



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: July 16, 2025

Originating Department: CRA

Agenda Title: Discussion (Continued) - Requested Sale of Lake Park CRA Property - 800 Park Avenue

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

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

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

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

Advertised:

Date: _____ **Newspaper:** _____

Attachments: _____

Please initial one:

_____ Yes I have notified everyone

AJ Not applicable in this case

Summary Explanation/Background:

On June 4, 2025, the CRA Board discussed the potential sale of the 800 Park Avenue building, with many of the questions related to the timing of a proposed property sale versus the purchase or lease of another location to serve as the CRA offices.

One Board member felt the building was significant for the town and didn't think it was an appropriate time to dispose and others had a desire to locate a building for purchase (preferably) prior to listing the property for disposal.

Board member Thomas was absent.

Board members agreed that the recreation department was better located within Kelsey Park, so they will begin working on the addition of a bathroom to the Pro Shop building. There will also be multiple opportunities for recreational activities within the park.

CRA Administrator mentioned that, if approved, any property leased or purchased by the CRA would be within CRA boundaries and that a purchase of property or entering into a lease would happen concurrently with negotiations for disposal of the 800 Park Avenue building. Below is a list of potential properties currently available within the CRA (as listed on LoopNet), which may or may not be an exhaustive list. Additional properties will be explored with a real estate professional.

FOR SALE:

1. 1001 W. Jasmine Dr. – Condo within Branet Square 1,100 SF - \$375,000
2. 359 10th Street: 6,600 SF: \$1,500,000 *future redevelopment site & CRA could lease out some office space. Appraised at \$1,250,000 in 2024

FOR LEASE:

1. 1249 10th St – Camila Square: 2,796 SF - \$25/SF = \$69,900 annually
2. 796 10th St – Liberty Square: 1,500SF - \$32/SF = \$48,000 annually
3. 1133 Old Dixie Hwy: 2,100 SF - \$17.14/SF = \$36,000 annually

As noted during the June 4, 2025 CRA Board Meeting, the CRA received an unsolicited proposal for the purchase of 800 Park Avenue on February 14, 2025. Subsequently, the CRA Board, sitting as the Town Commission directed staff to look into the logistics of considering a proposal to sell the 800 Park Avenue building, considering it currently houses several Town and CRA offices and activities. The following presentation will outline the current services and options for solutions should the property be sold. Should the CRA Board consider disposition of the property, a Notice to Dispose of property shall be published to allow for other potential proposals.

800 Park Avenue:

Purchased by the Town:	July 7, 2009 - \$293,000
Owner:	Lake Park CRA
Appraisals:	Appraisal 1 - \$575,000
	Appraisal 2 - \$600,000

Current Uses:

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

Constraints for current uses:

- No privacy for offices or conference space and limited office space
- Camp displaces CRA Staff for 8 weeks
- Additional CRA Staff will be hired with no current office location

- Limited camp and classes due to CRA offices and building limitations
- Not the highest and best use for Park Avenue and the current use does not align with the goals within the CRA Plan

With the current uses listed above, should the 800 Park Ave. building be sold, certain considerations and recommendations for solutions were explored:

1. Where would the offices relocate?
2. What happens to summer camp?
3. What building infrastructure would need to be relocated/removed?

1. Where would the offices relocate?

- a. **Recreation Supervisor:** The Recreation Supervisor can relocate to the Pro Shop located in Kelsey Park, which is currently used as a storage room for the soccer program but will be moved back to Bert Bostrom Park in August 2025.
 - i. **PROS:** Moving to the Pro Shop will help the Recreation Supervisor monitor the activities in the park, including the tennis and pickleball courts, indoor pavilion, playground, fitness trail, future splash pad, as well as the public restrooms. In addition, it would give the Recreation Supervisor the opportunity to implement the youth, adult and senior programs that we are currently unable to do because of the shared office with the CRA
 - ii. **CHALLENGES:** The disadvantage of moving to the Pro Shop is that it does not have a restroom. Currently, there is plumbing located near the ice machine that could be used to renovate the office and install an ADA compliant restroom. This could be useful for the Recreation Supervisor, election volunteers, recreation program instructors and summer camp.
 - iii. **COST:** ADA restroom \$6,000.00 - \$8,000.00.
- b. **CRA Staff:** CRA would need to purchase or lease space for future CRA offices. Office needs are approximately 1,000-1,500 SF with a restroom, meeting area and office space that can be divided.
 - i. **PROS:** Dedicated CRA office, not shared with Summer Camp and Recreation
 - ii. **CHALLENGES:** Locating an ideal space within the CRA
 - iii. **COST:** Lease Rates: \$20-30 per SF, Purchase: TBD
 - CRA will have revenues from the sale of 800 Park Avenue

2. What happens to Summer Camp?

- a. **Option 1: Host Summer Camp in the Indoor Pavilion in Kelsey Park**
 - i. **PROS:** Would allow Lake Park Summer Camp to continue as-is until a future Community Center is in place
 - ii. **CHALLENGES:** Limited to only 20 campers and could not use all of the games, activities and equipment that are currently in the Recreation Building. In order to

be eligible for the 2026 Palm Beach County Summer Scholarship Program, we would need to add a private restroom, install a temporary closure for the back patio and have everything in place by January 1, 2026. Currently, 65% of our campers are a part of the PBC Scholarship Program, which makes up 80% of our revenue from summer camp.

- b. **Option 2:** Use the budgeted summer camp funds to partner with Lake Park Elementary to host a regular summer camp at the school. Lake Park Elementary staff has notified the Special Events Department that they anticipate losing some of their funding for next year's summer camp. Partnering with the Town will allow the school to continue serving Lake Park residents.
- c. **Option 3:** Use the budgeted summer camp funds to host weekly sports camps (soccer, tennis, pickleball, basketball, etc.) in Bert Bostrom Park and Kelsey Park.
- d. **Option 4:** Use the budgeted summer camp funds to provide scholarships for Lake Park residents to attend other local camps.
 - i. **PROS** (Options 2-4): Allows Lake Park residents to have access to a local camp
 - ii. **CHALLENGES:** Eliminates eligibility for the Palm Beach County Summer Scholarship Program until a future Community Center is built or other location is located within the Town.

3. **What building infrastructure would need to be relocated/removed?**

Currently the 800 Park Avenue Building has Palm Beach County fiber optic for a Town connection running into the building. This fiber would need to be removed or capped off. The video surveillance equipment would need to also be relocated.

Although there are challenges to considering the disposal of 800 Park Avenue as listed above, there are some benefits to considering this as well, including activating a business along Park Avenue. Should the CRA Board decide to keep the 800 Park Avenue building for the time being staff would recommend changes to the current uses since the space in its current form and function is unsatisfactory.

Recommended Motion:

Discuss options for 800 Park Avenue and provide direction/recommendation to staff on how the Board would like to proceed.