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LAKE PARK, FL  
OCEANA COFFEE HEADQUARTERS  
KISS KITCHENS  
FLORIDA CANNING

# ***ECONOMIC DEVELOPMENT PROFILE***

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# PROJECT HIGHLIGHTS

- Overview, What's happening at 1301 10th street?
- Local business expansion
- New business creation
- Economic growth :
  - Property value increase-site improvement
  - Positive impact to local tax base- Sales & Property
  - Jobs | Careers | Businesses scaled for long term
- Positive impact to the community of Lake Park





# ***1301 10TH STREET***

## **Our Philosophy**

Paving the way for future development here in Lake Park and setting new standards in design, as well as a community minded approach to development supporting local business and entrepreneurship.

### **Oceana Coffee**

Expanding their already successful Palm Beach County based business

### **KISS Kitchens**

Bringing the culinary arts to Lake Park in a big way!

### **Florida Canning**

A new symbiotic start up that will support other beverage manufacturers in the county as well as the businesses located on-site.



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# OCEANA COFFEE™

the way to good coffee

- 1301 10th street will become the new headquarters for Oceana Coffee
- Award winning, certified W/SBE in Palm Beach county.
- Increased production and scaling of existing business that has been in operation since 2009.

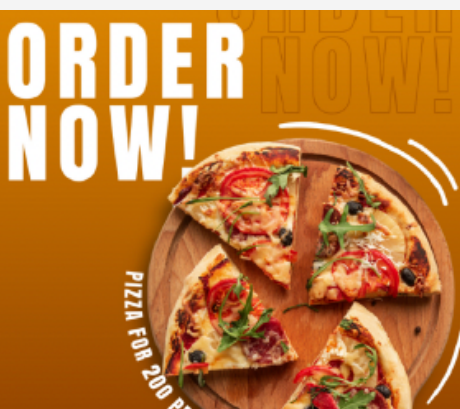




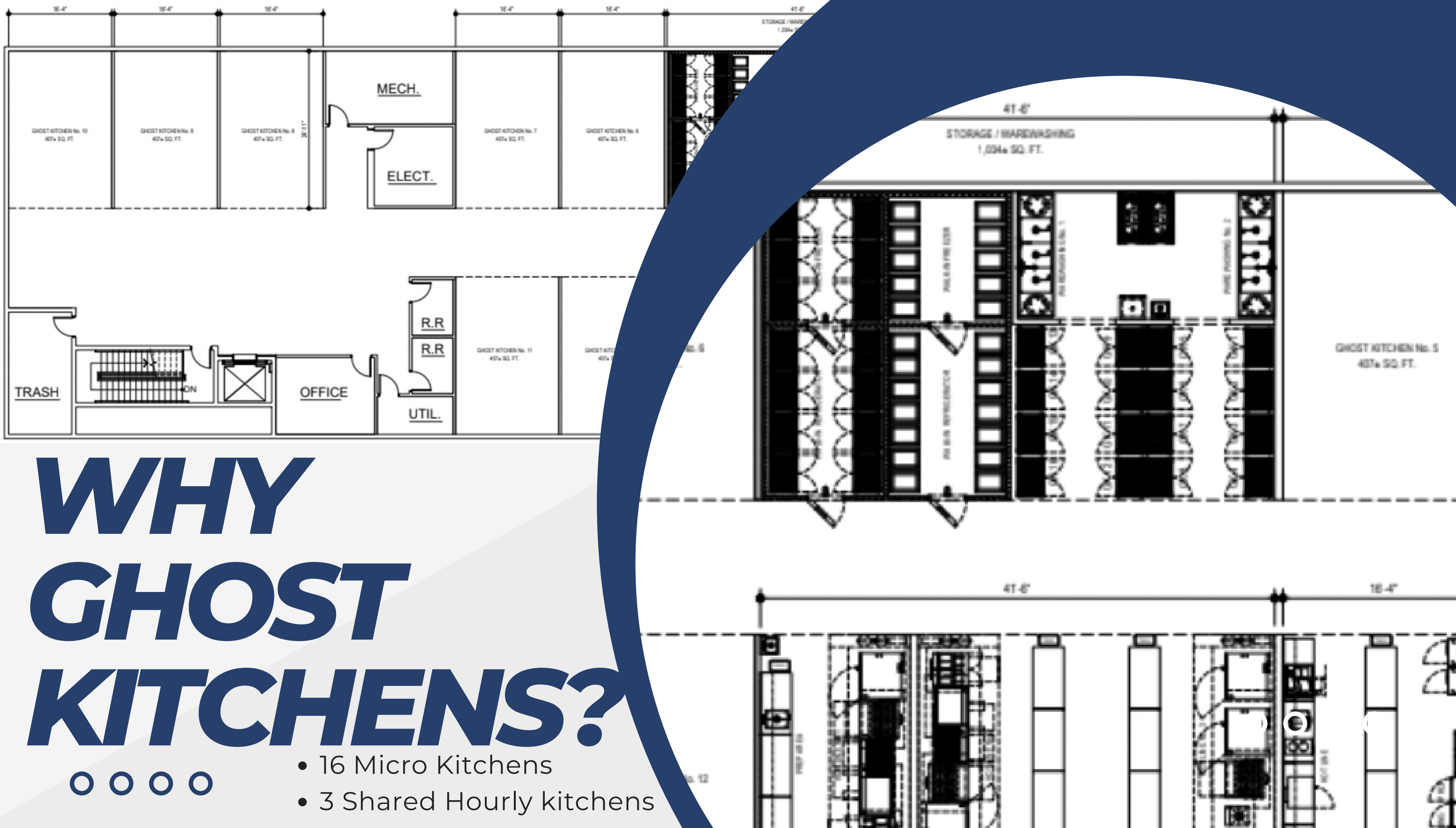


# KISS KITCHENS

- Commercial kitchens that offer the space for all types of food businesses to get started or SCALE their existing business.







# WHY GHOST KITCHENS?



- 16 Micro Kitchens
- 3 Shared Hourly kitchens





# ***FLORIDA CANNING***

- Canning solutions for :
- Locally made craft beer
- Locally made coffee beverages
- Wine
- Water
- A variety of other products!







**ALL OF THIS =  
ECONOMIC  
GROWTH**

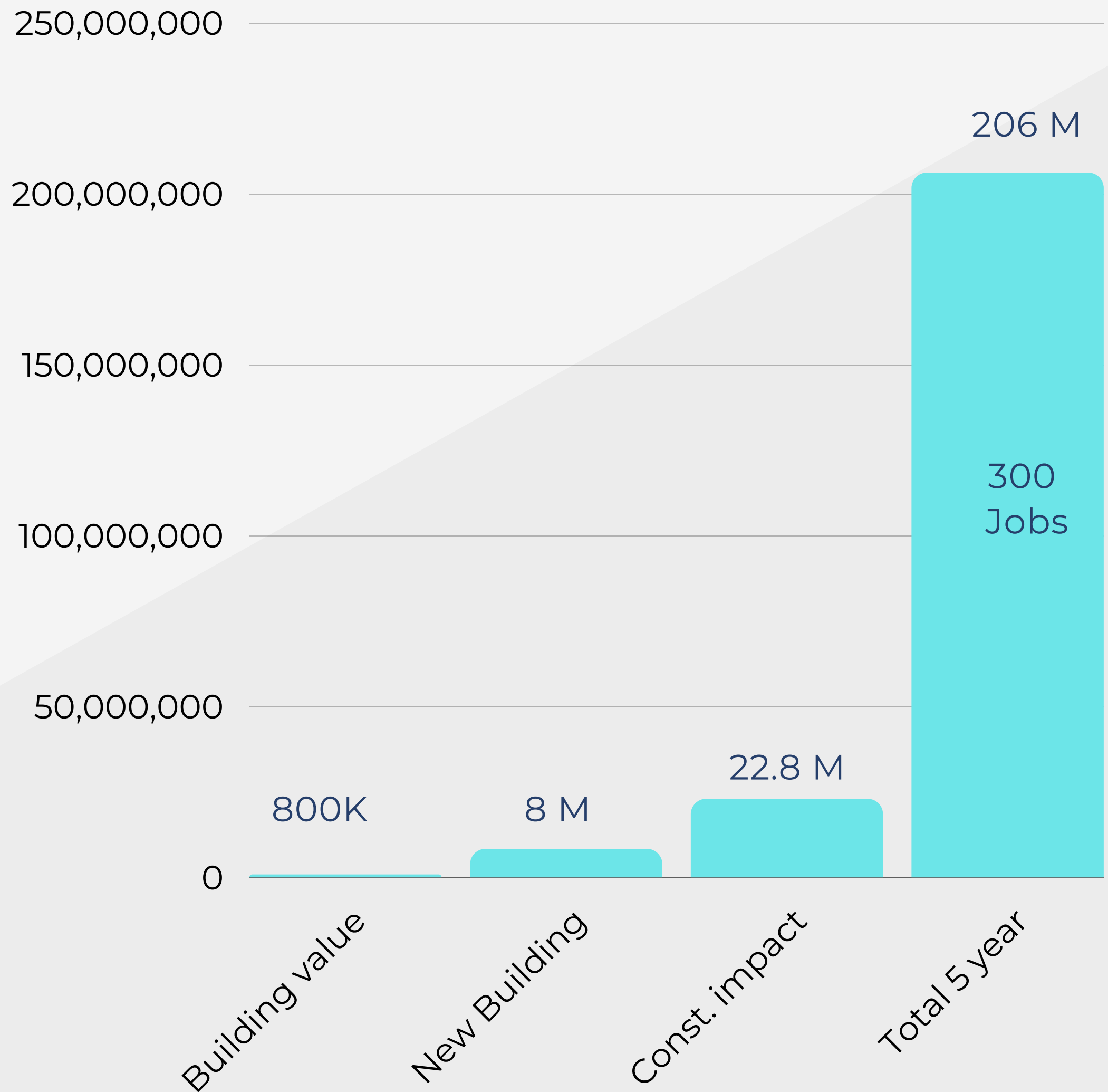






# 5 YEAR ECONOMIC IMPACT

The values are supplied by using REMI (Regional Economic Modeling, Inc.) REMI is an advanced model generator that simulates the effects of economic policy changes on the economy that is utilized by Palm Beach County. REMI uses state-specific and national data to deliver a nuanced *prediction* of the varied, branching, and sometimes unexpected effects of economic policies.





# 10 YEAR ECONOMIC IMPACT

The total economic impact over 10 years projects \$533 mil added to the local economy through jobs created and economic activity which will be centered around Lake Park.

600,000,000

533 M

400,000,000

345  
Jobs

200,000,000

0

Total 10 year





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# THE NUMBERS EXPLAINED...

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## ***REMI.COM***

- Palm Beach County has supplied the economic data information using software called REMI
- REMI uses state-specific and national data to deliver a nuanced prediction of the varied, branching, and sometimes unexpected effects of economic policies.





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# ***KEY FACTORS THAT SUPPORT THIS ECONOMIC GROWTH***

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# ***JOB CREATION***

## **FULL TIME JOB STABILITY**

- Local Jobs= Money paid locally, stays local and flows throughout the community.

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# **DID YOU KNOW?**

for every \$100 spent

in an independent local business...

**\$73** stays in the  
community

Compared to  
**\$43** for a national  
chain

**\$0** for online  
national chains



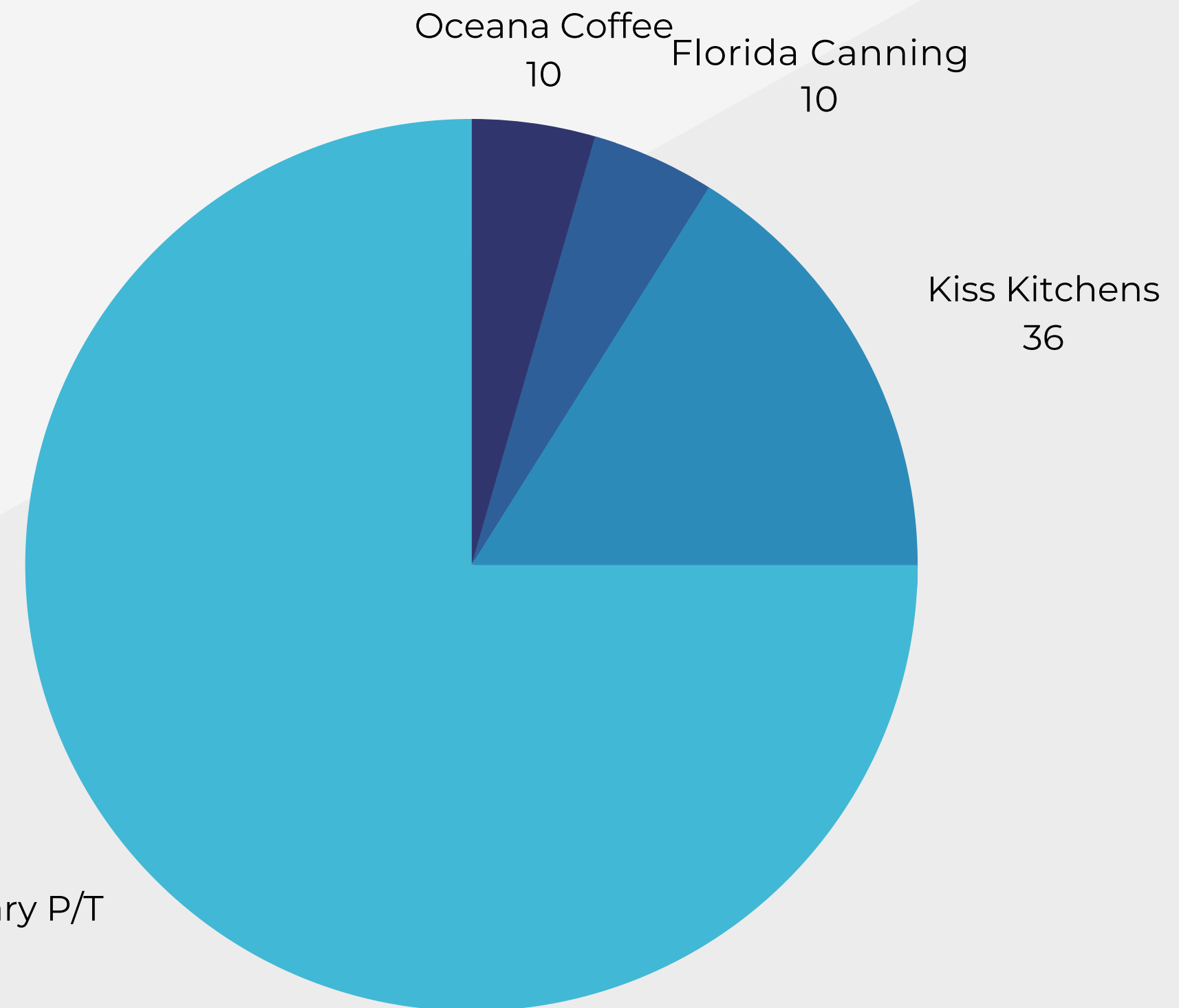


# ***JOB CREATION***

- Full time new employees as a result of this project
- In total more than 200 jobs over 5 years
- New small businesses will be created bringing growth and prosperity to our local economy.



Construction Temporary P/T  
168







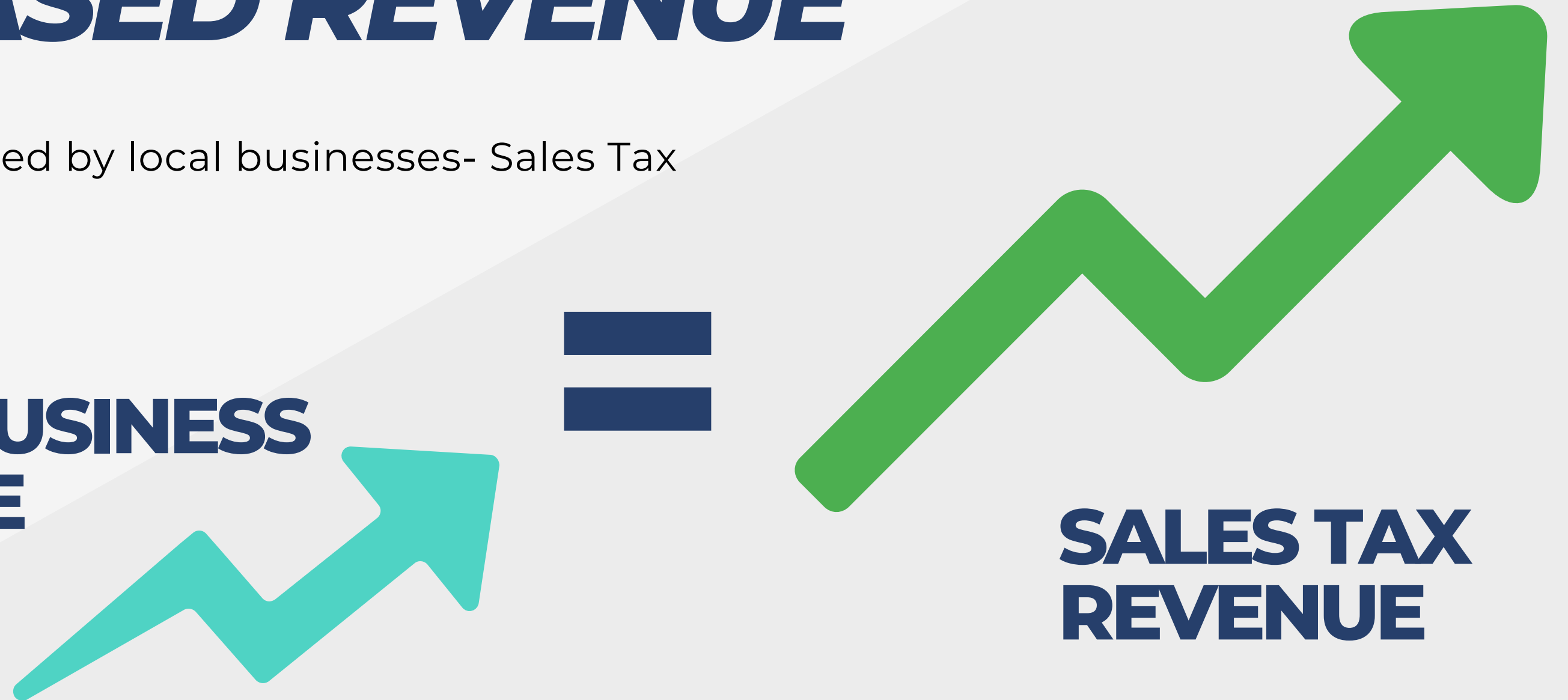
# ***INCREASED REVENUE***

- Revenue generated by local businesses- Sales Tax

**LOCAL BUSINESS  
REVENUE**



**SALES TAX  
REVENUE**





# ***PROPERTY VALUES***

- Site improvements at 1301 10th St.

**\$800K**



**\$8 MILLION**







# ***PROPERTY VALUE***

- Current building valued at approx \$765,000 by the Palm Beach County Property Appraiser.
- Appraised value of completed project is \$8Mil.
- Approx 2% of this property's estimated value will be added to the current tax base annually.
- As people continue to want to live, work, and play in Lake Park, the residential property market will flourish, additionally supporting the tax base in Lake Park.





# ***POSITIVE IMPACT TO COMMUNITY***

- Increased jobs in the community will presumably result in increased demand for residential property driving prices up.

**LOCAL  
POPULATION**

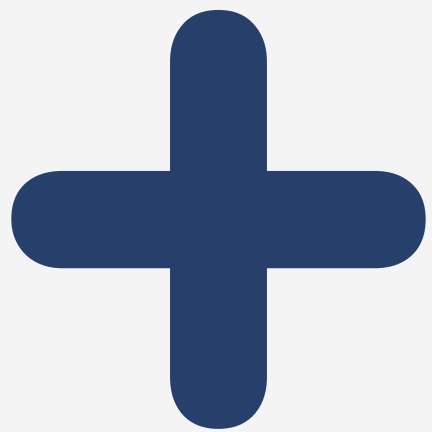


**DAILY VISITORS &  
NEW RESIDENTS**





# COMMUNITY PARTNERS



## **Palm Beach County**

Assistance with  
structuring project  
and providing HUD  
loan funds

## **Bank of Belle Glade**

Local to Palm Beach County  
since 1963, A local bank with  
local management and  
decision making.



## **SBA**

Florida First Capital  
Finance Corporation  
Providing SBA 504  
funds for the project

## **Town of Lake Park**

Grant and Vision  
from the Lake Park  
CRA

## **Morganti Construction**

Local, dedicated,  
professional, leader  
in the constuction  
industry



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# JOIN US TO LIVE, WORK, & PLAY IN LAKE PARK

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1301 10th Street, Lake Park



561.339.2913

*We look forward to continuing the vision of the Lake Park CRA and facilitating bringing the culinary arts to your thriving performing arts district!*

