor of the CRA.

- 2.4 All disbursements of the Grant funds shall be made on a reimbursement basis upon the completion of the work described in the Scope of Work Documents. Grant funds shall be used solely for exterior improvements to the Property, and the distribution of the Grant funds are conditioned on the CRA's receipt of sufficient documentation establishing prior payment by the Grantee for the total cost of all improvements and completion of the work described in the Scope of Work Documents. 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 Administrator of the CRA and shall include a letter summarizing the funding request. The CRA reserves the right to request additional documentation before having the obligation to distribute any Grant funds pursuant to a request by Grantee.

### **SECTION 3. SCOPE OF WORK**

3.1 Any amendments to the Scope of Work Documents or deviation from the scope of work contained therein shall be submitted in writing to the Executive Director of the CRA, must be accompanied by written justification, and must be approved by the CRA Board in writing prior to Grantee commencing any work deviating from the approved scope of work.

### **SECTION 4. EFFECTIVE DATE, TERM, COMMENCEMENT AND COMPLETION DATES**

- 4.1 The "Effective Date" of this Agreement shall be the date of execution by CRA.
- 4.2 The term of this Agreement shall be for twenty four (24) months from the Effective Date (the "Term"). This Agreement may be renewed, extended or amended upon mutual agreement by the parties in writing provided that the combined Terms of all renewals, extensions or amendments shall not exceed three (3) years.
- 4.3 The scope of work provided for in the Scope of Work Documents shall commence on or before one hundred eighty (180) days after the Effective Date and shall be fully completed no later than sixty (60) days prior to the end of the Term of this Agreement, or any agreed upon extension.

### **SECTION 5. SPECIAL CONDITIONS**

- 5.1 **CESSATION OF OCCUPANCY OR OWNERSHIP.** In the event the Grantee sells, ceases to own or occupy the Property during the Restrictive Period as defined in that certain Restrictive Covenant associated herewith, Grantee shall repay the full amount of the Grant advanced by the CRA pursuant to this Agreement. Additionally, sale, cessation of ownership or occupancy of the Property constitutes as an event of default for which all other default provisions of this Agreement shall apply, including but not limited to, those provided in Section 6 below. This provision shall survive termination or expiration of this Agreement.
- 5.2 **ASSIGNMENT.** Grantee shall not assign, transfer, or otherwise dispose of any of its rights or obligations under this Agreement or the Grant funds without prior written consent of the CRA. Any attempt by Grantee without written approval by the CRA shall be null and void.
- 5.3 **AMENDMENT.** This Agreement may not be modified, except in a writing signed by all parties hereto.

- 5.4 RULES, REGULATIONS AND LICENSING REQUIREMENTS. Grantee and its staff 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, laws, ordinances and regulations applicable to carrying out any work listed in the Scope of Work Documents including, but not limited to, conflicts of interest, building, zoning, land and property use regulations.
- 5.5 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 Southern District of Florida.
- 5.6 COUNTERPARTS. This Agreement may be executed in separate counterparts which when construed together shall constitute a single instrument.
- 5.7 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.
- 5.8 INDEMNIFICATION. Grantee agrees to indemnify and hold harmless the Town of Lake Park (the "Town"), 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, whether in equity or legal, known or unknown, including reasonable legal fees and expenses, on account of any matter, whether in suit or not, arising out of this Agreement or Grantee's performance under this Agreement.
- 5.9 ATTORNEY FEES. In the event either party is required to enforce or seek interpretation of the terms of this Agreement, the prevailing party shall be entitled to the reimbursement of any and all of its attorney fees incurred whether presuit, during litigation, or post litigation in appeal or entitlement and reasonableness attorneys' fee hearings.
- 5.10 SUCCESSORS AND ASSIGNS. This Agreement and the terms herein shall inure to the benefit of and be legally binding upon the parties and any approved successors and assigns.
- 5.11 COSTS. Grantee shall obtain and pay for all permits, licenses, federal, state and local taxes chargeable to its operation.
- 5.12 PLEDGES OF CREDIT. Grantee shall not pledge the Grant or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien or any form of indebtedness.

5.13 PUBLIC RECORDS LAW. With respect to public records, the Grantee is required to:

5.13.1 Keep and maintain public records required by the Town to perform the work described in the Scope of Work Documents.

5.13.2 Upon the request of the Town's custodian of public records, provide 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.

5.13.3 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 Grantee does not transfer the records which are part of this Agreement to the Town.

5.13.4 Upon the completion of the Term of the Agreement, transfer, at no cost, to the Town all public records in possession of the Grantee; or keep and maintain the public records associated with the services provided for in the Agreement. If the Grantee transfers all public records to the Town upon completion of the term of the Agreement, the Grantee shall destroy any duplicate public records that are confidential or exempt from public records disclosure. If the Grantee keeps and maintains public records upon completion of the term of the Agreement, the Grantee 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 Town's custodian of public records, in a format that is compatible with the information technology systems of the Town.

5.13.5 IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THE GRANTEE SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: TOWN CLERK, 535 Park Avenue, Lake Park, Florida 33403, 561-881-3311, townclerk@lakeparkflorida.gov.

5.14 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.

5.15 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:

Camilia Square LLC  
Attn: Oscar Caballero  
1251 10<sup>th</sup> Street  
Lake Park, FL 33403

## **SECTION 6. DEFAULT AND REMEDIES.**

6.1 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 Grant funds advanced. Upon default by Grantee, the CRA shall have no further obligations to Grantee under this Agreement.

6.2 REPAYMENT OF FUNDS. Grantee shall repay to the CRA all Grant funds furnished to Grantee by the CRA: (i) for all unauthorized, illegal or unlawful expenditure of the Grant funds, including unlawful and/or illegal expenditures discovered after the expiration of this Agreement; (ii) in the event of any default under this Agreement; (iii) in the event any Grant funds are lost or stolen; or (iv) if the work was not completed as provided in the Scope of Work Documents attached hereto. Any portion of the Grant funds which are 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.

6.3 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 relating to the completion of activities funded using the Grant while the Agreement was in effect but not completed prior to the date of termination. Grantee shall remain obligated for repayment of any Grant funds Grantee is obligated to repay despite the CRA's termination of this Agreement.

6.4 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.

6.5 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 sole remedy is to terminate this Agreement. Should Grantee be entitled to and properly terminate this Agreement, Grantee acknowledges it not entitle to and has no legal damages, including but not limited to expectation or consequential damages relating to the termination of 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: \_\_\_\_\_  
Town Clerk

By: \_\_\_\_\_  
Roger Michaud, Chair

Date: \_\_\_\_\_

CRA Attorney  
Approved as to form and legality  
By: \_\_\_\_\_

WITNESSES

CAMILIA SQUARE LLC,  
a Florida limited liability company

\_\_\_\_\_

Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT A  
LEGAL DESCRIPTION**

LOTS 19 THROUGH 24, AND THE NORTH 87.5 FEET OF LOTS 25 THROUGH, BLOCK 78, KELSEY CITY N/K/A LAKE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, WITHOUT REIMPOSING SAME, AND TAXES FOR 2018 AND SUBSEQUENT YEARS

**EXHIBIT B  
APPLICATION**

**(see attached)**

**EXHIBIT C  
RENOVATION PROPOSAL**

**(see attached)**

#7734900 v1 26508-00003



# Façade and Exterior Improvement Grant

## 1249 10<sup>th</sup> Street

Presented To: Town of Lake Park CRA Board

Date: March 25, 2026



Item 7.

# 1249 10<sup>th</sup> Street

Current Conditions



Birds Eye View







Item 7.

# Future Site Rendering



Plaza – Fountain and Mural



Monument Sign



Dumpster Enclosure



Consistent Business Signage



# Costs/CRA Contribution

## Included in CRA Grant Calculation

1. General Conditions	\$31,249.43
○ Project mgt, permitting, Overhead etc...	
2. Demolition	\$2,600
3. Concrete/Masonry/Stucco	\$55,525
4. Pavers/Turf	\$9,410
5. Finishes	\$13,016
○ Painting, Security (dumpster), Fountain	
6. Plumbing/Electrical	\$5,578.28

**\$117,358.71**

- Total Est. Cost \$ 117,358.71
- Private Investment (20%) **\$23,472**
  - Plus Design fees not included

### CRA CONTRUBUTION

- 80% CRA Maximum up to \$50,000  
**= \$50,000**
- Additional Façade Grant: \$50,000 or 80%  
**= \$43,886**
  - Size of project, prominence of location within CRA
- TOTAL Grant Estimated: at; **\$93,887**

**Up to \$100,000**

# **Town of Lake Park Community Redevelopment Agency**

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## **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 7<sup>th</sup> Street to 10<sup>th</sup> Street.
- **10<sup>th</sup> 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 10<sup>th</sup> 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.

#### Example

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** 01.10.2026

**Address of project requesting incentive:** 1249 10th Street, Lake Park, FL 33403

**Applicant Information:**

**Name:** Oscar Caballero

**Business:** Equinox Realty Inc.

**Address:** 1251 10th street, lake park, fl 33403

**Phone:** 561-207-7273 **Fax:** \_\_\_\_\_

**Email:** oscar@equinoxrealtyinc.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)**

CAMILIA SQUARE LLC

**Description of the Business (use) that will occupy this property:**

Retail shops, including appliances, gym, art group, hair salon, and real estate brokerage

**Project Description (proposed improvements per this application):**

A Complete overhaul of the dumpster area; new art wall and art features, including a water fall with

tables and chairs with new paved outdoor seating area. A new monument sign at the entrance off of

10th Street. And a new enclosure for the dumpsters off of Magnolia Drive at the corner of the Plaza

**Project cost per this application** \$117,358.71

**Total Funding Request** \$93,886.97

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: \_\_\_\_\_

8. Attach and Sign Eligibility and Application Requirements Form.

**Authorized Representative**

  
\_\_\_\_\_

**Business Owner Signature**

\_\_\_\_\_

**Property Owner Signature  
(If different)**



**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.

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

\_\_\_\_\_ 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

11/23/2026  
Date

OSCAR CEBALLOS  
Print Applicant Name

**I authorize the improvements as stated in this application:**

  
\_\_\_\_\_  
Property Owner Signature  
Miguel Ceballos for  
Camilia Square LLC  
Print Owner Name

11/23/2026  
Date

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 (“Restrictive Covenant”) is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by CAMILIA SQUARE LLC, a Florida limited liability company, with an address of 1251 10<sup>th</sup> Street, Lake Park, FL 33403, (“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 of, 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**, Owner is the sole owner of real property located at 1249 10<sup>th</sup> St., Lake Park, FL 33403, as more particularly described in **Exhibit A** attached hereto and incorporated herein (“Property”), which is located within the Redevelopment Area as defined in the Lake Park Community Redevelopment Master Plan; and

**WHEREAS**, the CRA desires to award a grant in an amount not to exceed ONE HUNDRED THOUSAND and No/100 Dollars (\$100,000) (the “Grant”) to Owner to accomplish these purposes provided Owner is willing to retain ownership of the Property as provided herein;

**WHEREAS**, in connection with awarding the Grant to Owner, Owner agrees to execute and deliver that certain Lake Park Community Redevelopment Agency Facade and Exterior Improvement Program Grant Agreement (the “Grant Agreement”), Promissory Note (the “Note”), and Mortgage and Security Agreement (the “Mortgage” together with this Restrictive Covenant, the Grant Agreement, and Note, the “Grant Documents”),

**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 Restrictive Covenant shall attach to and run with the Property, and shall be binding on the Owner, its transferees, future purchasers, 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 the work described in the Scope of Work Documents as defined in the Grant Agreement (the “Restrictive Period”).
2. Subject to the provisions of Section 4 below, the business and the Property shall remain under the ownership of the Owner for a period not less than the Restrictive Period specified above, except upon foreclosure by any lender, transfer in lieu of foreclosure or assignment of a Federal Housing Administration insured mortgage to the United States Department of Housing and Urban Development. Upon the occurrence of any of these events, the CRA

has and may exercise a right of first refusal to purchase the Property to recapture the Grant provided to Owner pursuant to the Grant Agreement entered into contemporaneously with this Restrictive Covenant.

3. During the Restrictive Period if each and every obligation, condition and covenant 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 Note and/or Mortgage, or in any manner transfers title, use or ownership of the business or the Property before the end of the last day of the Restrictive Period, the entire principal amount of the Note shall become immediately due and payable.
4. 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 for the entire Restrictive Period or upon full repayment of the Grant to the CRA. 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.
5. The Owner acknowledges that the CRA will be irreparably damaged if this Restrictive Covenant is not strictly complied with. 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. In the event the CRA elects to pursue injunctive relief, it is not precluded from seeking any additional relief provided by the Grant Documents or Florida law.
6. 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 all 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.
7. 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.
8. 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 or the Southern District of Florida.
9. 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.
10. This Restrictive Covenant represents the entire agreement with respect to the restrictive covenant governing the Property. This Restrictive Covenant shall not be amended or modified unless in writing signed by both parties.

IN WITNESS WHEREOF, Owner has executed this Restrictive Covenant on the day and year

first above written.

WITNESSES:

OWNER

\_\_\_\_\_  
Print Name: \_\_\_\_\_

CAMILIA SQUARE LLC,  
a Florida limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

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: \_\_\_\_\_

EHXIBIT A  
LEGAL DESCRIPTION

KELSEY CITY LTS 19 TO 24 INC & LOTS 25 TO 30 INC (LESS SLY 50 FT) BLK 78

#7734945 v1 26508-00003

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 CAMILIA SQUARE LLC, a Florida limited liability company, with an address of 1251 10<sup>TH</sup> Street, Lake Park, FL 33403 (“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 ONE HUNDRED THOUSAND and 00/100 Dollars (\$100,000.00), 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

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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 "Grant Agreement"), the Unconditional Guaranty of Repayment and Performance (the "Guaranty"), and the Restrictive Covenant (the "Restrictive Covenant" together with the Mortgage, Note, Grant Agreement, and Guaranty, 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 Grant Documents, including, but not limited to, the restrictions on sale of the property as provided in the Grant 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 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 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 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 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 sells, ceases to own or occupy the Property during the Restrictive Period as defined in the Restrictive Covenant, then the entire balance of the

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 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 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 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 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

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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: \_\_\_\_\_

CAMILIA SQUARE LLC,  
a Florida limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

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**

LOTS 19 THROUGH 24, AND THE NORTH 87.5 FEET OF LOTS 25 THROUGH, BLOCK 78, KELSEY CITY N/K/A LAKE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, WITHOUT REIMPOSING SAME, AND TAXES FOR 2018 AND SUBSEQUENT YEARS

#7734898 v1 26508-00003

**UNCONDITIONAL GUARANTY  
OF REPAYMENT AND PERFORMANCE**

THIS UNCONDITIONAL GUARANTY OF REPAYMENT AND PERFORMANCE (“GUARANTY”) is made as of the day of \_\_\_\_\_, 2026 by [\_\_\_\_\_] having an address of \_\_\_\_\_ (“GUARANTOR”) in favor the Town of Lake Park Community Redevelopment Agency, a public body corporate and politic, duly organized under the laws of the State of Florida (“CRA”).

WHEREAS, the CRA has awarded a grant to Camilia Square LLC, a Florida limited liability company (the “Grantee”) in an amount not to exceed ONE HUNDRED THOUSAND and No/100 Dollars (\$100,000) (“Grant”). The Grant terms were memorialized in the Lake Park Community Redevelopment Agency Facade and Exterior Improvement Program Grant Agreement (the “Grant Agreement”) dated \_\_\_\_\_; and

WHEREAS, the Grant is permitted for improvements to property located at 1249 10<sup>th</sup> Street, Lake Park, FL (“Property”); and

WHEREAS, Guarantor has a material business or ownership interest in Grantee and the Property and will 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 Agreement, the Mortgage and Security Agreement, the Promissory Note, and the Restrictive Covenant (collectively the “Grant Documents”).

**NOW, THEREFORE**, for good and valuable consideration, intending to be legally bound hereby, the Guarantor irrevocably and unconditionally agrees 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. Guarantor hereby unconditionally guarantees 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.
3. The CRA hereby agrees to provide Guarantor with thirty (30) days' advance written notice (the "Written Notice") of any default made by the Grantee under any provision of the Grant Documents.
4. The obligations of Guarantor under the Grant Agreement are primary, absolute, independent, irrevocable and unconditional. This shall be an agreement of suretyship as well as of guaranty without the CRA being required to proceed first against Grantee or any other person or entity, or against any other security for Grantee's obligations to the CRA.

Upon delivery of the Written Notice to Guarantor and Guarantor's failure to fully perform, the CRA may proceed directly against Grantee or Guarantor to enforce its rights under the Grant Documents.

5. To secure performance by the Grantee, Guarantor hereby personally and unconditionally guarantees repayment of the Grant furnished to Grantee 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 incorporated herein and 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 fully and unconditionally 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, the CRA may foreclose on its Mortgage and Security Agreement for the entire balance of the Grant. In the event of a foreclosure sale of all or part of the Property, the CRA shall be entitled to seek a deficiency judgment against the Guarantor for any remaining unpaid debt owed by Grantee, with interest, and to recover judgment against Guarantor therefore. The remedies of the 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 or omission of the CRA, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of any obligations owed under the Grant Documents. A written and agreed upon 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 Guarantor under the Grant Documents shall be unconditional and irrevocable, irrespective of either, (a) any limitation of liability of the Grantee ' (b) the existence of any security given to secure the Grant; (c) any defense that may arise by reason of the incapacity or lack of authority of Grantee or Guarantor or the failure of the CRA to file or enforce a claim against the estate of Grantee or Guarantor in any bankruptcy or other proceeding; or (d) 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 the Guarantor.
9. If Guarantor shall advance any sums to Grantee or its successors or assigns, or if the Grantee or its successors or assigns shall now be or hereafter become indebted to Guarantor, such sums or indebtedness shall be subordinate in payment and in all other respects to the amounts then or thereafter due and owing to the CRA under the Grant Documents. If Guarantor collects any of such sums or indebtedness from Grantee at any time when either Grantee is in default under the Grant Documents, such collected funds

shall be deemed collected and received by Guarantor in trust for the CRA and shall be paid over to the CRA, upon demand by the CRA, for application, when received, on account of Grantee and Guarantor’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 CRA’s interest in the Grant Documents, until all amounts owing to the CRA have been paid in full.

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

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:

**CRA:**

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

**GUARANTOR:**

[\_\_\_\_\_]

[\_\_\_\_\_]

[\_\_\_\_\_]

**GRANTEE:**

Camilia Square LLC  
Attn: Oscar Caballero  
1251 10<sup>th</sup> Street

Lake Park, FL 33403

11. All rights and remedies of the CRA under this Guaranty, 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 Guaranty of any waivers or consents by Guarantor shall not be deemed exclusive of any additional waivers or consents by Guarantor which may be deemed to exist, in law or equity. No delay or omission by the CRA 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 Guaranty shall be deemed made by the CRA unless in writing and duly signed by the CRA. 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 the CRA, and no single or partial exercise of any right or remedy under this Guaranty shall preclude any other or further exercise thereof or any other right or remedy.
12. In the event the CRA is required to interpret or enforce this Guaranty by suit or otherwise, Guarantor shall reimburse the CRA for all expenses incurred in connection therewith (including, without limitation, all reasonable attorneys, fees incurred at presuit, during litigation, on appeal, in connection with entitlement and reasonableness hearings, or in connection with any bankruptcy proceedings) whether suit is actually instituted.
13. This Guaranty shall be binding upon the Guarantor, and his/her respective heirs, administrators, executors, successors and assigns, and shall inure to the benefit of the CRA (and its affiliates as appropriate) and its successors and assigns.
14. The obligations and liabilities of Guarantor hereunder and pursuant to the Grant Documents are and shall be joint and several with the obligations and liabilities of Grantee and the Guarantor 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 order to affect the provisions of this Guaranty.
16. Guarantor and the CRA 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 Guarantor is now or may hereafter be located. Any suit for enforcement of this Guaranty shall be in Palm Beach County, Florida and for federal litigation in the Southern District of Florida.

17. Guarantor hereby waives any and all rights to a trial by jury in any action, proceeding, counterclaim or subsequent proceeding, brought by the CRA for 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.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Guarantor has 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: \_\_\_\_\_

#7734963 v1 26508-00003

**PROMISSORY NOTE**

Effective Date: \_\_\_\_\_, 20\_\_

Amount: Up to \$100,000.00

**CAMILIA SQUARE LLC’S PROMISE TO PAY**

FOR VALUE RECEIVED, the undersigned CAMILIA SQUARE LLC, a Florida limited liability company, with an address of 1251 10<sup>th</sup> St., Lake Park, FL 33403 (hereinafter the "Promisor"), 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 "Promisee"), with an address of 535 Park Avenue, Lake Park, FL 33403 , or at such other place or places as it may from time to time be designated in writing by Promisee, in lawful money of the United States, the principal sum of up to ONE HUNDRED THOUSAND and 00/100 Dollars (\$100,000.00) or so much thereof as may be advanced, with no interest thereon ("Note").

This Note is executed in connection with the Lake Park Community Redevelopment Agency Facade and Exterior Improvement Program Grant Agreement (the "Grant Agreement"), a Mortgage and Security Agreement (the "Mortgage") and, Restrictive Covenant ("Restrictive Covenant" together with this Note, the Grant Agreement and Mortgage, the "Grant Documents").

In the event Promisor fails to own the Property (as hereinafter defined) for the entire Restrictive Period as defined in the Restrictive Covenant executed contemporaneously with this Note, the Promisor fails to comply with all other obligations and conditions laid out in the Grant Documents, or one of the Special Conditions as defined in Section 5 of the Grant Agreement occurs, the entire outstanding balance of this Note shall become immediately due and payable to the Promisee. 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 is secured by the Mortgage of even date herewith executed by the Promisor in favor of Promisee, which Mortgage constitutes a lien on the real property located in Palm Beach County, Florida as more particularly described therein ("Property") of which the Promisor is the fee simple owner. Reference is hereby made to 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 Promisee 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 and to foreclose on the Mortgage.

In the event any legal proceedings are instituted in connection with, or for the enforcement of this Note, the Promisee shall be entitled to recover all of its costs of suit, including but not limited to, attorneys' fees and costs, at both trial and appellate levels and in any bankruptcy action.

Each Promisor, 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 Promisee 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 Promisee, 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 Promisor or any other person or party to become liable hereunder.

The remedies of Promisee 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 Promisee, and may be exercised as often as occasion therefor shall arise. No act of omission or commission of the Promisee, 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 Promisee 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.

Any lawsuit brought to enforce or interpret this Note shall be brought in Palm Beach County, Florida or in the Southern District of Florida.

This Note may only be amended or modified by an agreement in writing, signed by the parties hereto.

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

GRANTEE AND PROMISEE 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, Promisor has caused this Note to be executed on the Effective Date first above written.

WITNESSES

PROMISOR

\_\_\_\_\_  
Print Name: \_\_\_\_\_

CAMILIA SQUARE LLC,  
a Florida limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

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: \_\_\_\_\_

PREPARED BY  
Lazaro Romero  
Structura Development LLC  
structuradevelopment@gmail.com

PREPARED FOR  
Oscar Caballero  
oscar@equinoxrealtync.com  
1049 10th St, Lake Park, FL 33403, USA

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DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
<p><b>01-3100S Project Management and Coordination-S</b></p> <p>The Project Management and Coordination Fee covers the cost of providing overall administrative and operational oversight of the project. This includes scheduling, coordination of subcontractors and suppliers, cost tracking, document control, progress meetings, quality assurance, and communication between the owner, design team, and field personnel.</p> <p>The fee also includes supervision of project logistics, review of submittals and change orders, and ensuring compliance with project specifications, safety standards, and applicable codes and regulations.</p>	8		\$1,500.00	\$12,000.00
<p><b>01-4126S Permit Requirements-S</b></p> <p>The Permit Fee covers all costs associated with obtaining, processing, and paying for required building, zoning, and regulatory permits necessary for the project. This includes application fees, plan reviews, inspection fees, and other administrative charges required by local, state, or federal authorities.</p> <p>Pricing Note: This fee constitutes a budget allowance for standard permitting. Any additional or specialized permits, plan revisions, or fees arising from changes in project scope, code requirements, or unforeseen regulatory conditions will be considered additional and billed separately.</p>	1		\$1,600.00	\$1,600.00
<p><b>01-5600S Temporary Barriers and Enclosures-S</b></p> <p>The Temporary Barriers Subcontractor Fee covers all labor, materials, equipment, and supervision required to furnish, install, maintain, and remove temporary barriers as specified in the project documents. This includes safety fencing, construction hoarding, site perimeter barriers, and protective partitions to control access, ensure worker and public safety, and protect existing structures and landscaping during construction.</p> <p>The fee also includes coordination with other trades, regular inspection and maintenance of barriers, and compliance with OSHA, local safety regulations, and project requirements.</p>	1		\$680.00	\$680.00
<p><b>01-7423S Final Cleaning-S</b></p> <p>The Cleaning Subcontractor Fee covers the cost of professional cleaning services performed during and upon completion of the project. This includes rough cleaning, final cleaning, and touch-up cleaning as required to deliver a finished, move-in-ready space.</p> <p>Services include removal of construction debris, dust, and residue from all surfaces, windows, fixtures, and flooring, as well as proper disposal of waste in compliance with site and environmental regulations. The cleaning subcontractor will supply all necessary labor, equipment, and materials to complete the work to project specifications and standards.</p>	1		\$1,200.00	\$1,200.00
<p><b>02-4100S Demolition-S</b></p> <p>The Demolition Subcontractor Fee covers all labor, equipment, materials, and supervision required to perform demolition and removal work as specified in the project documents. This includes selective or complete demolition of existing structures, concrete, masonry, interior partitions, finishes, and other site elements necessary to prepare the site for new construction.</p> <p>The fee also includes proper disposal and recycling of debris, dust and noise control, protection of existing structures and utilities to remain, and coordination with other trades to ensure safe and efficient execution of the work. All demolition activities shall comply with applicable safety regulations, environmental standards, and local disposal requirements.</p>	1		\$2,600.00	\$2,600.00
<p><b>03-0000M Concrete-M</b></p> <p>The Concrete Subcontractor Fee covers all labor, materials, equipment, and supervision required to furnish and install concrete work as specified in the project documents. This includes foundations, slabs, footings, grade beams, sidewalks, driveways, and other structural or flatwork components, as applicable to the project.</p> <p>The fee also includes site preparation, formwork, reinforcement placement, concrete placement and finishing, curing, control joints, and cleanup of debris. All work shall be performed in accordance with project specifications, structural drawings, manufacturer recommendations, and applicable building codes.</p> <p>Pricing Note: This fee constitutes a budget allowance for standard concrete mix designs and finishes. Any specialty finishes, decorative concrete, color additives, exposed aggregate, or high-strength mix designs will be priced separately if required.</p>	1		\$6,500.00	\$6,500.00
<p><b>04-0000M Masonry-M</b></p> <p>The Masonry Subcontractor Fee covers all labor, materials, equipment, and supervision required to furnish and install masonry elements as specified in the project documents. This includes the installation of concrete block (CMU), brick, stone, and related masonry assemblies, as well as mortar, grout, reinforcing steel, ties, flashings, control joints, and accessories necessary to complete the work.</p> <p>The fee also includes layout, scaffolding, cleanup of debris, and coordination with other trades to ensure proper integration with structural, architectural, and waterproofing systems. All work shall comply with project specifications, manufacturer recommendations, and applicable building codes.</p> <p>Pricing Note: This fee constitutes a budget allowance for standard masonry materials and finishes. Any specialty stone, decorative veneers, custom colors, or architectural details beyond the standard scope will be priced separately as additional work.</p>	1		\$10,350.00	\$10,350.00
<p><b>09-2423M Cement Stucco-M</b></p> <p>The Stucco Subcontractor Fee covers all labor, materials, equipment, and supervision required to furnish and install the complete exterior stucco system as specified in the project documents. This includes the installation of weather barriers, lath, control joints, corner beads, base coats, finish coats, and all necessary accessories to provide a complete, durable, and uniform stucco finish.</p> <p>The fee also includes surface preparation, coordination with other exterior trades,</p>	1		\$38,675.00	\$38,675.00

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<p>and compliance with manufacturer specifications, project details, and applicable building codes.</p> <p>Pricing Note: This fee constitutes a budget allowance for a standard three-coat stucco system with a standard texture and color. Any specialty finishes, custom colors, decorative trims, foam accents, or alternative systems (e.g., synthetic or EIFS) will be considered additional and priced separately.</p> <p><b>09-3019M Paver Tiling-M</b></p> <p>The Paver Subcontractor Fee covers all labor, materials, equipment, and supervision required to furnish and install pavers as specified in the project documents. This includes excavation, grading, compacted base preparation, setting bed installation, laying of pavers, edge restraints, joint sand application, and final compaction to ensure a durable, level, and aesthetically consistent finish.</p> <p>The fee also includes coordination with other site trades, cleanup of debris, and compliance with manufacturer specifications, project details, and applicable building codes.</p> <p>Pricing Note: This fee constitutes a budget allowance for standard concrete or clay pavers. Specialty pavers, decorative patterns, custom colors, borders, or non-standard materials will be priced separately if selected.</p>	1		\$7,110.00	\$7,110.00
<p><b>09-6253S Synthetic Turf Flooring-S</b></p> <p>The Synthetic Turf Subcontractor Fee covers all labor, materials, equipment, and supervision required to furnish and install synthetic turf as specified in the project documents. This includes site preparation, grading, compacted aggregate base, weed barrier, turf installation, seaming, infill placement, and final grooming to ensure a smooth and uniform finish.</p> <p>The fee also includes coordination with other trades, cleanup of debris, and compliance with manufacturer specifications, project requirements, and applicable environmental and safety standards.</p> <p>Pricing Note: This fee constitutes a budget allowance for standard synthetic turf installation. Any specialty turf types, decorative designs, drainage systems, or subsurface modifications beyond the standard scope will be considered additional and priced separately.</p>	1		\$2,300.00	\$2,300.00
<p><b>09-9100M Painting-M</b></p> <p>The Painter Subcontractor Fee covers all labor, materials, equipment, and supervision required to prepare and finish interior and exterior surfaces as specified in the project documents. This includes surface preparation, priming, and application of paint, stain, or other specified coatings to walls, ceilings, trim, doors, and other designated areas.</p> <p>The fee also includes protection of adjacent surfaces, cleanup of paint-related debris, and coordination with other trades to ensure a uniform, high-quality finish. All work will comply with manufacturer specifications, project requirements, and applicable safety and environmental regulations.</p>	1		\$3,416.00	\$3,416.00
<p><b>08-3456M Security Gates-M</b></p> <p>A budget allowance has been included for the fabrication and installation of dumpster enclosure gates as specified in the project documents. This includes standard steel or aluminum gate panels, posts, hinges, and latching hardware, as well as all necessary labor and materials for a complete and functional installation.</p> <p>Pricing Note: This is a budget allowance only. Final cost will depend on the approved design, materials, finishes, and hardware selections. Any upgrades such as decorative finishes, powder coating, custom framing, or masonry tie-ins beyond the standard allowance will be considered additional and billed separately.</p>	1		\$6,000.00	\$6,000.00
<p><b>13-1200S Fountains-S</b></p> <p>A budget allowance has been included for the design, materials, and installation of a decorative water feature as specified or to be selected by the owner. This allowance covers standard components such as pumps, plumbing connections, basins, finishes, and related electrical rough-ins necessary for a fully functional feature.</p>	1		\$3,600.00	\$3,600.00
<p><b>22-0000S Plumbing-S</b></p> <p>The Plumbing Subcontractor Fee covers all labor, materials, equipment, and supervision required to furnish and install the complete plumbing system as specified in the project documents. This includes underground, rough-in, and finish plumbing for water supply, waste, vent, and gas piping systems, as well as the installation of plumbing fixture connections and related components.</p>	1		\$1,722.28	\$1,722.28
<p><b>26-0000L Electrical-L</b></p> <p>The Electrical Subcontractor Fee covers all labor, materials, equipment, and supervision required to furnish and install a complete electrical system as specified in the project documents. This includes rough-in and finish wiring for power, lighting, and equipment circuits, as well as the installation of panels, breakers, switches, outlets, and related components.</p> <p>Light fixtures, specialty equipment, and owner-provided devices are not included in this fee and will be installed if supplied by others. Any service upgrades, meter changes, or utility coordination beyond the project scope are considered additional and will be billed separately.</p>	1		\$3,856.00	\$3,856.00

Overhead	\$5,080.46
Profit	\$10,668.97
<b>Total Project Price</b>	<b>\$17,358.71</b>

**SIGNATURE**

This proposal was approved by **Oscar Caballero** ([oscar@equinoxrealtyinc.com](mailto:oscar@equinoxrealtyinc.com)) on 01/26/2026 11:27am.

*Oscar Caballero*

*Item 7.*

*Item 7.*

*Item 7.*

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*Item 7.*

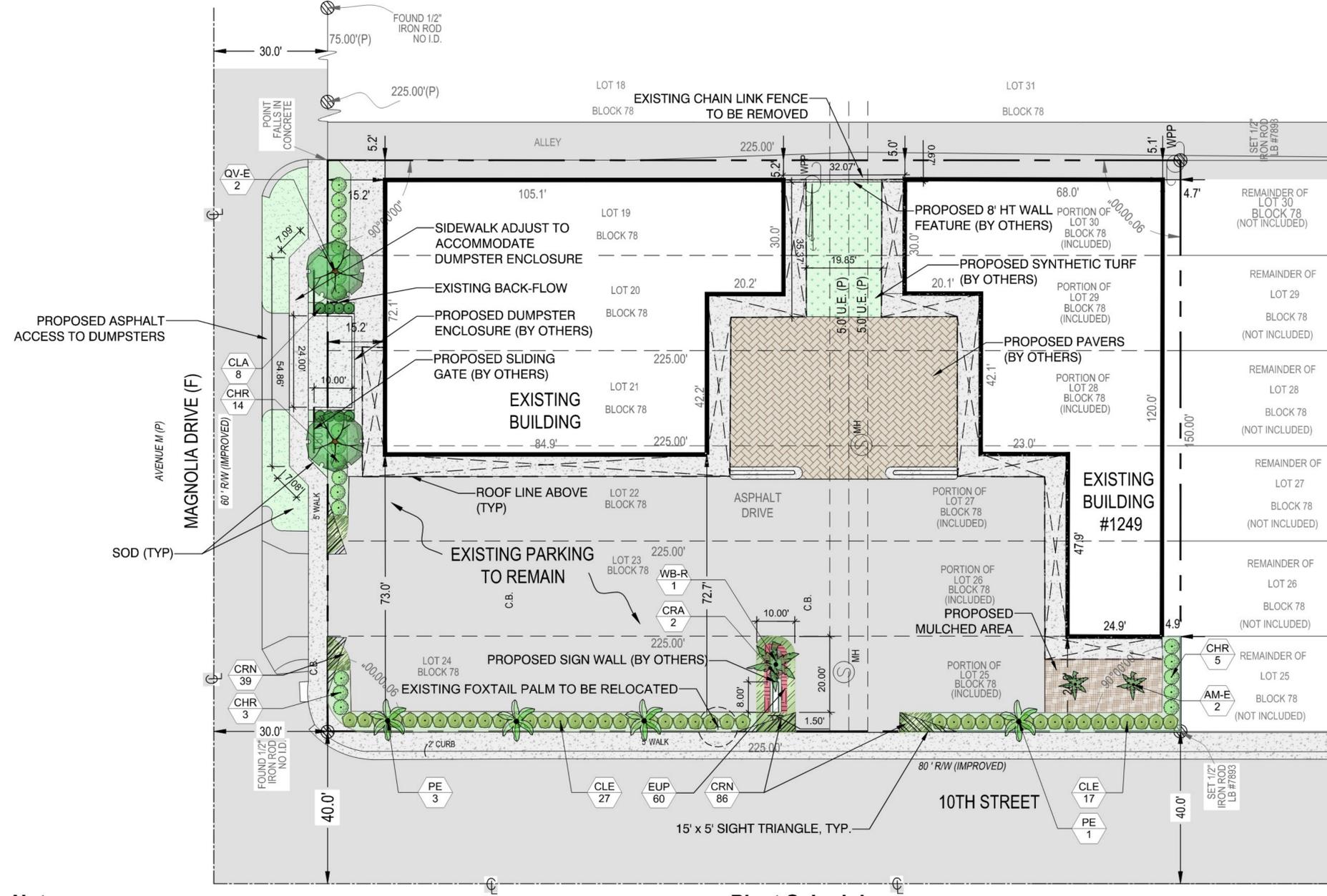
ACTIVITY

*Item 7.*

01/26/2026 11:27am - Proposal has been approved.  
IP 50.244.180.233 Lat 26.125 Lon -80.267 - United States - Florida - Fort Lauderdale - 2026-01-26T16:27:12.469Z - W691X9RRTGavjcouTdkHOH02kM

01/26/2026 11:25am - Proposal sent by email to oscar@equinoxrealtyinc.com.

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**Landscape Notes:**

- All plant material shall be Florida #1 grade or better.
- Mulch shall be applied to a minimum depth of three (3) inches in all planting beds.
- All prohibited plant species shall be eradicated from the site.
- All landscape areas shall be provided with an irrigation system, automatically operated, to provide complete coverage to all plant materials and grass.
- Sod and irrigation shall be provided within the unpaved portion of the right-of-way adjacent to the property line.
- Three (3) palms are equivalent to one (1) shade tree.
- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Lake Park Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Lake Park landscape code.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Lake Park landscape code.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.

**Plant Schedule:**

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NATIVE	FLORIDA FRIENDLY	DROUGHT TOLERANCE	SPACING
<b>TREES</b>									
	PE	Ptychosperma elegans	Alexander Palm	4	CG, 8' HT x 4" SPR, F, SP	No	Yes	Moderate	
<b>EXISTING TREES</b>									
	AM-E	Adonia merrilli	Existing Christmas Palm	2	Existing to Remain	No	Yes	High	
	QV-E	Quercus virginiana	Existing Live Oak	2	Existing to Remain	Yes	Yes	High	
<b>RELOCATED TREES</b>									
	WB-R	Wodyetia bifurcata	Foxtail Palm	1	Relocated on Site	No	Yes	Moderate	
<b>SHRUBS</b>									
	CLA	Clusia guttifera	Small-Leaf Clusia	8	CG, 36" HT x 24" SPR, SP	No	Yes	High	
	CRA	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	2	15G, 2'-3' OA, F, SP	No	Yes	Moderate	
<b>EXISTING SHRUBS</b>									
	CHR	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	22	Existing to Remain	Yes	Yes	High	
	CLE	Clusia guttifera	Existing Clusia Hedge	44	Existing to Remain	No	Yes	High	
<b>GROUND COVERS</b>									
	CRN	Clusia rosea 'Nana'	Dwarf Pitch Apple	125	1G, 12" OA, F,	No	Yes	High	18" o.c.
	EUP	Euphorbia millii 'Rosy'	Dwarf Crown of Thorns	60	1G, 12" OA, F, @	No	Yes	High	12" o.c.



Project Team

Landscape Architect:

**LANDSCAPE ARCHITECTURAL SERVICES, LLC**

Brandon White | Owner  
772-834-1357 | brandon@las-fl.com

Paul Goulas | Owner  
772-631-8400 | paul@las-fl.com  
1708 SE Jay Haven Street  
Fort St. Lucie, FL 34983

Applicant:

**Scott Van Bommel**  
524 South Lakeside Drive  
Lake Worth, FL 33460  
(561) 358-8817  
trendwest2@aol.com

**Proposed Improvements**  
1249 10th Street, Lake Park, FL 33403  
**Landscape Plan**

Revisions

Date	Init.	Description
07.23.25	TA	Initial Submittal
08.05.25	TA	Initial Submittal



Drawn By: TA

Checked By: BW

Municipal Project:

Scale:

SCALE: 1" = 16'

**LS-1**

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:  
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:  
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:  
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:  
A. The plant list as a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.  
B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.  
C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:  
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.  
B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.  
C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

- 1.06 PROTECTION OF PUBLIC AND PROPERTY:  
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

- 1.07 CHANGES AND EXTRAS:  
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

- 1.08 GUARANTEE:  
A. The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

- 1.09 CARE AND MAINTENANCE:  
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.  
B. The Owner agrees to execute the instructions for such care and maintenance.

- 1.10 SAFETY:  
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.  
B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

- 1.11 CONTRACTOR QUALIFICATION:  
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:  
1. A financial statement showing assets and liabilities of the company current to date.  
2. A listing of not less than (3) completed projects of similar scope and nature.  
3. Permanent name and address of place of business.  
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

- 1.12 INSURANCE AND BONDING:  
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

- 1.13 PERMITS AND CERTIFICATES:  
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01 PLANT MATERIALS:  
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.  
B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.  
C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.  
D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.  
E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.  
F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION:  
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for growth, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

- 2.03 PROTECTION OF PLANT MATERIALS:  
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.  
B. Plants with broken, damaged or insufficient rootballs will be rejected.  
C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.  
D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

- 2.04 STORAGE:  
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.  
B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.  
C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.  
D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

- 2.05 PROTECTION DURING PLANTING:  
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.  
B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

- 2.06 PLANTING SOIL:  
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.  
B. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.  
C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling planting holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

- 2.07 FERTILIZER:  
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.  
B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

- 2.08 MULCH:  
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind erosion. Cypress Kieffer Red mulch is prohibited.  
B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered, or as required by local jurisdiction. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks

- 2.09 CARE AND MAINTENANCE:  
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.  
B. The Contractor shall call for utility locations and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.  
C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.  
D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".  
E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.  
F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:  
1 Gallon material (1 gal.): 12" x 12" x 12" min.  
3 Gallon material (3 gal.): 20" x 20" x 18" min.  
Lerio material (7 gal.): 30" x 30" x 24" min.  
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.  
G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.  
H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.  
I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.  
J. All flagging ribbon shall be removed from trees and shrubs before planting.  
K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.  
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.  
M. Trees shall not be poled or topped.  
N. Remove all trimmings from site.

- 2.10 PRUNING:  
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.  
B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.  
C. Trees shall not be poled or topped.  
D. Remove all trimmings from site.

- 3.05 GUYING:  
A. All trees over six (6) feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.  
B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.  
C. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.  
D. Stake & Brace all trees larger than 12" db. See detail.  
E. Tumbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

- 3.06 WATER:  
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.  
B. See General Notes of Landscape Plan for water source.

- 3.07 SOD:  
A. The Landscape Contractor shall sod all areas indicated on the drawings.  
B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.  
C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.  
D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.  
E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.  
F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.  
G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, paving and wood borders to allow for building turf.  
H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

- 3.08 SEEDING:  
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.  
B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.  
C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.  
D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

- 3.09 CLEANING UP:  
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.  
B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.  
C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.  
D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.  
E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

- 3.10 COMPLETION, INSPECTION AND ACCEPTANCE:  
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.  
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.  
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.  
D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

- DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS  
PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:  
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.  
B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.  
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL).  
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.  
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