



## Town of Lake Park Town Commission

### Agenda Request Form

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**Meeting Date:** June 4, 2025  
**Originating Department:** Community Redevelopment Agency (CRA)  
**Agenda Title:** Presentation – “Zero Empty Spaces” Program

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

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

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**Cost of Item:** \_\_\_\_\_ **Funding Source:** \_\_\_\_\_  
**Account Number:** \_\_\_\_\_ **Finance Signature:** \_\_\_\_\_

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

**Attachments:** Company Overview Deck  
\_\_\_\_\_

**Please initial one:**

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

#### **Summary Explanation/Background:**

As discussed, CRA staff wanted to bring to the attention of a new program that has expressed an interest in the Lake Park CRA and PADD area - Zero Empty Spaces is a Broward County based place maker with extensive CRE/Retail experience, working with downtowns, cities/CRA/BIDs and developers across the country to help address one of the biggest challenges in urban cores...how to keep spaces active and vibrant while awaiting long-term tenancy.

Over the past five (5) years, Zero Empty Spaces has assisted in activating 33 formerly vacant commercial spaces across four (4) states into temporary artist studios, supporting over 750 artists while helping property owners mitigate vacancy issues, drive foot traffic, and foster meaningful creative community engagement—all at no cost to landlords.

This program assumes all liability, covers/supports utilities and basic maintenance costs (including HVAC, etc.) and serves as a single point of contact and keeping otherwise idle spaces safe, active and visible in the market.

This model has proven successful and has helped boost leasing activity in long-vacant units, ground floor retail in new mixed-use developments and even office buildings.

The CRA Administrator has connected with this organization and introduced the team to key property owners along Park Avenue and 10<sup>th</sup> Street. The CRA is encouraging property owners to consider activating vacant spaces with this business model and could consider financial support if a relationship is secured.

<https://www.zeroemptyspaces.com/>

<https://nextcity.org/urbanist-news/using-vacant-commercial-spaces-as-affordable-artist-studios-is-a-win-win>

<https://www.loopnet.com/learn/this-company-fills-vacant-commercial-properties-with-local-artists-studios/1731062856/>

Mr. Evan Snow, Co-Founder of Zero Empty Spaces is planning to attend the CRA Board Meeting on June 4, 2025 and is expected to provide a brief presentation of their business model and how they may be able to assist our community in promoting our PADD area and CRA district.

**Recommended Motion:**

N/A