



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

Wednesday, June 17, 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.***

**CIVILITY AND DECORUM**

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- 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.
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- All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.

**CALL TO ORDER/ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA:**

**SPECIAL PRESENTATION/REPORT: NONE**

**PUBLIC COMMENT:**

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

**CONSENT AGENDA:**

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

**NEW BUSINESS:**

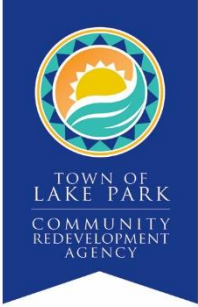
2. Resolution 48-06-26 - License Agreement - 801 Park Avenue (Town Green Property).
3. Presentation, Discussion & Direction - Sale of CRA Property - 800 Park Avenue
4. Presentation, Discussion & Direction – Proposed Downtown Lake Park Branding Concepts – Lake Park Community Redevelopment Agency (CRA) – Redevelopment Management Associates (RMA)
5. Resolution 49-06-26 - Bert Bostrom Park Master Plan - Wannemacher Jensen Architects, LLC

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

**AGENCY MEMBER REQUESTS:**

**ADJOURNMENT:**

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



# Town of Lake Park Town Commission

## Agenda Request Form

**Meeting Date:** June 17, 2026 Special Called CRA Meeting

**Originating Department:** Clerk

**Agenda Title:** Special Called CRA Meeting Minutes - April 15, 2026

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

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

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

**Advertised:**

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

**Attachments:** Minutes, Exhibit A, Comment Cards

**Please initial one:**

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

LW Not applicable in this case

**Recommended Motion:**

I move to approve the Minutes of the April 15, 2026 Special Called CRA Meeting.



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

Wednesday, April 15, 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>
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<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>

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**CALL TO ORDER/ROLL CALL**

6:38 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:**

Vice-Chair Hensley asked to have item number 1 pulled from the Consent Agenda.

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

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

**PUBLIC COMMENT:**

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

-Patricia Leduc spoke about the performance of the CRA and does not believe all objectives have been achieved.

-Mary Taylor provided comments via Exhibit A.

**CONSENT AGENDA:**

Motion to approve item number 2 on the Consent Agenda made by Board Member O'Rourke, Seconded by Board Member Linden.

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

2. Special Called CRA Meeting Minutes - March 25, 2026

*Item 1 was pulled from the consent agenda for discussion:*

1. Resolution 28-04-26 – Agreement (Amendment #1) – CRA Administration & Project Management Consulting Services - It's About Place, LLC – \$34,998 (\$5,833 per month).

Vice-Chair Hensley wanted clarification regarding the contract, considering it was discussed last October for a six month extension and now six months later they are discussing it again. Executive Director Reade explained that they are in the final stages of selecting a replacement Administrator and the intent is for there to be an overlap for training purposes. Board Member Linden asked who would run the CRA if the contract was not renewed. Executive Director Reade indicated that he would assume those responsibilities. Board Member Linden is not in favor of approving this item. Board Member O'Rourke thanked CRA Consultant Allison Justice for all she did with the CRA. He expressed frustration with how long it takes to get things done in this Town and is in agreement with Board Member Linden.

CRA Consultant Justice explained that they currently have two solid candidates to fill the role and she does not anticipate the transition period to take more than a couple of months.

Chair Michaud asked how close they are to making an offer. Executive Director Reade stated they are close to making an offer but the timing would be determined by how much notice the candidate would need to give at their current place of employment and estimates the total time to be approximately a month to a month and a half for the entire process including reference and background checks. CRA Consultant Justice stated that she would need less than thirty days to transition the new Administrator. Chair Michaud asked why a six month renewal was being requested. Executive Director Reade stated that they wanted a little extra time in case neither candidate came onboard for whatever reason. Board Member Thomas expressed appreciation for CRA Consultant Justice and wants to ensure that the candidates that are being considered are fully qualified for the position and that this person's office space will need to be determined prior to their coming onboard.

Motion to not approve Resolution 28-04-26 made by Board Member O'Rourke, seconded by Board Member Linden. Voting Aye; Chair Michaud, Vice-Chair Hensley, Board Member Linden, Board Member O'Rourke. Voting Nay; Board Member Thomas.

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

CRA Consultant Justice announced the Public Workshop on April 18<sup>th</sup> on the master plan for Burt Bostrom Park. She stated that one proposal was received for the purchase of 800 Park Avenue and this will come back before the Board for discussion and she re-stated the status of filling the CRA Administrator position.

Executive Director Reade spoke about the criteria that is being used to select candidates for the Administrator position and they are excited about making a final decision.

Board Member Thomas stated the work at Kelsey Market looks great.

Chair Michaud commented that Hugo Catering looks great. CRA Consultant Justice stated that he has his final inspection scheduled this week and plans for a soft opening by May 1<sup>st</sup> with a grand opening in June.

#### **ADJOURNMENT:**

Motion to adjourn made by Vice-Chair Hensley, Seconded by Board Member O'Rourke. 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 June 3, 2026.

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

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

Town Seal

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

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

April 15, 2027  
Lake Park Commission Meetings  
Resident Mary Taylor, 209n Park Ave. Lake Park

Very Good Evening To Everyone,

I have recently had the pleasure of speaking with each Commissioner and the Mayor, by meeting, by phone, or on the street corner. Now it is my opportunity to address all of you at once.

Firstly, Thank You, Vice Mayor Hensley for the March 7<sup>th</sup> BINGO EVENT, Event is an understatement, it was a blast of fresh air. There were so many smiling faces that evening, some people were unrecognizable. PLEASE LET'S DO IT AGAIN, SOON! The ballroom is the perfect venue.

Secondly, I did not attend, but I heard the good times from my backyard, from the recent PICKLEBALL TOURNAMENT at Kelsey Park. It reminded me of the Lake Park pickleball wars, the commission chambers, full of resident from both sides of the issue, and the visions of future pickleball courts at the Bert Bostrum Park. Well, it is time, I would like to remind residents of the meeting this Saturday, Town Hall at 10. Drop by and let the planners know if you want new tournament worthy pickleball courts at the lovely Bert Bostrum Park. I think they would be a perfect addition to the recently opened Park at 311 7<sup>th</sup> Street, near the Downtown area. Pickleball courts would attract our new Nautilus residents and soon to be completed, Avalon residents to the vibrant park near the downtown area. AND, did you know, versatile pickleball courts are used for tennis, badminton, paddle tennis, pop tennis and volleyball, family friendly game alternatives that people of all ages and skill levels can enjoy. I'm offering these suggestions at this time so that they may be considered Saturday, during this planning phase, and before the budget process commences. Thank You.



Town of Lake Park  
PUBLIC COMMENT CARD

Item 1.

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Meeting Date 4-15-26

CRA

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

Name: Patricia Leduc  
Address: 409 2nd Street

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

I would like to make comments on the following Agenda Item:  
Consent Agenda #1 Resolution 28-04-26 CRA Admin.

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.



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Meeting Date April 15 CRA

CRA

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

Name: Mary Taylor  
Address: 209 Park Ave, Lake Park

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:  
Budget suggestions

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

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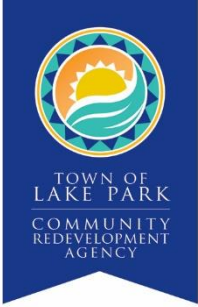
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# Town of Lake Park Town Commission

## Agenda Request Form

**Meeting Date:** June 17, 2026

**Originating Department:** CRA

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

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

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

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

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

**Advertised:**

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

**Attachments:** 2026 Town Green Exclusive Lease Agreement

Resolution 48-06-26

**Please initial one:**

    X     Yes I have notified everyone

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

**Summary Explanation/Background:**

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

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

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

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

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

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

**Recommended Motion:**

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

**RESOLUTION 48-06-26**

**A RESOLUTION OF THE TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CHAIR TO EXECUTE AN EXCLUSIVE LICENSE AGREEMENT WITH 801 PARK, LLC FOR USE OF A PARCEL OF THE PROPERTY LOCATED AT 801 PARK AVENUE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the CRA is a distinct legal entity with such powers and authority as set forth in Section 163, Part III, Fla. Stat. (2009), as amended from time to time; and

**WHEREAS**, the CRA has the authority to enter into contracts, agreements, and other instruments which are necessary to carry out and effectuate the purposes and provisions of Part III of Chapter 163, as more specifically detailed in Section 163.370, Fla. Stat.; and

**WHEREAS**, the Licensor is the sole fee simple owner of record of a 1.8+ acres of real property bearing a physical address of 801 Park Avenue, and which is generally located at the corner of 9th Street and Park Avenue (the “Property”) in the Town of Lake Park, Palm Beach County, Florida; and

**WHEREAS**, the location of the Property is set forth in Exhibit “A” attached hereto and made a part hereof; and

**WHEREAS**, the CRA and the Licensor s previously agreed to a five year exclusive license to permit the CRA to utilize a portion of the Licensor’s Property (the “Licensed Property”);; and

**WHEREAS**, the location and legal description of the specific portion of the Licensor’s Property which is the subject of this License Agreement is set forth in Exhibit “B”, which is attached hereto and made a part hereof; and

**WHEREAS**, the Parties have agreed to extend the License for a period of five (5) years.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY:**

**Section 1.** The foregoing recitals are incorporated herein.

**Section 2.** As set forth in the Agreement, which is incorporated herein by reference is to extend the exclusive license to use the Licensed Property for five years .

**Section 3.** The CRA Board hereby directs and authorizes the Chairman to execute the Agreement, a copy of which is incorporated herein.

**Section 4.** This resolution shall become effective upon its execution.

#7788119 v1 26508-00003

**EXHIBIT A**  
**EXCLUSIVE LICENSE AGREEMENT**

This Exclusive License Agreement ("Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2026, by the COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA, a dependent district of the Town of Lake Park, created pursuant to Section 163, Part III, Fla. Stat., whose principal place of business is located at 535 Park Avenue, Lake Park, Florida 33408, (the "CRA"), and One Park Place, LLC (the "Licensor") a Florida Limited Liability Company whose principal place of business is located at 11911 US-Highway-1, North Palm Beach, FL 33408 (singularly referred to as "Party" or collectively as "the Parties").

**RECITALS**

**WHEREAS**, the CRA is a dependent district of the Town of Lake Park, with such powers and authority as set forth in Section 163, Part III, Fla. Stat. (2009), as amended from time to time; and

**WHEREAS**, the CRA has the authority to enter into contracts, agreements, and other instruments which are necessary to carry out and effectuate the purposes and provisions of Chapter 163, Part III, as more specifically detailed in Section 163.370, Fla. Stat.; and

**WHEREAS**, the Licensor is the sole fee simple owner of record of a 1.8+ acre parcel of real property bearing a physical address of 801 Park Avenue, and which is generally located at the corner of 9th Street and Park Avenue (the "Property") in the Town of Lake Park, Palm Beach County, Florida; and

**WHEREAS**, the location of the entirety of the Licensor's Property (the "Property") is set forth in Exhibit "A" attached hereto and made a part hereof; and

**WHEREAS**, the Licensor has agreed to a five year exclusive license to allow the CRA to utilize a portion of the Property (the "Licensed Property"), in exchange for the CRA's agreement to maintain and improve the Licensed Property during the five year term, including the responsibility to maintain the adjacent building's landscaping, as set forth herein.; and

**WHEREAS**, the location and legal description of the specific portion of the Licensor's Property which is the subject of this Agreement, is set forth in Exhibit "B", which is attached hereto and made a part hereof; and

**WHEREAS**, the Parties hereby establish their respective rights and responsibilities as set forth in this Agreement.

**NOW, THEREFORE**, in consideration of the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. Recitals.** The above-stated recitals are true and correct and are hereby incorporated herein by reference.
- 2. Representation of Ownership Rights.** The Licensor represents that it is the fee simple owner of the Property; that the person executing this Agreement on behalf of the Licensor has the right to enter into this Agreement.
- 3. Grant of Five-Year Exclusive License Agreement.**
  - A. The Licensor hereby agrees to provide an exclusive license to the CRA, its successors and assigns, and the general public to use the Licensed Property for purposes as determined by the CRA, or the Town of Lake Park and its employees.
  - B. The CRA is permitted to use, maintain, and improve the Licensed Property, as well as perform any additional mutually agreed upon improvements during the term of the Agreement.
  - C. The location of the Licensed Property is depicted on the location sketch attached hereto as Exhibit “B”.
  - D. The commencement date (the “Commencement Date”) of this Agreement shall be upon execution of the Agreement by the Parties.
  - E. The termination date (the “Termination Date”) of this Agreement shall be five years from the Commencement Date, unless the Agreement is terminated at an earlier time by either of the Parties as provided for herein below. This agreement shall automatically renew for an additional (2) years unless terminated by either Party.
  - F. The CRA shall maintain the Licensed Property including mowing, landscaping, debris removal, irrigation (if necessary), and maintaining it in a clean and safe condition. The CRA may install temporary improvements, which shall remain, but shall be removed within thirty (30) days of termination.
- 4. Scope of License Rights of the CRA.** The License created, granted and conveyed by this Agreement, includes the creation and conveyance of all incidental and ancillary rights reasonably necessary for the use, maintenance, improvement, and enjoyment of the Licensed Property by the CRA, which includes the right to hold public and

community events for the CRA and Town of Lake Park and for the parking of vehicles on the Licensed Property.

- 5. Term.** The Term of this Agreement shall be five years. Either Party may terminate the Agreement by giving the other Party at least 60 days prior written notice of its intention to the effective date of the termination of the Agreement.
- 6. Successors and Assigns.** This Agreement shall be binding upon the Licensor and its successors and assigns.
- 7. Exclusive Use by the CRA.** The Licensor may utilize the Licensed Property, and shall retain a right of free ingress and egress under, over, and upon its Licensed Property, provided however, that the Licensor shall not use the Licensed Property in a manner which interferes with its use by the CRA as set forth herein. Moreover, the Licensor shall not grant any Agreement, lease, license, sublease, nor make any covenants or agreements permitting the use or occupancy of the Licensed Property to any other third party during the term of this Agreement without the advance written consent of the CRA.
- 8. No Public Dedication.** Notwithstanding the use of the License herein granted, neither this Agreement, nor anything done in connection herewith, shall constitute a dedication of any of the Licensed Property to either the general public, the Town of Lake Park, Palm Beach County, or any other governmental entity except as provided for by the CRA.
- 9. Governing Law.** This Agreement shall be construed in accordance with the laws of the state of Florida, with venue for any litigation concerning this Agreement to be in a court of competent jurisdiction located in Palm Beach County, Florida.
- 10. Entire Agreement.** This Agreement (including the Exhibits) constitutes the entire Agreement and supersedes all prior written and verbal agreements, representations, promises or understandings.
- 11. Notices.** All communications given pursuant to this Agreement by registered or certified mail, return receipt requested, hand delivery, or national overnight receipted delivery service (e.g. Federal Express) to the address of the Parties as follows:

One Park Place LLC  
11911 US Highway 1, Suite 206  
North Palm Beach, FL 33408.

Town of Lake Park Community Redevelopment Agency  
Lake Park Town Hall  
535 Park Avenue  
Lake Park, FL 33408.

- 12. Severability.** If any provision of this Agreement is invalid or unenforceable, the remainder of the Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, will not be affected and each provision of this Agreement will be valid and enforceable to the fullest extent permitted by law.
- 13. Successors and Assigns.** This Agreement applies to and binds the heirs, successors, executors, administrators, and assigns of the Licensor.
- 14. Headings.** The headings used in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof.
- 15. Binding Effect.** All of the terms and provisions of this Agreement shall run with the Licensed Property, and shall be binding upon the Licensor and its legal representatives, successors and permitted assigns, whether so expressed or not.
- 16. Modifications.** Except as specifically set forth herein, this Agreement may not be modified in any respect whatsoever without the adoption of a written amendment of the Agreement.
- 17. Limited Release of Liability by CRA.** In connection solely with this Agreement, the CRA releases, acquits, and discharges the Licensor from any and all liability, causes of action, sums of money, accounts, reckonings, damages, judgments, claims and demands, in law or in equity, which may have resulted from the CRA's negligence with respect to the CRA's use, occupancy, maintenance and improvement of the Licensed Property during the term of this Agreement. By entering into this Agreement, neither the CRA, nor the Town of Lake Park waives the rights and privileges to the protections afforded to them by sovereign immunity, Fla. Stat. § 768.28.
- 18. Attorney's Fees.** In the event either party must enforce the terms of this Agreement, in any action or proceeding in any court, the prevailing party shall be entitled to receive its reasonable attorney's fees, costs and expenses from the non-prevailing party.

-----  
**IN WITNESS WHEREOF**, the Licensor, Park Avenue, LLC, and the CRA have executed this License Agreement.

**LICENSOR:**

One Park Place LLC, a Florida Limited Liability Company

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

Name: Robert Sweeney

Title: Managing Member

**CRA:**

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY

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

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

Title: Chairperson

**ACKNOWLEDGMENT**

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_

Signature of Notary Public

Name of Notary Typed, Printed or Stamped

(Notary Seal)

#7788094 v1 26508-00003

Area in Red : Landscaping Maintained by CRA

Leased Green Space

9th St

Park Ave

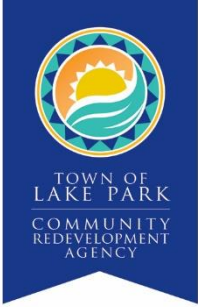
Park Ave

Park Ave

Park Ave

Park Ave

9th St



# Town of Lake Park Town Commission

## Agenda Request Form

**Meeting Date:** June 17, 2026

**Originating Department:** CRA

**Agenda Title:** Presentation, Discussion & Direction - Sale of CRA Property - 800 Park Avenue

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

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

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

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

**Advertised:**

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

**Attachments:** RFP and Nature’s Way Cafe Offer

\_\_\_\_\_

**Please initial one:**

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

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

**Summary Explanation/Background:**

On March 3, 2026, the Lake Park Community Redevelopment Agency (CRA) issued a Notice of Disposition and Request for Proposals (RFP No. 108-2026) for the sale and redevelopment of the CRA-owned property located at 800 Park Avenue. The RFP requested proposals that would further the redevelopment goals of the Downtown Lake Park corridor through the establishment of an active use, with preference expected to be provided to locally owned restaurants, breweries, distilleries and similar community-serving businesses.

Following the closing of the RFP on April 2, 2026, the CRA received one (1) proposal from Nature’s Way Café, a locally owned and operated business with an established presence in Lake Park since 2015. The proposal includes the purchase of the property for \$565,000 and would be proposed to include the development of a new owner-operated café featuring indoor dining, outdoor patio seating and substantial site and building improvements. The proposed use, if the sale of the property were to be approved, would be consistent with the Lake Park CRA

Redevelopment Plan and the objectives outlined within the RFP.

As information, the proposed purchaser, Nature’s Way Café, estimates a total project investment between approximately \$1.1 million and \$1.45 million, including acquisition costs, construction, professional services, equipment and associated redevelopment expenses. The applicant anticipates utilizing conventional financing and has provided documentation demonstrating lender interest and financial capacity.

Additionally, the applicant has expressed its intention to pursue funding through available CRA incentive programs to assist with redevelopment costs.

Note: Nature’s Way Café has indicated a willingness to structure the transaction with alternative purchase terms based upon the availability of CRA incentives. Specifically, the applicant has proposed paying the full purchase price if eligible CRA incentives are available to support the redevelopment project or negotiate a reduced purchase price should such incentives not be available.

To protect the CRA’s long-term interests and ensure continued redevelopment benefits, staff recommends that any future purchase and sale agreement and redevelopment agreement include provisions granting the CRA a right of first refusal on any future sale or transfer of the property for an indefinite period as well as performance milestones related to meeting proposed redevelopment activities.

If the CRA Board provides direction to proceed with the proposed sale of the property, the applicant would be required to meet the following:

- Due Diligence Period: Approximately 45 days following contract execution
- Closing: Approximately 45 days following completion of due diligence
- Design, Engineering, and Permitting: 6 to 9 months following closing
- Construction and Build-Out: 6 to 12 months following permit issuance
- Estimated Opening Date: 12 to 24 months following property acquisition.

Staff will continue working with the selected proposer, legal counsel, and CRA Board to establish final development milestones and performance requirements as part of the negotiated redevelopment agreement.

Additionally, Mr. Ken Krasnow – Vice-Chair, Cushman & Wakefield, the Town’s contracted real estate broker will be in attendance to discuss the proposed offer to purchase and the options available to CRA Board in proceeding.

Note: Following the closing of the RFP in April 2026, the Town has received a number of inquiries regarding the purchase of this property.

**Recommended Motion:**

The Lake Park CRA to consider, discuss and provide input/direction on the proposed sale of the CRA’s property, located at 800 Park Avenue.



# NOTICE OF DISPOSITION OF 800 PARK AVENUE FOR THE LAKE PARK COMMUNITY REDEVELOPMENT AGENCY (CRA)

NOTICE IS HEREBY GIVEN that the Lake Park Community Redevelopment Agency (hereinafter referred to as the (CRA) are accepting Sealed Proposals for the purchase of 800 Park Avenue.

Date of Issuance: \_\_\_\_\_ Tuesday March 3, 2026

Response Due Date: \_\_\_\_\_ Thursday April 2, 2026 by 11:00am





# ***Lake Park CRA Property Disposal Guidelines***

Florida Statute 163.380(3)(a) allows Community Redevelopment Agencies to dispose of property within its boundaries to private persons for community redevelopment purposes. Persons acquiring properties pursuant to this statute can only redevelop the property for uses that are specified in the agency's redevelopment plan. Any disposal of real property for less than the fair value shall require board approval following a duly noticed public hearing.

Prior to any disposal of real property, the Community Redevelopment Agency must issue a public notice of the disposition at least 30 days prior to execution of any contract transferring the property. Such notice shall make all pertinent information available to, and invite proposals from private redevelopers or any persons interested in undertaking the redevelopment.

The notice shall identify the disposal area and shall state that proposals must be made within 30 days of the date of publication. The agency shall consider all proposals and the financial and legal ability of the persons making such proposals to carry them out.

The agency may accept proposals as it deems to be in the public interest.

## ***Selection Criteria***

### **Intent**

The intent of this notice is to select a proposer satisfying requirements provided by the Lake Park Community Redevelopment Agency ("LPCRA") listed below for the purchase of 800 Park Avenue.

All proposals should present a comprehensive, well-articulated development/rehabilitation plan for the property, complete with supporting documentation including a development concept, financing plan, developer's qualifications and experiences (if applicable), current and comparable projects (if applicable), and user commitments and local community support. To that end, the following provisions shall be applicable:

## 1. Financing Plan

The financing plan shall include at least the following:

- Proposed project budget/breakdown of all hard and soft costs required to implement project including, but not limited to: property due diligence tasks, approvals, professional fees, construction, marketing, legal fees, etc.;
- Sources, amounts, terms, and conditions of financing and proposers' equity consistent with the project budget. If financing is not completely in place (for the project or one or more of its components), proposer must provide letters of interest from financing sources. If necessary, indicate status of fund-raising efforts and schedule;
- Business Plan for the type of use with pro-forma cash flow statements with assumptions for a 10-year period;
- Evidence of financing consistent with project budget;
- Evidence of financial capacity of lenders and equity sources; and
- Any public financing assistance that may be required.

The LPCRA may request proposers to submit revised, updated, or a more detailed financing plan as deemed helpful or relevant, in the sole discretion of the LPCRA, in evaluating the proposer or any aspect of its proposal.

## 2. Community Benefits - Contractors

The proposals should address the community benefits to the redevelopment area including, but not limited to the following:

- Addition of targeted anchor industries outlined in the CRA Master Plan. For this location it is desire of the CRA to add an active use, in particular a locally owned restaurant, brewery or distillery use;
- Coordination and partnerships with local small business;
- Job opportunities for local area residents and businesses to allow them to participate in the construction of the development and local job fairs prior to the commencement the project;
- Opportunities for local subcontractors and professional services during the design and/or construction of the project.

## ***Submission Process***

Proposer(s) shall submit (1) printed original and (5) printed copies. All submittals must be on 8 1/2” x 11” paper, neatly typed on one side only, with normal margins, and spacing. Handwritten responses will not be accepted. Said proposal must be submitted in sealed envelope **Clearly Labeled "RFP 108-2026"** and delivered **only** to the following address:

**TOWN OF LAKE PARK**  
**Town Clerk**  
**535 Park Avenue**  
**Lake Park, Florida 33403**

Responses must be **clearly marked on the outside of the package referencing**

**LAKE PARK CRA NOTICE OF DISPOSITION AND REQUEST FOR PROPOSALS  
FOR 800 PARK AVENUE**

Note: Submissions will **not** be accepted at any other location. Responses received after, the date and time stated in the policy will not be accepted and shall be returned unopened to the proposer(s).

***Additional Information or Clarification***

Requests for additional information or clarifications must be made in writing to designated contact of the LPCRA at the location listed on the cover page of this policy. Proposer(s) may also email their requests for additional information or clarifications to the attention of the designated contact.

Any request for additional information or clarification must be received in writing no later than the stated deadline in the notice.

The LPCRA will issue responses to inquiries and any other corrections or amendments it deems necessary in written addenda issued prior to the response submission date. Proposers should not rely on any representations, statements, or explanations other than those made in this policy or in any written addendum to this policy. Where there appears to be conflict between the policy and any addenda issued, the last addendum issued shall prevail.

It is the proposer's responsibility to ensure receipt of all addenda. Prior to submitting the response, the proposer should contact the Town Clerk's office and check the Town of Lake Park webpage, where all addenda will be posted.

## ***Changes / Alterations***

Proposer(s) may change or withdraw a response at any time prior to the response submission deadline. All changes or withdrawals shall be in writing. Oral/verbal changes, modifications, or withdrawals will not be recognized and will be disregarded. Written modifications will not be accepted after the response submission deadline. Proposer(s) shall not assign or otherwise transfer their response to another individual or entity.

## ***Disqualification***

The CRA reserves the right to disqualify responses before or after the submission date, upon evidence of collusion with intent to defraud or other illegal practices on the part of the proposer(s).

Any response submitted by a proposer(s) who is in arrears, e.g., money owed or otherwise in debt by failing to deliver goods or services to the CRA (including any agency or department of the Town of Lake Park) at the time of proposal submission, will be disqualified and shall not be considered for award.

Any proposer(s) who submits in its response any information that is determined by the CRA, in its sole opinion, to be substantially inaccurate, misleading, exaggerated, or incorrect, shall be disqualified from consideration.

## ***Proposer(s) Expenditures***

Proposer(s) understand and agree that any expenditure they make in preparation and submittal of responses or in the performance of any services requested by the CRA in connection with the responses to this policy are exclusively at the expense of the proposer(s). The Lake Park CRA shall not pay or reimburse any expenditure, or any other expense incurred by any proposer(s) in preparation of a response and/or anticipation of a contract award and/or to maintain the approved status of the successful proposer(s) if an agreement is awarded, and/or administrative or judicial proceedings resulting from the solicitation process.

## ***Collusion***

By submitting a proposal, the proposer(s) certifies that its proposal is made without previous understanding, agreement, or connection either with any person, firm, or corporation submitting a proposal for the same services, or with the CRA. The proposer(s) certifies that its proposal is fair, without control, collusion, fraud, or other illegal action. The proposer(s) further certifies that it is in compliance with the conflict of interest and code of ethics laws. The CRA will investigate all situations where collusion may have occurred and the CRA reserves the right to reject any and all proposal where collusion may have occurred.

## ***Lake Park CRA Reservations***

The LPCRA reserves the right, in its sole and absolute discretion, to:

Modify, waive, or otherwise vary the terms and conditions of this policy at any time, including but not limited to, deadlines for submission and proposal requirements:

1. Accept the proposal which best serves the interest of the CRA. The CRA shall be the sole judge of which submission is in its best interest.
2. Accept or reject any or all submissions, request resubmissions, and to enter into negotiations with proposers as warranted.
3. Negotiate with any or all proposers in order to obtain terms most beneficial to the CRA.
4. Waive irregularities in the responses and determine the nature of any minor irregularities.
5. Cancel and withdraw this policy at any time.

## ***Public Records***

Proposer(s) understand that the public shall have access, at all reasonable times, to all documents and information pertaining to CRA contracts, subject to the provisions of Chapter 119, Florida Statutes, and agrees to allow access by the CRA and the public to all documents subject to disclosure under applicable law. A proposer's failure or refusal to comply with the provision of this section shall result in the immediate cancellation of the agreement (if awarded) by the CRA.

# ***Evaluation / Selection Process***

## **Review for Responsiveness**

Each proposal will be reviewed to determine if it is responsive to the submission requirements outlined in the notice/policy. A “responsive” proposal is one which meets the requirements of the notice/policy, is submitted in the format outlined in the notice, is of timely submission, and has appropriate signatures/attachments as required on each document.

The procedure for response evaluation and selection is as follows:

1. Receipt of notice responses.
2. Opening and listing of all proposals received.
3. Preliminary review by CRA/Town staff for compliance with the submission requirements of the notice, including verification that each proposal includes all documents required.
4. The CRA Executive Director shall forward all responsive proposals to the CRA Board.
5. The CRA Board will evaluate each responsive proposal in accordance with the requirements of this policy and will rank the responses from the most qualified to the least qualified. The CRA Board, at its own option, may decide to hold brief presentations and/or interview sessions with all proposers or the top three (3) firms/proposers deemed to be the most qualified.
6. The CRA Board shall authorize the CRA to enter into negotiation with the top-ranked qualified firm/proposer.
7. The LPCRA Executive Director shall enter into negotiations for a development agreement (“Agreement”) with the top-ranked qualified firm/proposer and upon successful negotiation of an Agreement, the CRA Board will award the project to the top-ranked firm/proposer and authorize the CRA Executive Director to execute the Agreement.

All CRA Board considerations shall be made at a public meeting, as required by Section 286.011, Florida Statutes. The CRA Board shall have the final decision-making authority concerning the selection of a successful proposal for the disposition of CRA-owned real property or interest therein.

The factors outlined below shall be applied to all eligible proposals. Note: fulfillment of project goals, quality and sensibility of design, and compatibility with the neighborhood and immediate surrounding will be considered when reviewing the proposals. All references will be subject to appropriate evaluation.

# ***Point Allocation***

<b>Evaluation Criteria</b>	<b>Point Value</b>
Business/Development Concept and public benefit	40
Feasibility of the financing plan and realistic ability to complete the project within the proposed schedule and with the fewest financial contingencies	30
Qualifications & experience of team, including experience with projects of similar scale and complexity <b><i>(if applicable)</i></b>	20
Completeness of Response	10
<b>Total Points</b>	<b>100</b>

***For more information,  
please contact:***

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**KENNETH KRASNOW**

Vice Chair

+1 954 377 0484

[ken.krasnow@cushwake.com](mailto:ken.krasnow@cushwake.com)

**J. Jeffery Allman, Jr.**

Senior Director

[jeff.allman@cushwake.com](mailto:jeff.allman@cushwake.com)

225 NE Mizner Blvd.  
Mizner Park Office Tower

Boca Raton, FL 33432

+1 954 771 0800

**[cushmanwakefield.com](http://cushmanwakefield.com)**



**NATURE'S WAY CAFE**  
Eat well, be well.

Town of Lake Park  
Town Clerk  
535 Park Avenue  
Lake Park, FL 33403

April 2, 2026

**Subject:** Sealed Offer Submission 800 Park Avenue, Lake Park, FL  
(Submitted via Town of Lake Park)

Dear Mr. Krasnow, dear Mr. Allman,

Please find enclosed our sealed offer to purchase the property located at 800 Park Avenue in Lake Park, Florida.

As long-time business owners within the Town, we are excited about the opportunity to further invest in our community. Nature's Way Cafe is a longstanding franchise, founded in South Florida in 1978. One of our existing and strongest performing locations has been operating successfully in Lake Park since 2015, and has provided us with a deep understanding of the local market. We have a strong connection to the area.

We view this property as a unique opportunity to expand a proven concept within the Town's downtown redevelopment corridor. Our intention is to create a vibrant, community-oriented café that aligns with Lake Park's vision for continued growth and activation of the district.

We appreciate your time and consideration of our offer .

Sincerely,

Constance Chabot, Owner  
cchabot@natureswaycafe.com

Patrick Welsh, Owner  
pwelsh@natureswaycafe.com



## **BUSINESS PLAN**

**Proposed location 800 Park Ave, Lake Park, FL**

### **Overview**

Nature's Way Cafe is a health-focused café concept offering fresh, high-quality food and beverage options in a welcoming, community-oriented environment. The brand emphasizes a healthy lifestyle, consistent quality and value, with a menu centered on fresh ingredients. Nature's Way Cafe builds strong customer relationships, and builds its business on repeat daily traffic.

The owners have successfully operated a Nature's Way Cafe location in Lake Park since 2015, located approximately one mile from the subject property. This location has demonstrated sustained performance and strong customer loyalty, providing a reliable operational and financial foundation for expansion.

### **Concept for 800 Park Avenue**

The proposed location will be an owner-operated café aligned with the Town of Lake Park's downtown redevelopment vision. The café will serve breakfast, lunch, and light dinner offerings, catering to local residents, nearby businesses, and pedestrian traffic within the downtown corridor.

The size and layout of the property are well-suited for the brand's efficient operating model. Following acquisition, the property will undergo a full interior build-out and outdoor patio to support food service operations and customer-facing enhancements.

### **Market Positioning**

The existing Lake Park location provides direct insight into customer demand, pricing tolerance, and peak operating hours within this immediate trade area. The proposed site benefits from visibility along Park Avenue and is positioned to capture both local and destination traffic as redevelopment efforts continue. The café concept aligns with the Town's stated priority for hospitality-oriented businesses and is expected to contribute positively to the activation of the downtown district.

### **Operating Assumptions**

- Hours of Operation: 7:00 AM – 7:00 PM (subject to adjustment)
- Service Model: Counter service with dine-in and takeout
- Average Ticket: \$15 – \$20
- Customer Volume: Based on performance of existing location and local demand
- Staffing: Scaled to demand with experienced management oversight



## PRO FORMA CASH FLOW SUMMARY

Proposed location 800 Park Ave, Lake Park, FL

### Financial Overview

Financial projections for this location are informed by the performance of the existing Lake Park café, adjusted for site-specific factors and current market conditions. The business is expected to achieve stable operations within the first 12–18 months following opening.

All projections are estimates based on current information and are subject to change based on market conditions, construction timeline, and operational factors.

### Pro Forma Cash Flow Summary (10-Year Projection)

<u>Year</u>	<u>Estimated Revenue</u>	<u>Estimated Net Income</u>
Year 1	\$650,000	\$60,000
Year 2	\$750,000	\$85,000
Year 3	\$825,000	\$100,000
Year 4	\$875,000	\$110,000
Year 5	\$900,000	\$115,000
Year 6	\$925,000	\$120,000
Year 7	\$950,000	\$125,000
Year 8	\$975,000	\$130,000
Year 9	\$1,000,000	\$135,000
Year 10	\$1,025,000	\$140,000

### Assumptions:

- Year 1 reflects ramp-up following an extended build-out and permitting period of up to twelve (12) months.
- Revenue projections are informed by the performance of the existing Nature's Way Cafe location in Lake Park, adjusted for site-specific factors and stabilization timing.
- Growth reflects gradual market penetration and operational stabilization.
- Net income reflects typical operating margins for a well-managed café concept, with conservative assumptions during early years.
- All figures are estimates and subject to change based on market conditions, construction timelines, and operational performance.

### Conclusion

This acquisition represents a strategic expansion of a proven and established business within a market where ownership has already demonstrated long-term success. The proposed use aligns with the Town's redevelopment goals and is expected to contribute to the continued growth and vibrancy of the Park Avenue corridor.



## HIGH-LEVEL PROJECT BUDGET

Proposed location 800 Park Ave, Lake Park, FL

### **Acquisition Costs**

- Purchase Price: \$565,000 (see purchase terms page 5)
- Closing Costs (legal, title, etc.): \$15,000 – \$20,000

### **Hard Costs (Construction & Build-Out)**

- Interior Build-Out & Construction: \$200,000 – \$275,000
- Mechanical, Electrical, Plumbing (MEP) Upgrades: \$70,000 – \$120,000
- Kitchen Equipment & Installation: \$70,000 – \$110,000

### **Soft Costs**

- Architectural & Engineering: \$25,000 – \$45,000
- Permits, Impact Fees & Inspections: \$20,000 – \$45,000
- Licensing & Professional Fees: \$7,500 – \$15,000

### **Pre-Opening & Operational Setup**

- Furniture, Fixtures & Equipment (non-kitchen): \$25,000 – \$60,000
- Initial Inventory & Supplies: \$10,000 – \$20,000
- Marketing & Grand Opening: \$5,000 – \$12,000

### **Carrying Costs During Build-Out (Up to 12 Months)**

- Mortgage, Insurance, Utilities: \$45,000 – \$70,000

### **Contingency (12%–15%)**

- \$75,000 – \$110,000

### **Total Estimated Project Cost:**

\$1,135,000 – \$1,450,000

- Budget reflects full conversion of an existing structure to a food-service operation
- Carrying costs assume an extended build-out and permitting timeline of up to twelve (12) months.
- Cost assumptions are informed by prior operating experience and current South Florida construction conditions.
- Certain costs may be partially offset by available CRA incentive programs.
- Final scope and budget will be refined following due diligence and engagement with design professionals.



## **Buyer**

Buyer is the owner of Nature's Way Cafe Franchising and owner-operators of two of the four existing locations, with a well-established and proven operating model. The existing Lake Park location, which is owned by the Buyer, is approximately one mile from the subject property and has been successfully operating since 2015. It is highly recognized and consistently performing business within the community. This real estate opportunity represents a strategic transition from leasing to ownership within a market where Buyer has already demonstrated long-term success. Buyer has a high level of confidence in this location given it's familiarity with the local market.



## **Proposed Use**

Buyer intends to owner-occupy the property and operate a Nature's Way Cafe at this location. The concept is a health-focused café offering fresh, high-quality menu items in a community-oriented environment. Buyer believes the property's location within the downtown redevelopment corridor aligns exceptionally well with its grassroots brand and customer base. Buyer intends to work closely with the Town of Lake Park and CRA representatives to enhance the property and contribute to the continued revitalization of the district.



## **Purchase Terms**

- Purchase Price: \$565,000
- Earnest Money Deposit: \$45,000, with \$20,000 to be deposited within five (5) business days of contract execution and an additional \$25,000 to be deposited upon expiration of the due diligence period. Deposit to become non-refundable thereafter.
- Inspection / Due Diligence Period: 45 days
- Financing: Buyer to obtain financing
- Closing: 45 days following expiration of the due diligence period



## **Due Diligence Scope**

The due diligence period shall include, among other items, verification of zoning, permitting, and development feasibility for the Buyer's intended use.

## OFFER SUMMARY



### **Financial Capability**

Buyer maintains an established relationship with Flagler Credit Union and intends to finance the acquisition and project through a combination of conventional lending and potential SBA-supported financing. Buyer has active lender engagement (see Exhibit A attached\*). Buyer is confident in its ability to secure the necessary financing to complete the acquisition and fund the proposed improvements in a timely manner.

*\*not to be distributed to any other lenders, individuals or entities.*



### **Public Financing Assistance**

The Buyer is aware of and intends to actively pursue available Community Redevelopment Agency (CRA) programs and other applicable local incentives that support property improvements and business development. While the project is not contingent upon the receipt of such incentives, their availability would enhance the scope and timing of improvements and further support the successful activation of the property in alignment with the Town's redevelopment objectives.



### **Execution & Closing Certainty**

As experienced owner-operators with an established presence in the immediate area, Buyer is uniquely positioned to move efficiently through due diligence and toward closing. Buyer acknowledges that the property will require substantial improvements and is prepared to complete all build-out activities following closing.

Buyer's offer reflects current market conditions and the capital investment required to reposition the property for its intended use, while also recognizing the long-term value of this location within a growing downtown corridor.

Buyer has approached this opportunity thoughtfully and has submitted a competitive and well-considered offer based on business experience within the community and the property's characteristics. This offer demonstrates the Buyer's continued and long-term commitment to the Lake Park community. Buyer looks forward to the opportunity to move ahead, and is prepared to proceed efficiently through due diligence and closing.



April 2, 2026

Constance Chabot  
Patrick Welsh

**RE: Letter of Interest**

**Dear Constance and Patrick,**

Flagler Credit Union is pleased to provide you with this Letter of Interest, which represents a **discussion of preliminary, broad, general parameters under which the Lender will entertain your request for financing the purchase of a waterfront restaurant/retail location.** This Letter of Interest, **which is not to be construed in any way as a commitment on the part of the Lender,** represents an expression of interest and is merely for discussion purposes.

The proposed terms and conditions were prepared by the Lender based on preliminary discussions. Please understand, the Lender may require further information, decide to modify these terms and conditions or decline your request.

**Final loan terms and conditions will be set at the time if and when the loan request is approved and will be detailed in a Letter of Commitment.**

- BORROWER:** Entity TBD
- MAXIMUM LOAN AMOUNT:** The maximum loan amount will be 75% of the purchase price and improvements or appraised value, whichever is less.
- USE OF PROCEEDS:** Proceeds of the loan shall be used to finance the acquisition of commercial real estate and subsequent improvements, located at 800 Park Ave, Lake Park, FL.
- TERM OF LOAN:** Five-year term based on a 25-yr amortization.
- RATE:** Fixed at 6.75%
- LOAN FEE:** The loan fee shall be one percent (1%) of the total loan amount.
- COLLATERAL:** 800 Park Avenue, Lake Park, FL

**Account Relationship.** Borrower hereby agrees to maintain throughout the term of the Loan, the subject property banking relationship with the Lender as to (i) the primary account of the business. All loan payments will be set up on automatic payment from the depository account.

**Loan Documents; Mortgage Covenant.** All Loan closing documents shall be conformed to local law, requirements of local law, and shall be in form and content satisfactory to the Lender and its legal counsel. The Note, Mortgage, Assignments and other documents as deemed necessary will be prepared by counsel for the Lender.

**Late Charge.** A late charge equal to five percent (5%) of the amount of any payment shall be due and payable with the payment then due and owing in the event such payment is not made within ten (10) days of the date such payment is due under the Loan.

**Appraisal.** Of the subject property demonstrating an as completed value of \$1,100,000

**Survey.** Of the subject property

**Title.**

**Insurance.** "Additional Insured" on all applicable insurance, to include flood.

**Financial Statements.** The Borrower shall provide to the Lender a copy of its U.S. Federal income tax returns annually within 30 days of filing. The Borrower will also provide Semi-Annual Rent Rolls to the Lender, and any other property information requested by the Lender, in form and substance satisfactory to the Lender. The Guarantors shall provide to the Lender personal financial statements (on Lender approved form) and copies of their U.S. Federal income tax returns annually within 30 days of filing.

**Company Documents.** At least ten (10) days prior to closing of the Loan, Borrower shall furnish to the Lender and Lender's counsel, true and correct copies of: (a) Articles of Organization/Incorporation and By-Laws, and any amendments thereto, (b) evidence of the Employer Identification Number issued by the Internal Revenue Service for the entity, and (c) such other documents, exhibits, and opinions that the Lender and its legal counsel may reasonably require.

**Costs.** The Borrower shall be responsible for the payment of all closing costs incurred with respect to the Loan, including but not limited to, **all recording fees, documentary stamps, intangible taxes, mortgage title insurance premiums, survey fees, appraisal review fees, credit reports, abstracting fees, Lender's attorney's fees and all other expenses incurred by the Lender in connection with the issuance of this Commitment and the closing of the Loan.** The Borrower recognizes and accepts their legal responsibility for payment of all such costs, whether or not the Loan is actually closed or funded. Borrower understands and acknowledges that an outside law firm of the Lender's choice represents the Lender and does not represent the Borrower in the Loan transaction. The services performed on behalf of the Lender the Lender's outside legal counsel are performed for the Lender only.


**Final loan terms and conditions will be set at the time the loan request is approved and will be detailed in a Letter of Commitment.**


The information contained in this Letter of Interest is privileged and confidential and is intended only for the individual or entity to which this Letter of Interest is given and is valid until April 15, 2026. The proposed Borrower and its agents agree not to disseminate, distribute or transmit this communication to any other Lenders or other individuals or entities not involved in the transaction without the expressed permission of Flagler Credit Union.

If you have any questions, please do not hesitate to contact me at 772-626-2823.

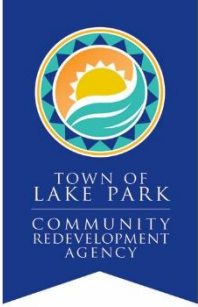
Sincerely,

  
Craig A. Crombie  
Commercial Lender

  
Constance Chabot

  
Patrick Welsh

4/2/2026  
Date



# Town of Lake Park Town Commission

## Agenda Request Form

**Meeting Date:** June 17, 2026

**Originating Department:** CRA

Presentation, Discussion & Direction – Proposed Downtown Lake Park Branding Concepts – Lake Park Community Redevelopment Agency

**Agenda Title:** (CRA) – Redevelopment Management Associates (RMA)

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

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

Old Business

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

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

**Advertised:**

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

**Attachments:** Branding Presentation, Downtown Lake Park Brand Survey, Flyer

**Please initial one:**

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

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

**Summary Explanation/Background:**

On July 17, 2024, the Lake Park Community Redevelopment Agency (CRA) Board approved a professional services agreement with Redevelopment Management Associates (RMA) in the amount of \$45,000 for the development of a Strategic Marketing Plan for the Lake Park CRA. The scope of services included stakeholder engagement, market research, business outreach, situation analysis, and the creation of a comprehensive marketing and communications strategy aligned with the goals of the CRA Master Plan.

As part of the approved scope, RMA was tasked with evaluating existing branding efforts and developing recommendations to establish a cohesive identity for the Downtown area within the CRA and its various

districts. Branding services included the development of brand positioning, messaging, logos, visual identity elements, and brand guidelines intended to better reflect the mission, character, and future vision of Downtown Lake Park.

The initial branding concepts were initially (and briefly) presented to the CRA Board (no direction and/or input was provided) as part of an update on the various, on-going CRA activities during the Board's Meeting on March 25, 2025. Thus, the CRA Board is requested to consider, discuss and provide direction/input on the proposed branding proposals provided by RMA.

The proposed branding options that have been developed by RMA for the Board's consideration include:

- Two (2) Downtown Lake Park Brand Promise options (brand messaging that is expected to be delivered)
- Campaign strategy concepts:
  - "Create. Connect. Cultivate. Your Downtown Lake Park Experience"
  - "Create. Connect. Cultivate. Vintage Soul. Modern Beat. Downtown Lake Park"
- Messaging concepts highlighting:
  - Authentic Urban Charm
  - Creative Pulse
  - Inclusive Energy
  - Momentum for Growth
- Three (3) preliminary logo concepts
- A public survey designed to gather community and stakeholder feedback regarding the proposed branding direction [expect to solicit (entire) community input immediately following direction by the CRA Board]

The proposed branding concepts are intended to establish a distinctive identity for Downtown Lake Park that celebrates its artistic character, historic charm, local businesses, community connections, and future economic development opportunities.

Unfortunately, a representative from RMA will not be in attendance; however, the Town's new CRA's Marketing and Project Coordinator will be available to discuss the proposed branding options.

**Recommended Motion:**

The Lake Park CRA to consider, discuss and provide input/direction on the proposed Downtown Lake Park branding concepts and provide feedback and direction regarding preferred branding elements and public engagement efforts.

### ***Downtown Lake Park Brand Promise Option 1***

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

### ***Downtown Lake Park Brand Promise Option 2***

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

### ***Campaign Strategy (multiple audiences)***

**Create. Connect. Cultivate.** *Your Downtown Lake Park Experience*

**OR**

**Create Connect Cultivate.** *Vintage Soul. Modern Beat. Downtown Lake Park*

**For Consumers:** “Create your moment. Connect with the vibe. Cultivate new memories.”

**For Businesses & Investors:** “Create opportunity. Connect with momentum. Cultivate growth.”

### **Messaging Concepts (for Brand Strategy Booklet)**

1. **Authentic Urban Charm** – images of walkable streets, historic architecture, and one-of-a-kind local businesses.
2. **Creative Pulse** – Images of a thriving arts and culture scene that inspires expression and innovation.
3. **Inclusive Energy** – Images of a place where everyone — artists, entrepreneurs, visitors, families belong.
4. **Momentum for Growth** – images of strategic investment opportunities /medium rise buildings in the background of activated streets
5. **Other Imagery:** Artists at work, open-air markets, neon signage, small business owners, live music, vintage storefronts.

“A brand is a singular idea or concept that you own inside the mind of a prospect.”

Al Reis

Al Reis coined the term **"positioning"**, as related to the field of marketing, and authored *Positioning: The Battle For Your Mind*, an industry standard on the subject.

# Downtown Lake Park Branding Initiative – Project Overview

- **Purpose**
  - Support economic development
  - Strengthen identity
  - Position Downtown as a recognizable destination
- **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.**
- **Strategic Foundation**
  - Implementation action from the **2024 Lake Park CRA Strategic Marketing Plan**
  - Supports the **CRA Master Plan goals** for economic development, placemaking, and business attraction.

# Project Scope

- A **Downtown Lake Park logo** (complimentary to City and CRA logos)
- 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 are now helping **narrow the selection to two concepts**



- ***Downtown Lake Park Brand Promise Option 1***

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

- ***Downtown Lake Park Brand Promise Option 2***

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

## Next Steps

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

## Anticipated Outcome

Adoption of a **unified Downtown Lake Park brand** that will:

- 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

MARCH 2026

# DOWNTOWN

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# LAKE PARK

BRAND DEVELOPMENT SURVEY



# Content

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Project Background

Why Are We Developing a Downtown Brand

The Selection Process

Scope of the Project

My Selection

Logo References



# Downtown Lake Park Branding Initiative: Background and **WHY We Need YOU!**

## **Project Background**

The Lake Park Community Redevelopment Agency (CRA), in partnership with the Town of Lake Park, adopted the 2025 Strategic Marketing Plan to guide economic development, placemaking, and business growth within the CRA district, with a primary focus on Downtown Lake Park (Park Avenue and a portion of the 10th Street corridor).

Downtown Lake Park is one of the only historic downtowns in Palm Beach County and plays a central role in:

- Supporting small and locally owned businesses
- Attracting private investment
- Increasing foot traffic and visitation
- Strengthening community pride
- Positioning the area as a destination within The Palm Beaches

A unified and recognizable brand is a key implementation strategy of the Strategic Marketing Plan and the 2022 CRA Master Plan.

## **Why We Are Developing a Downtown Brand**

Currently, Downtown Lake Park does not have a distinct, cohesive visual identity separate from, but complementary to, the Town and CRA logos.

The adoption of a Downtown logo and brand guide will:

- Establish a clear and consistent identity
- Support business recruitment and retention
- Increase visibility and recognition regionally
- Support tourism and “investment tourism”
- Enhance wayfinding and streetscape improvements
- Foster a sense of place and community pride

**A strong brand helps shape the singular idea people associate with Downtown Lake Park. whether they are visitors, investors, business owners, or residents.**

# The Selection Process:

## **Logo Development & The Selection Process**

CRA staff have worked with the consultant team, referenced the CRA Plan and Strategic Marketing Plan and have narrowed the design concepts to three (3) logo options for this survey. .

### **This poll is intended to:**

Gather structured input from Downtown business owners  
Gather structured input from City Council members (CRA Board)  
Narrow the selection from three logos to two

### **The top two logos will proceed to:**

Refinement and technical development

### **Final presentation to and selection by the CRA Board:**

The CRA Board will select ONE final logo for official adoption and a comprehensive brand guide will be developed based on the final logo selection.



# Scope of the Project

---

1

**Brand Development** (three options)

The Downtown brand will:

Complement the existing Town and CRA logos

Reflect the mission of the CRA

Support the implementation strategies outlined in the Strategic Marketing Plan

2

**Visual Identity** including

Logo design

Color palette

Typography system

Supporting graphic elements

3

**Brand Standards Guide**

Upon adoption of the final logo, a comprehensive Brand Guidelines document will be prepared, including:

Logo usage standards

Fonts and color specifications

Photography style direction

Messaging tone and key phrases

Co-branded templates

Sample applications (banners, signage, social media, collateral)

## Respondent Information:

---

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

- Downtown Business Owner
- Downtown Property Owner
- CRA Board Member
- City Staff Member
- Other: \_\_\_\_\_

# 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.**



Number: \_\_\_\_\_



Number: \_\_\_\_\_



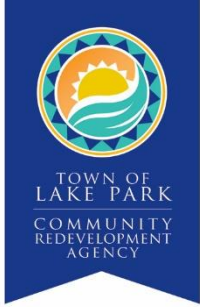
Number: \_\_\_\_\_

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.

VISUAL REFERENCE GUIDE - LOGOS SHOWN TOGETHER

Item 4.





# Town of Lake Park Town Commission

## Agenda Request Form

**Meeting Date:** June 17, 2026

**Originating Department:** CRA

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

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

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

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

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

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

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

Exhibit A: Bert Bostrom Park Master Plan

**Please initial one:**

- Yes I have notified everyone
- Not applicable in this case

**Summary Explanation/Background:**

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

**Task 1 - Site Inventory & Analysis**

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

**Task 2 - Conceptual Plan Development**

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

**Task 3 - Community Engagement**

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

**Task 4 - Final Master Plan**

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

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

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

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

**Recommended Motion:**

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

**RESOLUTION 49-06-26**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA (“CRA”), APPROVING A MASTER PLAN FOR BERT BOSTROM PARK; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the CRA is a dependent special district of the Town of Lake Park (“TOWN”) with such power and authority as has been conferred upon it by Chapter 163, Part III, Florida Statutes; and

**WHEREAS**, the CRA approved a contract with Wannaemacher Jensen Architects, LLC (“WJA”) pursuant to Resolution 53-09-25 for the development of a Master Plan for Bert Bostrom Park; and

**WHEREAS**, in accordance with its approved contract, WJA has developed a Master Plan for the CRA ; and

**WHEREAS**, the Town’s Community Redevelopment Agency recommends that the CRA Board approve the Master Plan developed by WJA for Bert Bostrom Park.

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

**Section 1.** The whereas clauses are incorporated herein.

**Section 2.** The CRA Board hereby approves the Master Plan developed by WJA, a copy of which is incorporated by reference as Exhibit A.

**Section 3.** This Resolution shall take effect immediately upon adoption.



# Bert Bostrom Park

June 17, 2026

# Public Input Opportunities



# Public Input Opportunities

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



# Public Engagement Event December 5, 2025

# Public Engagement Event Stations



**Welcome Station**



**Existing Conditions**

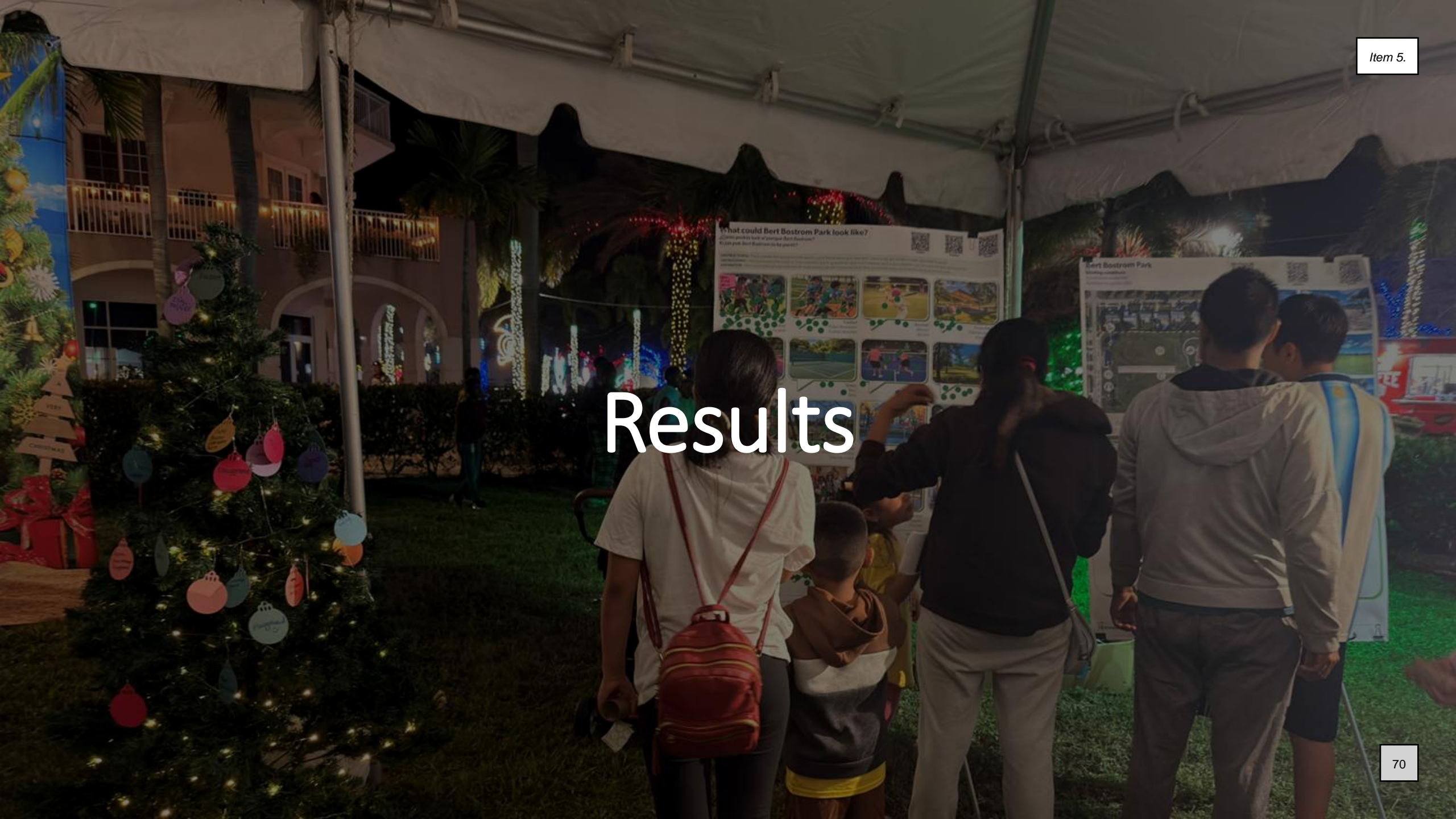


**Priority Voting**



**Ornament Wish List**

# Results



# Existing Conditions Station

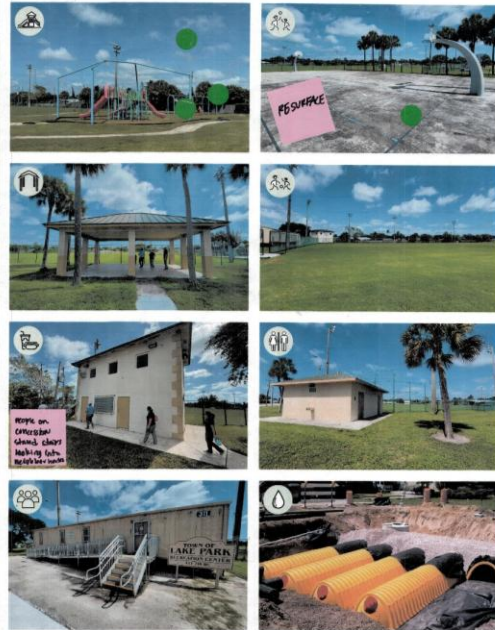
- Desire to remove certain facilities, including the concession stand/restroom building and the community center trailer
- Opportunity to resurface the basketball courts
- Reinstate the Rec Center Sports program



Item 5.

# Bert Bostrom Park

Existing conditions  
 Condiciones existentes  
 Kondisyon ki egziste deja



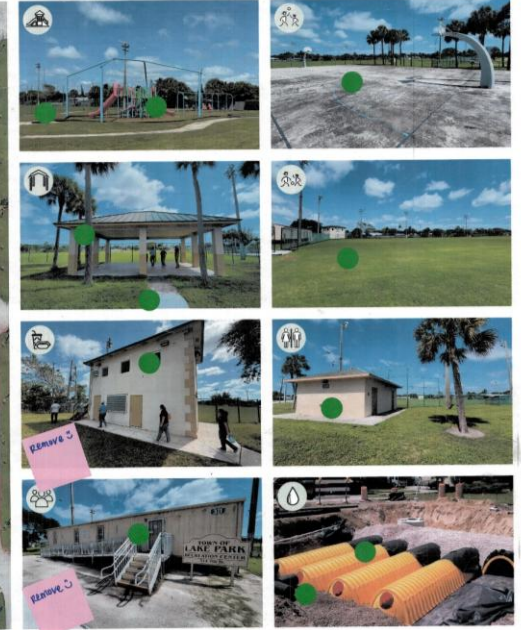
INSTRUCTIONS: Please share your feedback on the questions below using the provided post-it notes.  
 INSTRUCCIONES: Por favor, comparta sus comentarios sobre las preguntas a continuación utilizando los post-its proporcionados.  
 ENSTRIKSYON: Silvoupilè fè nou konnen sa ou panse de keksyon ki anba yo.

**What are your favorite aspects of this park?**  
 ¿Cuáles son tus aspectos favoritos del parque?  
 Kisa ou pi renmen de pak la?

**What would you like to see in the future?**  
 ¿Qué te gustaría ver en el futuro?  
 Kisa ou ta renmen wè nan lavni?

# Bert Bostrom Park

Existing conditions  
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Item 5.

# Priority Voting Station

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



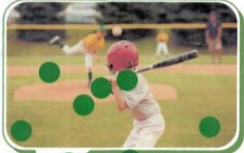















Priority Dot Voting Station	
Soccer	94
Ninja Course	43
Dog-Friendly Areas	42
Playground	41
Fitness Center	41
Community Events	34
Fitness Equipment	32
Shade	30
Football	29
Indoor Gymnasium Court	29
Walking/Multi-Use Path	26
Pickleball	25
Tennis	24
Picnic Pavilion	24
Rental Space	22
Baseball	21
Basketball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

# What could Bert Bostrom Park look like?

¿Cómo podría lucir el parque Bert Bostrom?  
Ki jan pak Bert Bostrom ta ka parèt?



**INSTRUCTIONS:** Place a green dot sticker on each activity you'd like to see in your new park, place a red dot sticker on each you'd like to avoid.  
**INSTRUCCIONES:** Coloca una pegatina verde en cada actividad que te gustaría ver en tu nuevo parque, coloca una pegatina roja en cada una que quieras evitar.  
**ENSTRIKSYON:** Mete yon ti etikèt vèt sou chak aktivite ou ta renmen wè nan nouvo pak ou a, mete yon ti etikèt wouj sou chak aktivite ou ta renmen evite.

 Open Field Space Espas pou jwe futbòl	 Football Fútbòl Amerikano Foutbòl Ameriken	 Baseball Béisbòl Bezbo	 Picnic Pavilion Pabelón de picnic Paviyon Piknik
 Basketball Baloncesto Baskètbòl	 Tennis Tenis Tenis	 Pickleball Pickleball Pickleball	 Shade Sombra Lakou Lonbraj
 Playground Parque Infantil Lakou rekreyasyon	 Ninja Course Carrera de obstáculos Kous ak obstak	 Fitness Equipment Equipo de ejercicio Ekipman Fòm fizik pou deyò	 Walking/Multi-use Path Sendero multiuso Chemen pou mache
 Indoor Gymnasium Court Cancha de gimnasio cubierta Gymnasium avek teren andedan	 Meeting Room/Classes Salas de reuniones/Clases Sal Reyinyon/ Klas	 Rental Space Espacio de alquiler Pou Lwe	 Fitness Center Centro de fitness Sant ekzesis
 Dog-Friendly Areas Áreas para perros Zòn Ke chen ka vini	 Community Events Eventos Comunitarios EVENMAN Kominotè	<p>Write in your own ideas! ¡Escribe tus propias ideas! Ekrri nan pwòp ide ou!</p>	





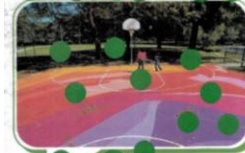













# What could Bert Bostrom Park look like?

¿Cómo podría lucir el parque Bert Bostrom?  
Ki jan pak Bert Bostrom ta ka parèt?



Item 5.

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BOCC BALL

hand ball doge ball

I Love The PaRK

swings for all ages

I LOVE TO DO SO MUCH TO THE

I like to do jumps of the

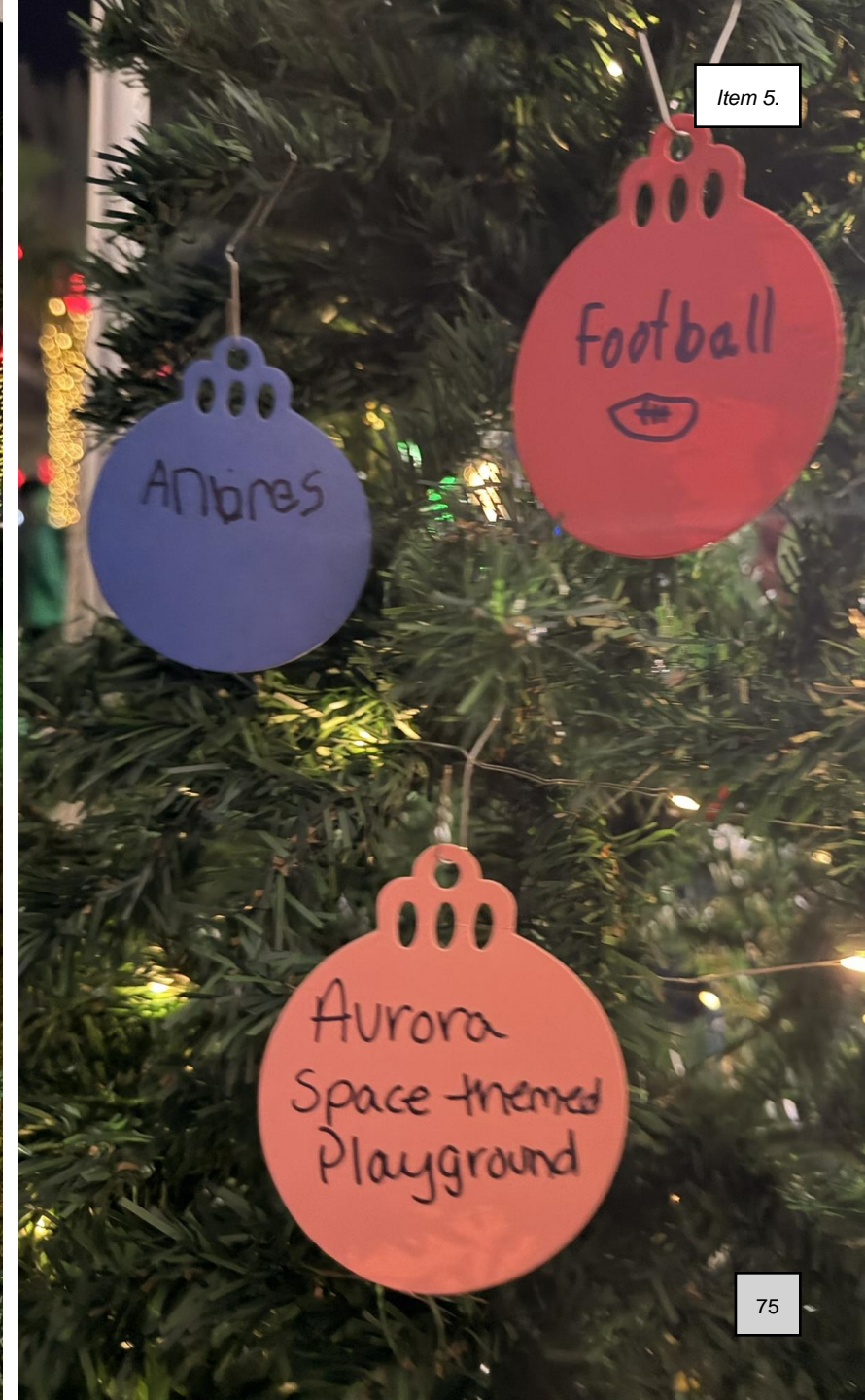
volleyball

I WANT TENTS

WATER

# Ornament Wish List Station

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



# Stakeholders Meeting



**BERT BOSTROM PARK**

How can Bert Bostrom Park better serve our community?

**Community Survey**  
Scan the QR code and participate in the redesign of Bert Bostrom Park. Your feedback will help shape the future of this important community space.

ENGLISH SCAN HERE	ESPAÑOL ESCANEA AQUÍ	KEYSPAN ESCANEA AQUÍ
[QR Code]	[QR Code]	[QR Code]

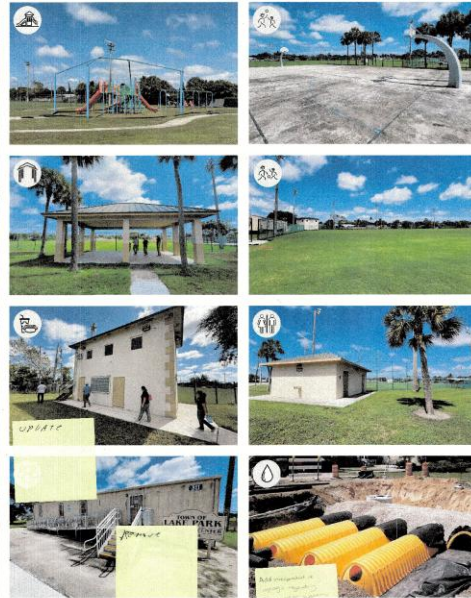
# Existing Conditions Station

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



# Bert Bostrom Park

Existing conditions  
 Condiciones existentes  
 Kondisyon ki egziste deja



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# Bert Bostrom Park

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**What would you like to see in the future?**  
 ¿Qué te gustaría ver en el futuro?  
 Kisa ou ta renmen wè nan lavni?

- Restroom inside park perimeter  
 - Storage for sports  
 - Lights moved for field  
 - Lighting detector

Keep the street parking, it's been working the way the new parking lot.

Seeing for park more to walk to with the 2nd level to increase function over time.

Item 5.

# Priority Voting Station

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

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

# What could Bert Bostrom Park look like?

¿Cómo podría lucir el parque Bert Bostrom?  
 Kí jan pak Bert Bostrom ta ka parèt?



**INSTRUCTIONS:** Place a green dot sticker on each activity you'd like to see in your new park, place a red dot sticker on each you'd like to avoid.  
**INSTRUCCIONES:** Coloca una pegatina verde en cada actividad que te gustaría ver en tu nuevo parque, coloca una pegatina roja en cada una que quieras evitar.  
**ENSTRIKSYON:** Mete yon ti etikèt vèt sou chak aktivite ou ta renmen wè nan nouvo pak ou a, mete yon ti etikèt wouj sou chak aktivite ou ta renmen evite.



Soccer  
Fútbòl  
Foutbòl



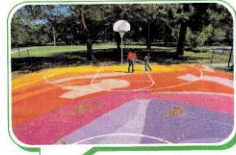
Football  
Fútbòl Americano  
Foutbòl Ameriken



Baseball  
Béizbòl  
Bezbol



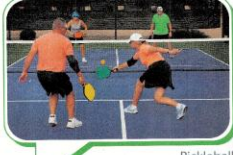
Picnic Pavilion  
Pabellón de picnic  
Paviyon Piknik



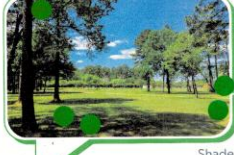
Basketball  
Baloncesto  
Baskètbòl



Tennis  
Tenis  
Tenis



Pickleball  
Pickleball  
Pickleball



Shade  
Sombra  
Lakou Lanbraj



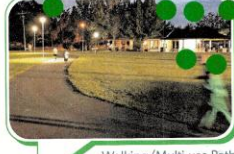
Playground  
Parque Infantil  
Lakou rekreyasyon



Ninja Course  
Carrera de obstáculos  
Kous ak obstak



Fitness Equipment  
Equipo de ejercicio  
Ekipman Fòm fizik pou deyò



Walking/Multi-use Path  
Sendero multiuso  
Chemen pou mache



Indoor Gymnasium Court  
Cancha de gimnasio cubierta  
Gymnasium avek teren andedan



Meeting Room/Classes  
Salas de reuniones/Clases  
Sal Reyinyon/ Klas



Rental Space  
Espacio de alquiler  
Pou lwe



Fitness Center  
Centro de fitness  
Sant ekzèsis



Dog-Friendly Areas  
Áreas para perros  
Zòn Ke chen ka vini



Community Events  
Eventos Comunitarios  
EVENMAN Kominoté

Write in your own ideas!  
 ¡Escribe tus propias ideas!  
 Ekri nan pwòp ide ou!

# What could Bert Bostrom Park look like?

¿Cómo podría lucir el parque Bert Bostrom?  
 Kí jan pak Bert Bostrom ta ka parèt?



Item 5.

**INSTRUCTIONS:** Place a green dot sticker on each activity you'd like to see in your new park, place a red dot sticker on each you'd like to avoid.  
**INSTRUCCIONES:** Coloca una pegatina verde en cada actividad que te gustaría ver en tu nuevo parque, coloca una pegatina roja en cada una que quieras evitar.  
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Soccer  
Fútbòl  
Foutbòl



Football  
Fútbòl Americano  
Foutbòl Ameriken



Baseball  
Béizbòl  
Bezbol



Picnic Pavilion  
Pabellón de picnic  
Paviyon Piknik



Basketball  
Baloncesto  
Baskètbòl



Tennis  
Tenis  
Tenis



Pickleball  
Pickleball  
Pickleball



Shade  
Sombra  
Lakou Lanbraj



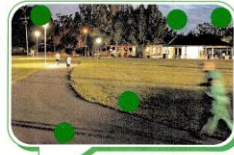
Playground  
Parque Infantil  
Lakou rekreyasyon



Ninja Course  
Carrera de obstáculos  
Kous ak obstak



Fitness Equipment  
Equipo de ejercicio  
Ekipman Fòm fizik pou deyò



Walking/Multi-use Path  
Sendero multiuso  
Chemen pou mache



Indoor Gymnasium Court  
Cancha de gimnasio cubierta  
Gymnasium avek teren andedan



Meeting Room/Classes  
Salas de reuniones/Clases  
Sal Reyinyon/ Klas



Rental Space  
Espacio de alquiler  
Pou lwe



Fitness Center  
Centro de fitness  
Sant ekzèsis



Dog-Friendly Areas  
Áreas para perros  
Zòn Ke chen ka vini



Community Events  
Eventos Comunitarios  
EVENMAN Kaminoté

Write in your own ideas!  
 ¡Escribe tus propias ideas!  
 Ekri nan pwòp ide ou!

# Open Forum

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



# Online Survey

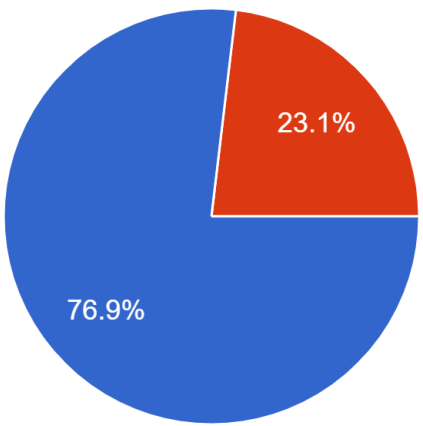


# Survey Results

Are you a resident of Lake Park, FL?

199 responses

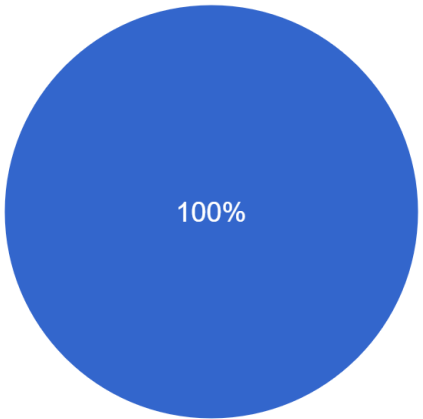
Item 5.



● Yes  
● No

¿Es usted residente de Lake Park, FL?

4 responses

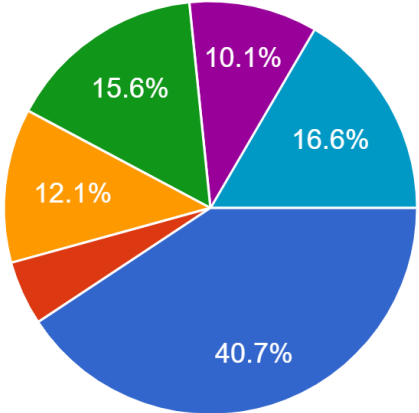


● Sí  
● No

# Survey Results

Which of the following best describes your household?

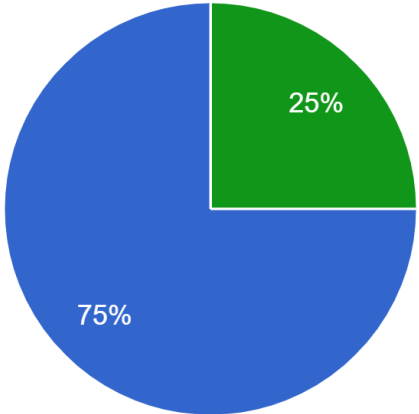
199 responses



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

¿Cuál de los siguientes mejor describe su hogar?

4 responses

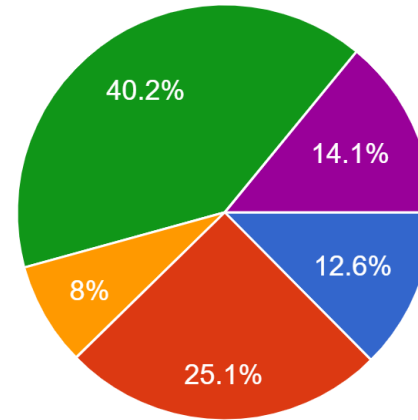


- Pareja con niños en el hogar
- Soltero(a) con niños en el hogar
- Nido Vacío
- Pareja sin niños
- Soltero(a) sin niños
- Hogar multi generacional (abuelos, padres, niños)

# Survey Results

How often do you currently visit Bert Bostrom Park?

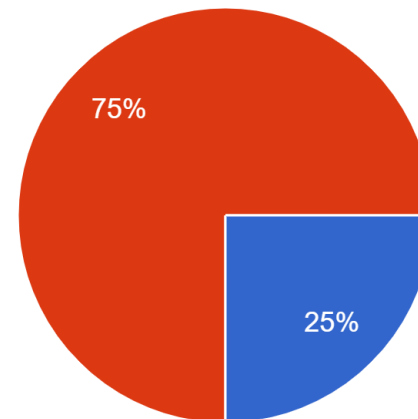
199 responses



- Daily
- Weekly
- Monthly
- Rarely
- I've never visited

¿Con que frecuencia visita usted el Parque Bert Bostrom actualmente?

4 responses

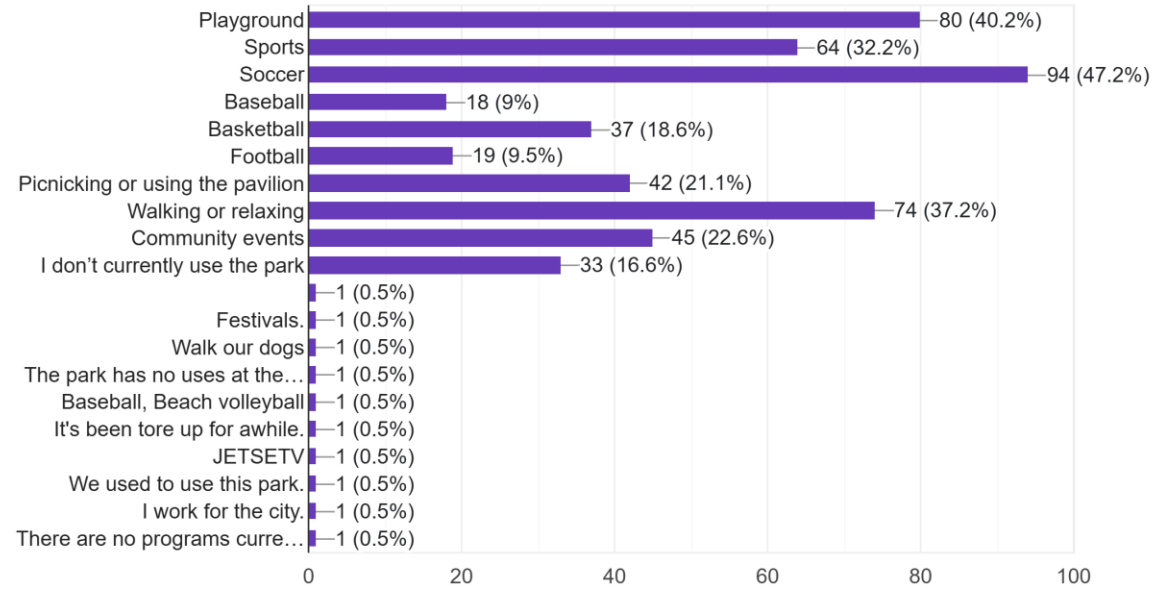


- Diario
- Semanal
- Mensual
- Rara vez
- Nunca he visitado

# Survey Results

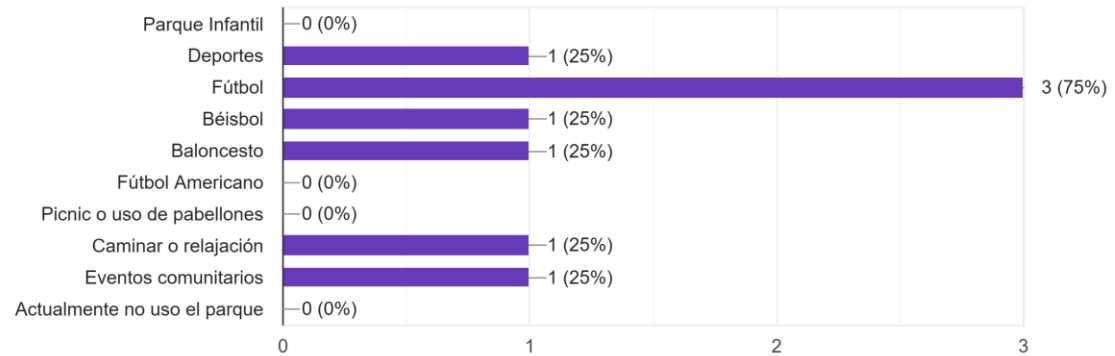
What activities do you or your family typically enjoy at the park? (Select all that apply)

199 responses



¿Qué actividades disfrutan típicamente usted y su familia en el parque? (Seleccione todas la que apliquen)

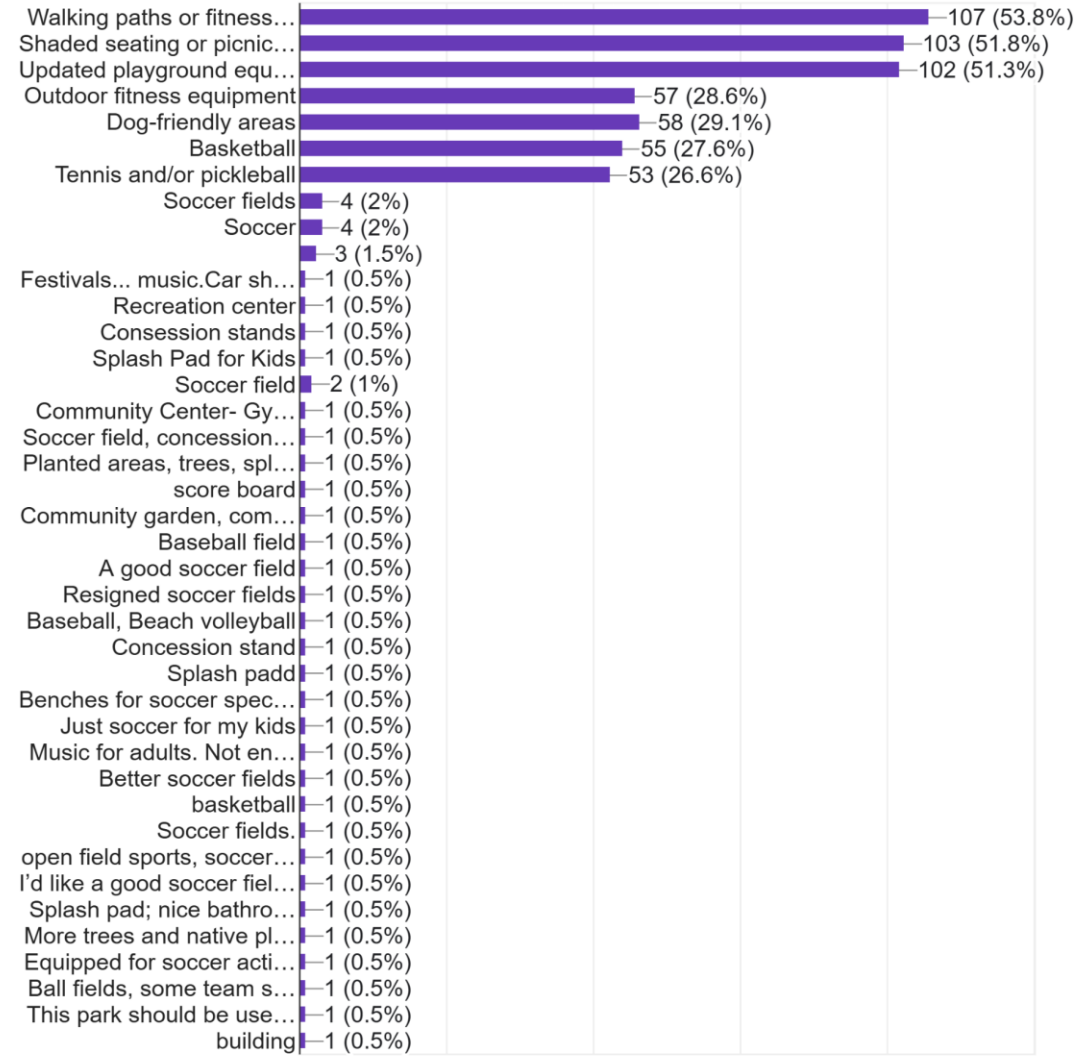
4 responses



# Survey Results

What new features or amenities would you most like to see in the redesigned park? (Select all that apply)

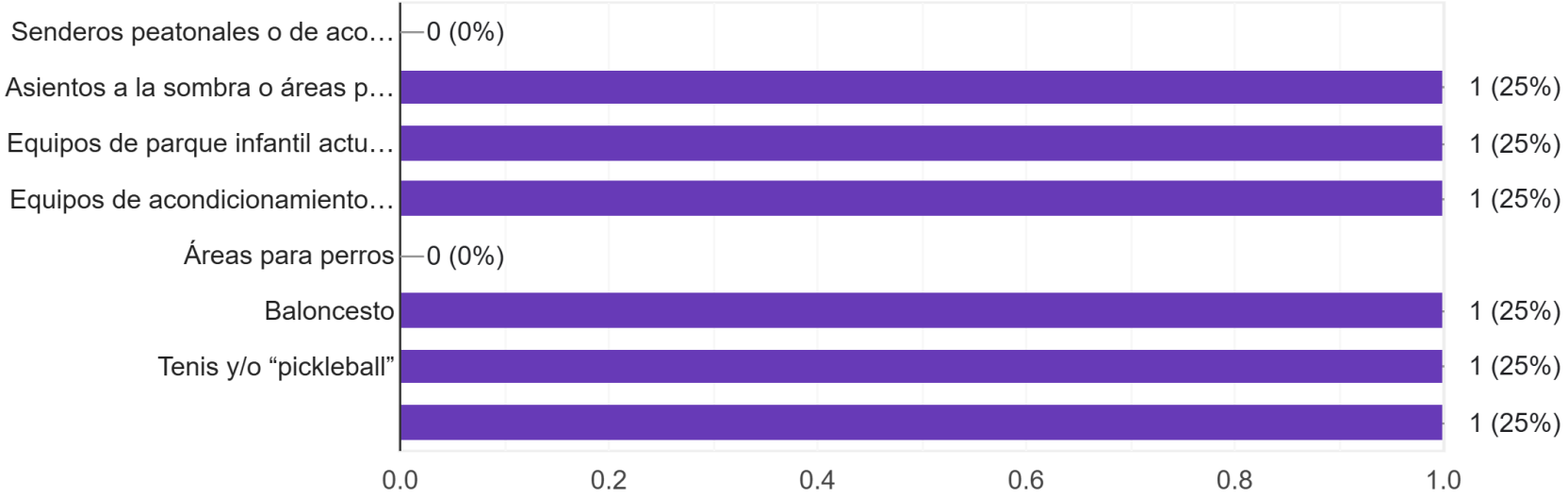
199 responses



# Survey Results

¿Qué elementos o servicios le gustaría ver más que nada en el nuevo diseño del parque? (Seleccione todos los que apliquen)

4 responses

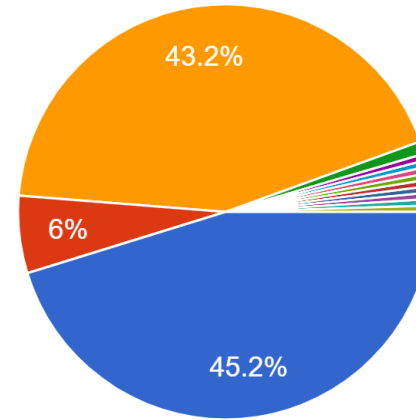


# Survey Results

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

Item 5.

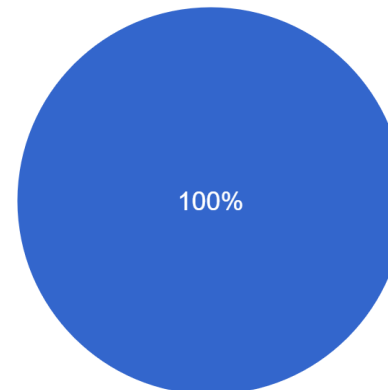
199 responses



- Multi-use sports field (e.g., soccer, foo...)
  - Open lawn for informal play and events
  - Combination of both
  - Just soccer
  - Stregth station
  - Quiet picnics
  - Dog Park Section
  - Baseball field
- ▲ 1/2 ▼

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

4 responses

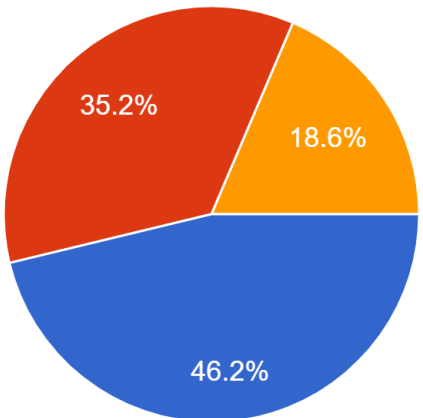


- Campo deportivo multiuso (p.ej., fútbol, fútbol americano)
- Césped abierto para obras y eventos informales
- Una combinación de ambos

# Survey Results

How important is it to you that the park includes spaces for community gatherings or even (concerts, markets, movie nights)? Item 5.

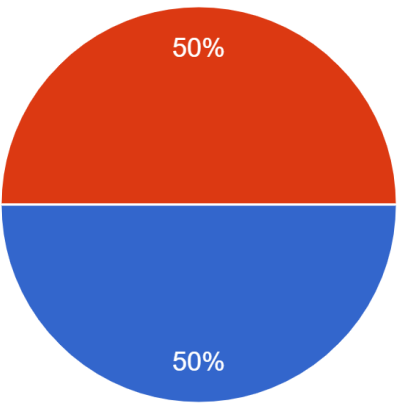
199 responses



- Very important
- Somewhat important
- Not important

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

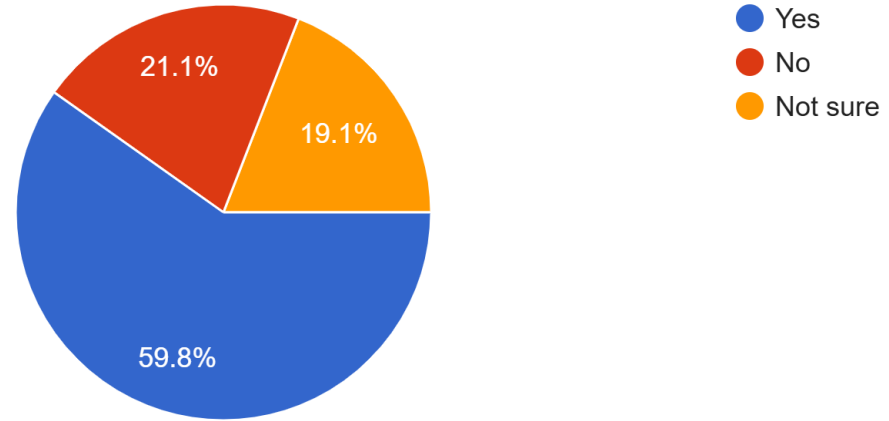
4 responses



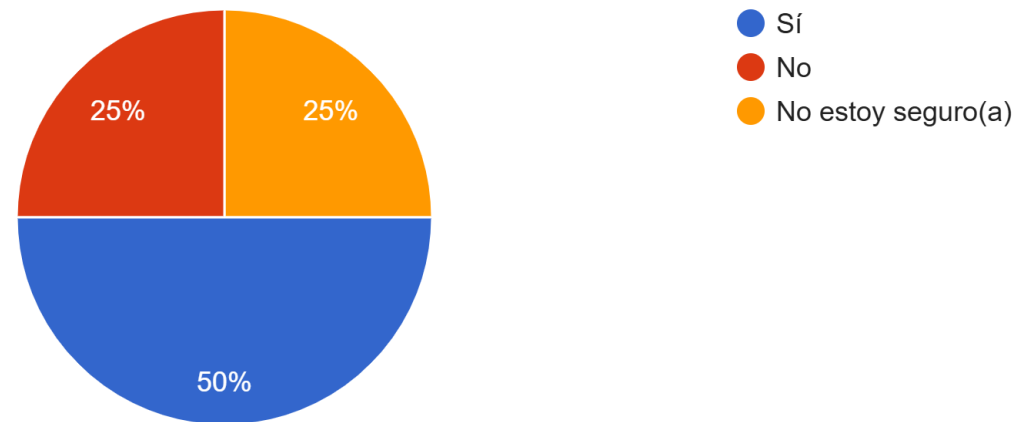
- Muy importante
- Un tanto importante
- Nada importante

# Survey Results

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



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

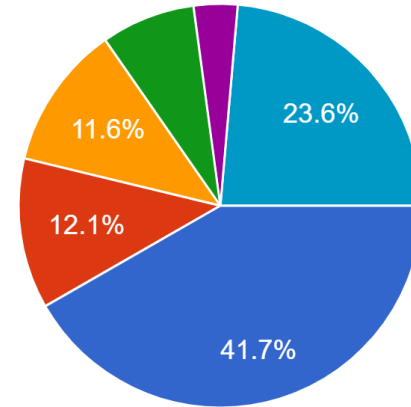


# Survey Results

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

Item 5.

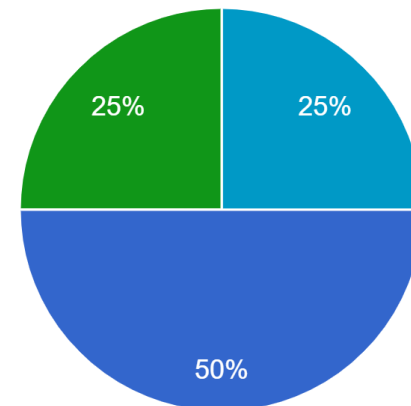
199 responses



- Gymnasium court (e.g. basketball, pickleball, volleyball, etc.)
- Meeting rooms (e.g. after school, summer camp, homeschooling, senior...)
- Fitness class space (e.g. yoga, pilates, Zumba, etc.)
- Fitness center (e.g. cardio, free weights, etc.)
- Rental space with kitchen
- I don't want a community center/gymnasium

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

4 responses



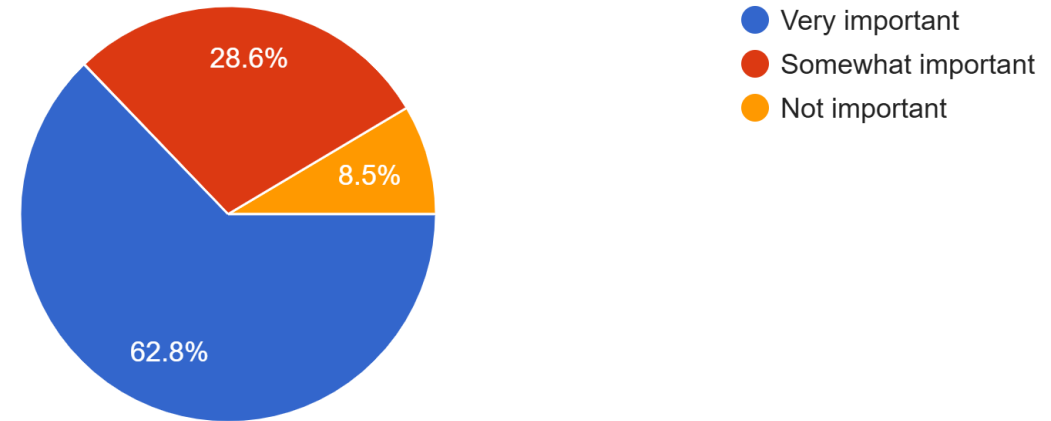
- Canchas en el gimnasio (p.ej., baloncesto, "pickleball," vóleybol, etc.)
- Salas de reuniones (p.ej., para después de la escuela, campo de verano, educ...)
- Espacio para clases de acondicionamiento físico (p.ej., yoga,...
- Centro de acondicionamiento físico (p.ej., cardio, pesas para ejercicio, etc.)
- Espacio para alquiler con cocina
- Yo no quiero la edificación de un centr...

# Survey Results

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

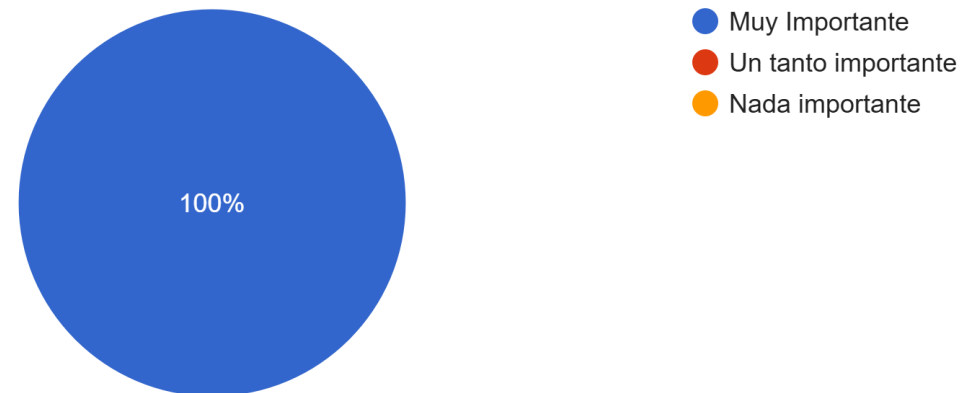
Item 5.

199 responses



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

4 responses



# Survey Results

## Category Breakdown:

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

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

84 responses

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

# Survey Results

## Category Breakdown:

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

Do you have any additional comments or ideas for the future of Bert Bostrom Park?

81 responses

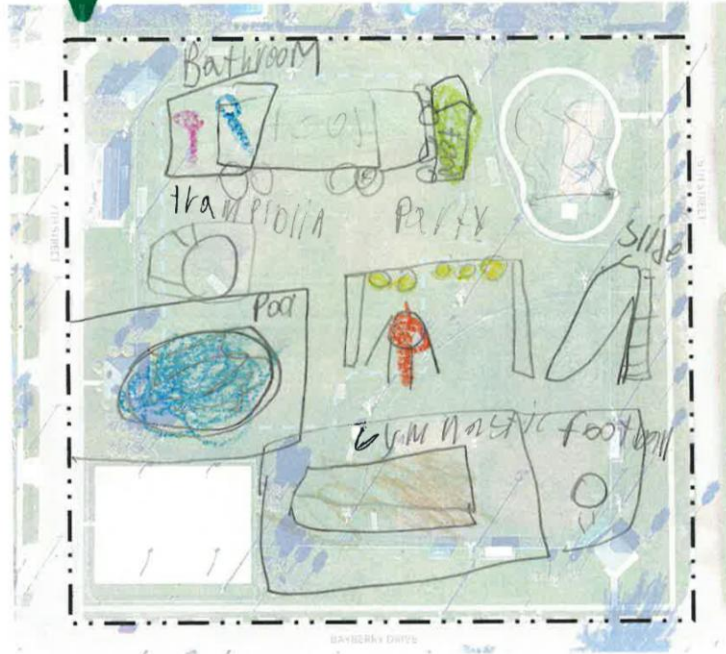
- No
- benches, consession stands, and scoreboard.
- Would love to see any type of improvement
- It would be nice to have seating, a scoreboard for games, and consession options. Shaded picnic/eating areas would be appreciated especially during games or being at the park with kids.
- Bert Bostrom park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

# School Outreach Park Design Activity



# DRAW YOUR DREAM BERT BOSTROM PARK

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



Top 3 activities:

- Party
- Pool
- Gymnastics

Hey parents!  
Let us know what you would like to see in Bert Bostrom Park  
Survey QR Code:



Name: Marly  
Age: 9

Date: 3/13/26



# DRAW YOUR DREAM BERT BOSTROM PARK

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



Top 3 activities:

- Swings
- food trucks
- trampolines

Hey parents!  
Let us know what you would like to see in Bert Bostrom Park  
Survey QR Code:



Name: Janelle C  
Age: 9



Date: 3/10/26



# DRAW YOUR DREAM BERT BOSTROM PARK

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



Top 3 activities:

- foot ball
- trampoline
- swing

Hey parents!  
Let us know what you would like to see in Bert Bostrom Park  
Survey QR Code:



Name: Wicket  
Age: 9yo

Date: 3/10/2026



i didn't have en ough time 😞

**DRAW YOUR DREAM BERT BOSTROM PARK**  
 What does your dream park look like? What activities would you like to do?

**Top 3 activities:**  
free pool crocks  
swing  
roller coaster

Hey parents!  
 Let us know what you would like to see in Bert Bostrom Park  
 Survey QR Code:

**Name:** Eleine  
**Age:** 9

**Date:** 3/10/26



*Dorlens*  
**DRAW YOUR DREAM BERT BOSTROM PARK**  
 What does your dream park look like? What activities would you like to do?

**Top 3 activities:**  
rock climbing  
jungle gym  
pool

Hey parents!  
 Let us know what you would like to see in Bert Bostrom Park  
 Survey QR Code:

**Name:** Dorlens  
**Age:** 9

**Date:** 26/3/20



**DRAW YOUR DREAM BERT BOSTROM PARK**  
 What does your dream park look like? What activities would you like to do?

**Top 3 activities:**  
trampolines  
swings  
slides

Hey parents!  
 Let us know what you would like to see in Bert Bostrom Park  
 Survey QR Code:

**Name:** Marcia Nel  
**Age:** 9

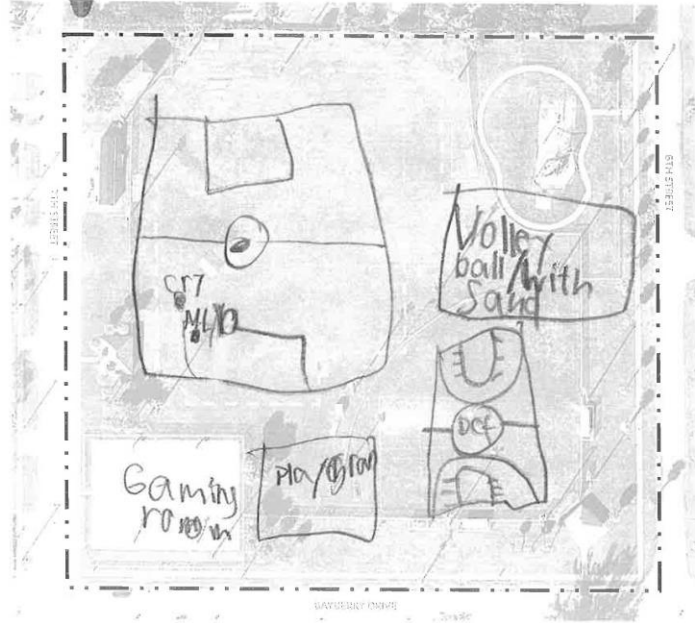
**Date:** 3/10/26





# DRAW YOUR DREAM BERT BOSTROM PARK

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



Top 3 activities:

- Basketball
- Soccer
- Gaming

Hey parents!  
Let us know what you would like to see in Bert Bostrom Park  
Survey QR Code:



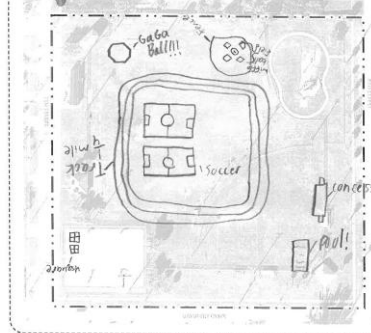
Name: Doffedon  
Age: 11 year old age

Date: 3/9/25



# DRAW YOUR DREAM BERT BOSTROM PARK

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



Top 3 activities:

- #1 Wreke ball field/kickball fields
- Pool!!! (please)
- GAGA BALL!!!!
- Concession stand

Hey parents!  
Let us know what you would like to see in Bert Bostrom Park  
Survey QR Code:



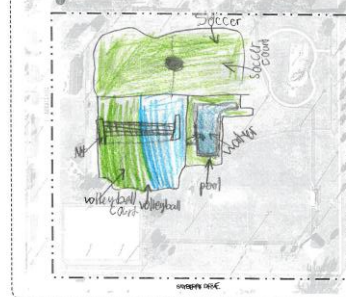
Name: Asher Hubner  
Age: 12

Date: 3/10/26



# DRAW YOUR DREAM BERT BOSTROM PARK

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



Top 3 activities:

- Soccer
- Gym
- pool

Hey parents!  
Let us know what you would like to see in Bert Bostrom Park  
Survey QR Code:



Name: Zunyy  
Age: 10

Date: 3/10/26



# Program Statement

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

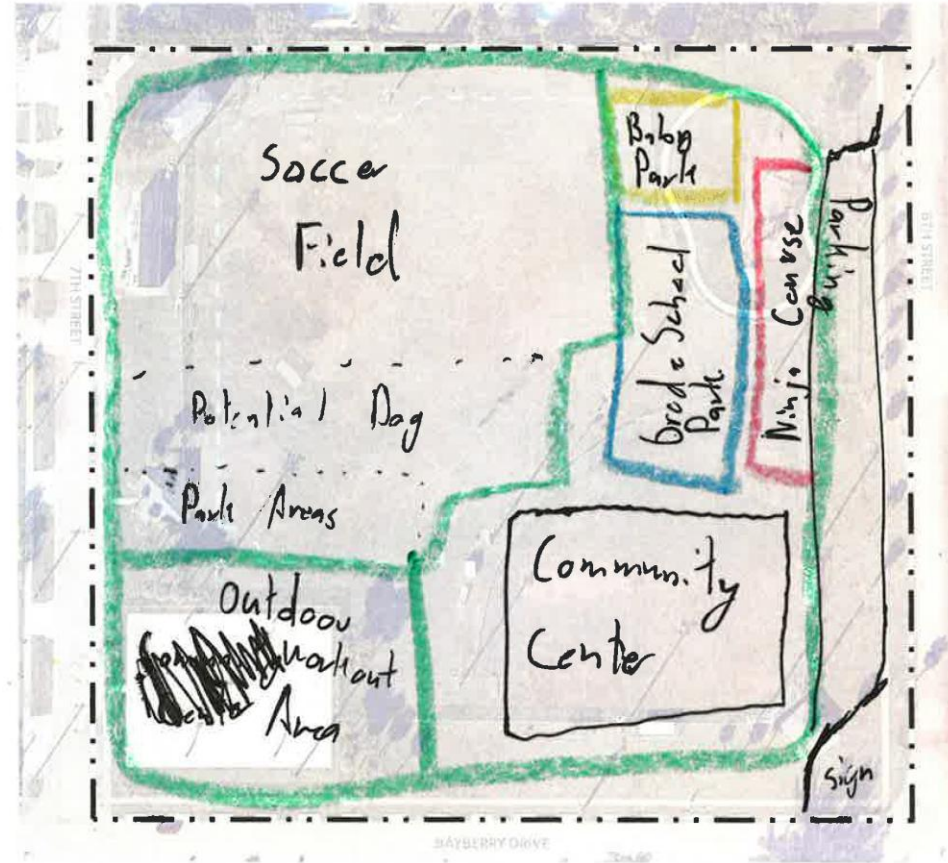


## DRAW YOUR DREAM PARK

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

Outdoor workout  
Area can include  
Basketball courts

- Concept is  
Building Blocks  
of life - Different  
Areas for all  
ages.



- Nature Trail
- Small Garden Boxes along path
- Ninja Course
- Pre-School Park
- Grade School Park

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

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

Age: \_\_\_\_\_

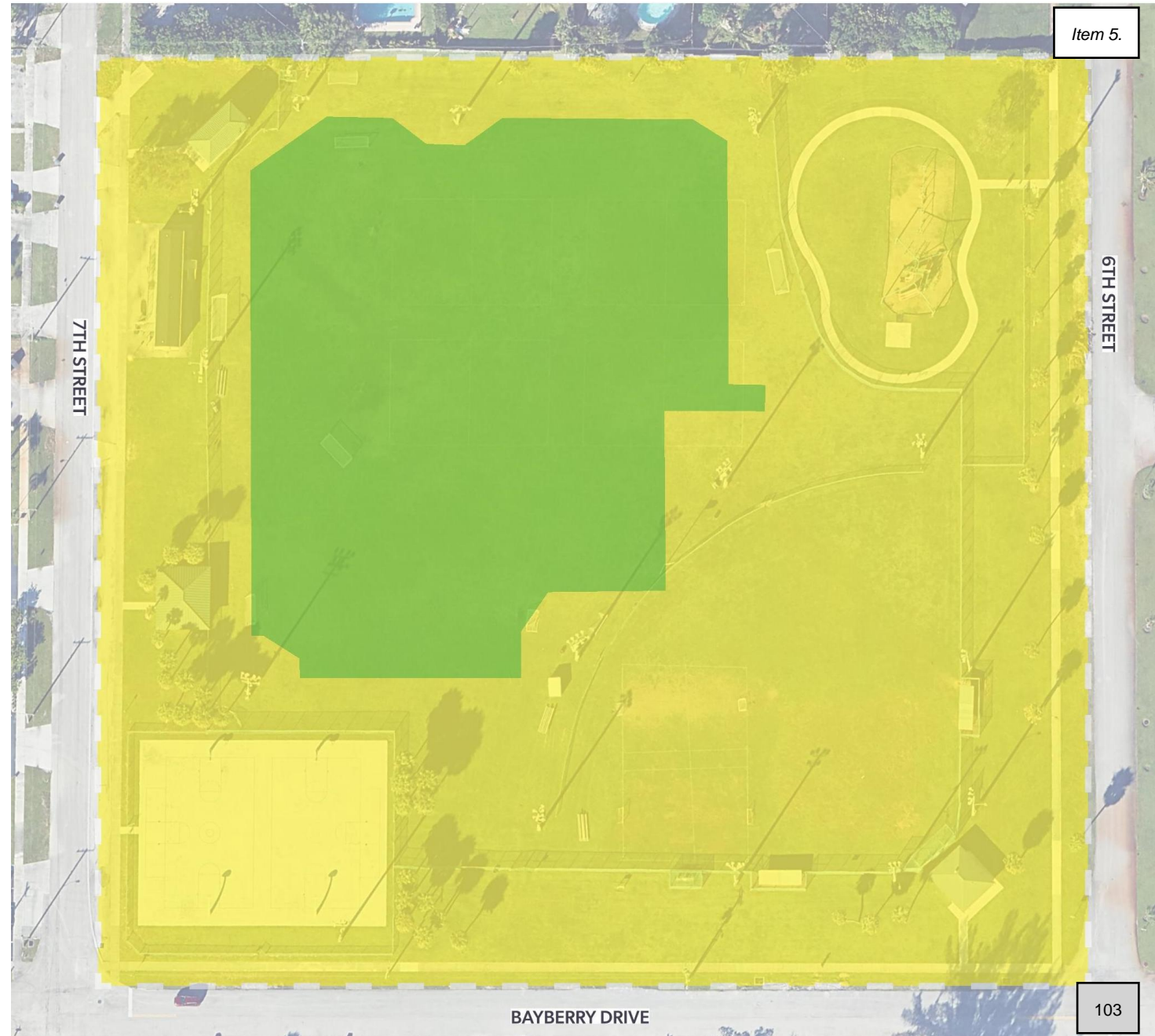
# Existing Conditions

# Underground Storage



# Underground Storage

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



# Ninja Course Examples

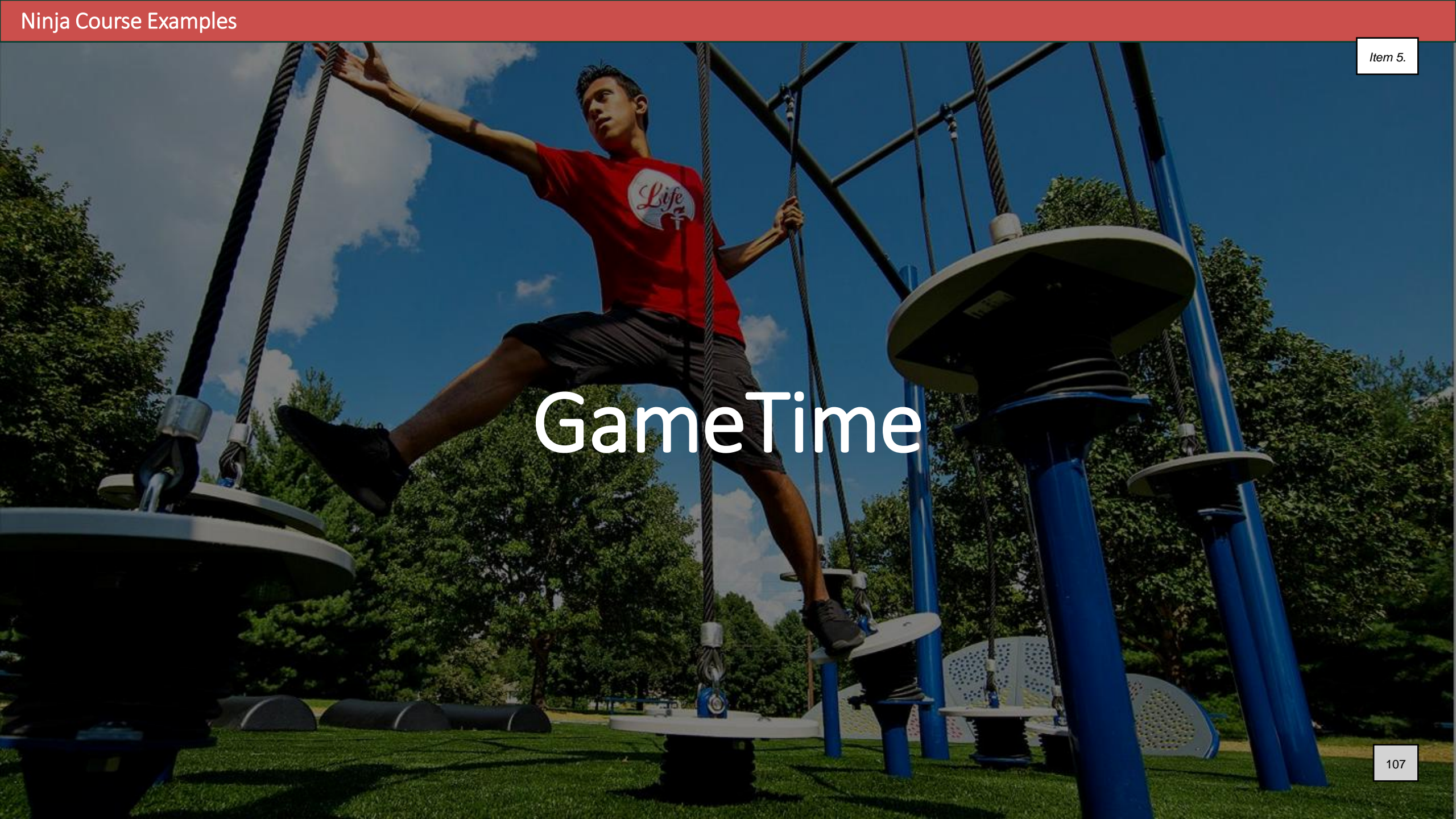
# Greenfields Outdoor Recreation



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



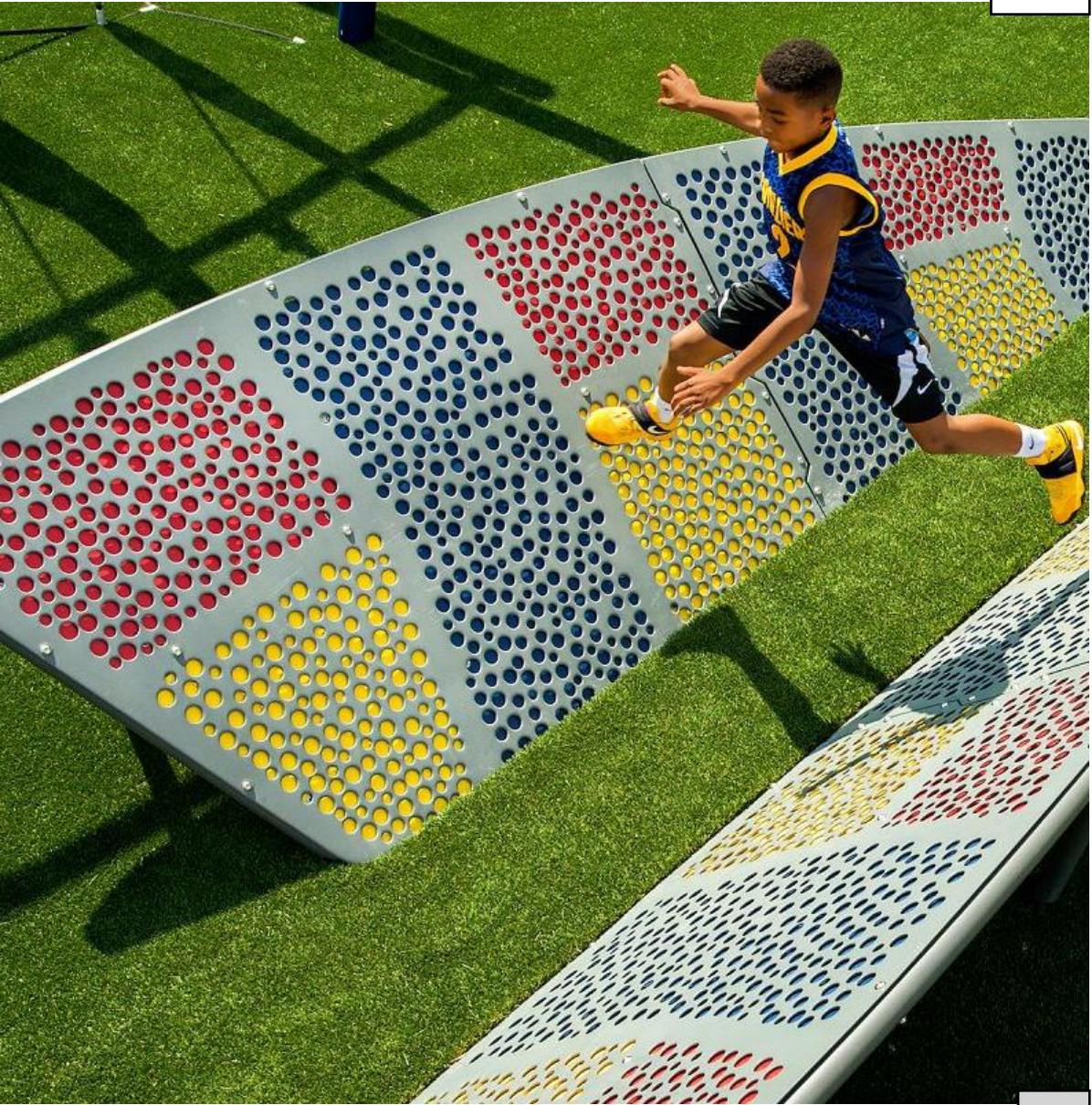
# GameTime





Item 5.



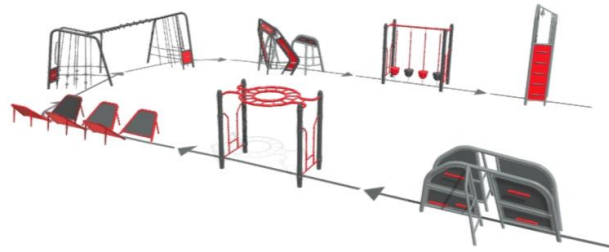


Item 5.

# Miracle Recreation



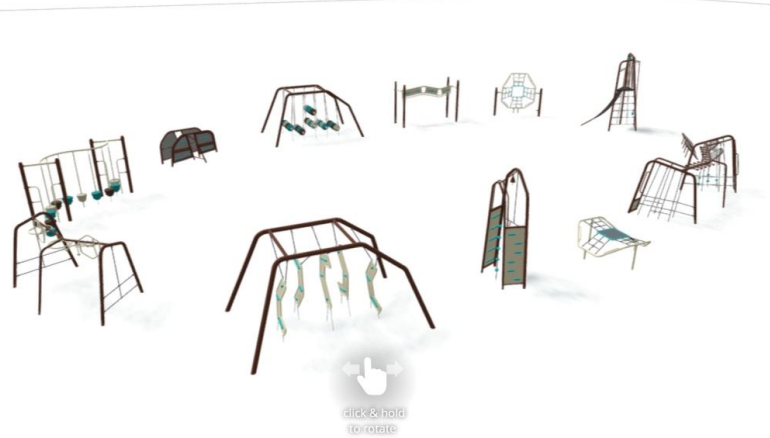
PRODUCT NUMBER	464-5002
AGES	5-12
CAPACITY	50-90
ELEVATED ACTIVITIES	0
GROUND ACTIVITIES	9
PROTECTIVE AREA	77' x 55' (23.5m x 16.8m)
WEIGHT	4,665 lb (2,116 kg)
MORE INFO	 



PRODUCT NUMBER	714-5686
AGES	5-12
CAPACITY	55-65
ELEVATED ACTIVITIES	0
GROUND ACTIVITIES	10
PROTECTIVE AREA	45' x 39' (13.7m x 11.9m)
WEIGHT	3,125 lb (1,417 kg)
MORE INFO	 



PRODUCT NUMBER	464-5009
AGES	5-12
CAPACITY	100-110
ELEVATED ACTIVITIES	0
GROUND ACTIVITIES	12
PROTECTIVE AREA	121' x 89' (36.9m x 26.8m)
WEIGHT	7,420 lb (3,365 kg)
MORE INFO	 



# Landscape Structures



Bayhead Action Park

REP SERVICES, INC.  
Experts at Play & Outdoor Spaces  
165 W. Jessup Avenue, Longwood, FL 32750

18738-1-1 2022 • 01.28.2022

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Item 5.



Bayhead Action Park

REP SERVICES, INC.  
Experts at Play & Outdoor Spaces  
165 W. Jessup Avenue, Longwood, FL 32750

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Largo



Bayhead Action Park

REP SERVICES, INC.  
Experts at Play & Outdoor Spaces  
165 W. Jessup Avenue, Longwood, FL 32750

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# Playgrounds



# Berliner Seilfabrik







Kompan



Item 5.

# Shade Options



Item 5.

# Walking Trails



# Dog Friendly Spaces





Item 5.



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# Master Plan

Item 5.



## LEGEND

- A** Multi-Use Sports Field
- B** Athletic Complex
- C** Basketball Courts (existing)
- D** Playground
- E** Play Mound
- F** Ninja Course
- G** Picnic Area
- H** Communal Lawn
- I** Existing Concessions/Restroom Building
- J** Existing Trailer
- K** Existing Pavilion
- L** Dog Friendly Walk
- M** Parking
- N** Park Monument Sign
- O** Shade Pavilion

# Master Plan

Item 5.



CYPRESS DRIVE

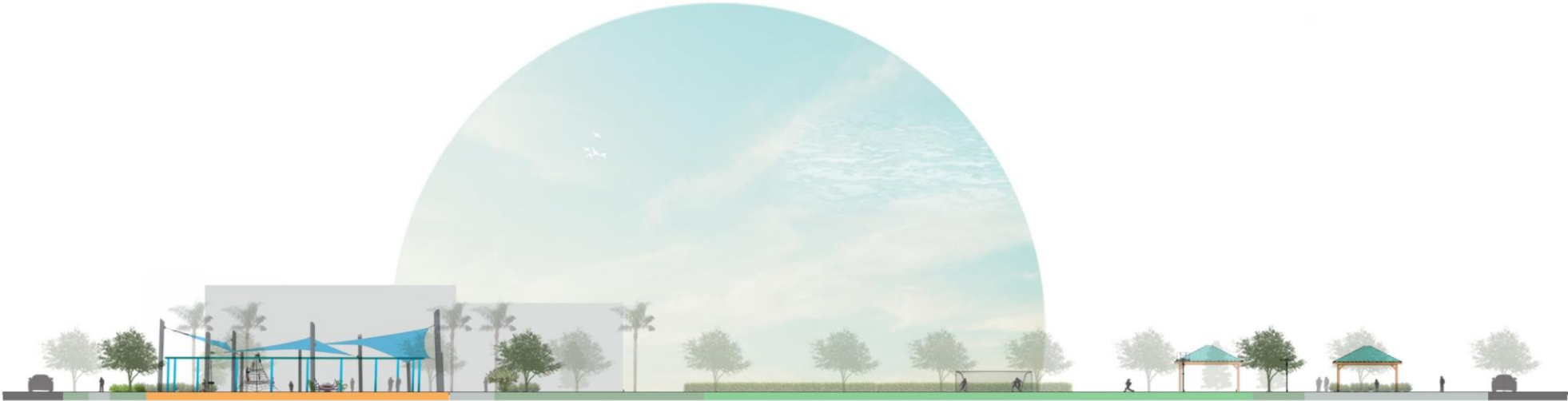
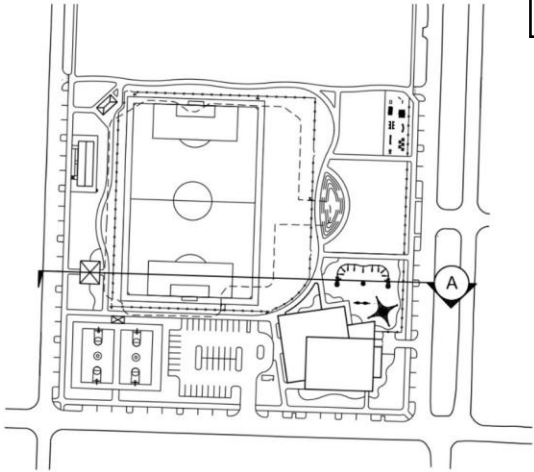
## LEGEND

- A** Multi-Use Sports Field
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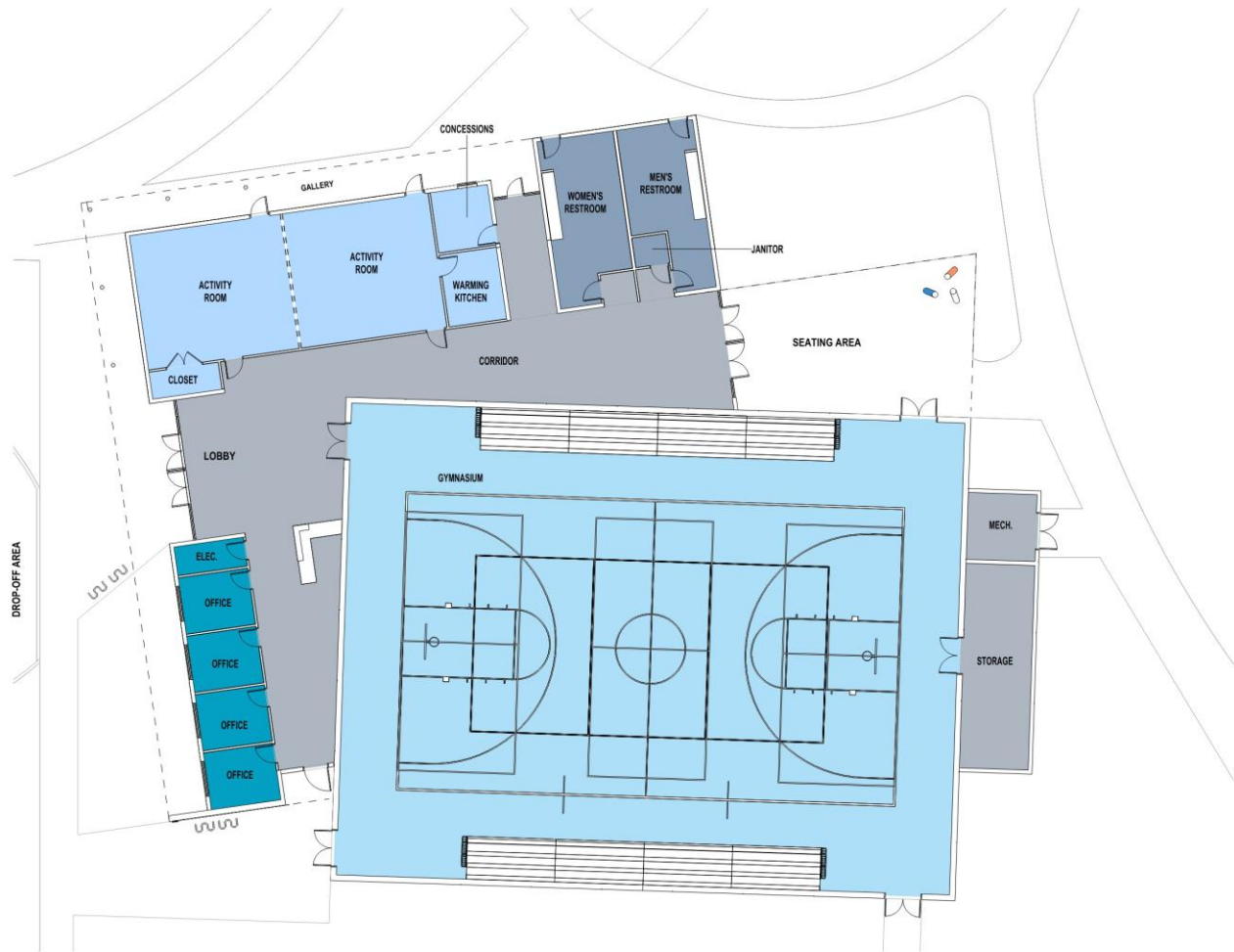
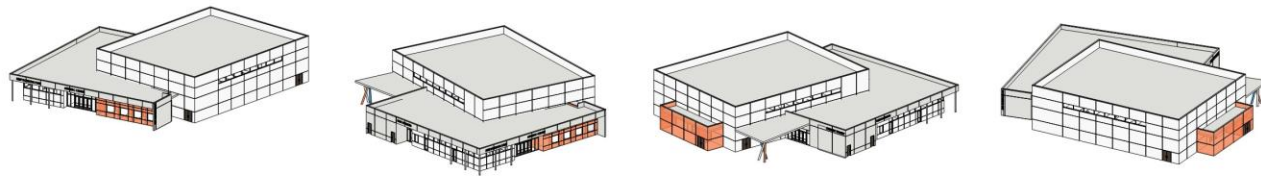


# Section

Item 5.



A SECTION  
Scale: 1"=20'-0"



1 PROPOSED BUILDING PLAN  
3/32" = 1'-0"

TOTAL BLDG FOOTPRINT = 14,744 SF



# Bert Bostrom Park

ESTIMATE OF PROBABLE CONSTRUCTION COST

Item 5.

## Rough Order of Magnitude Estimate

6/3/2026

### SUMMARY (BY COMPONENT)

<u>DIVISION / DESCRIPTION</u>	<u>AMOUNT</u>	<u>% OF TOTAL</u>
A MULTI-USE SPORTS FIELD (EXISTING)	59,190	0.53%
B ATHLETIC COMPLEX	7,213,487	64.61%
C BASKETBALL COURTS (EXISTING)	118,381	1.06%
D PLAYGROUND	1,040,455	9.32%
E PLAY MOUND	93,208	0.83%
F NINJA COURSE	376,757	3.37%
G PICNIC AREA	49,403	0.44%
H COMMUNAL LAWN	73,044	0.65%
I EXISTING CONCESSIONS / RESTROOM BUILDINGS	189,564	1.70%
J EXISTING TRAILER	Not in Scope	0.00%
K EXISTING PAVILLION	61,601	0.55%
L DOG FRIENDLY WALK	276,032	2.47%
M PARKING	810,366	7.26%
Y GENERAL SITE WORK & PARK IMPROVEMENTS	802,998	7.19%
<b>ESTIMATE TOTAL:</b>	<b>\$ 11,164,486</b>	



**Thank you**