Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: 11/18/2026

Originating Department: Community Redevelopment Agency

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

Agenda Category: New Business

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

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

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

Advertised:

Date: _____ **Newspaper:** _____

Attachments: RFP, Proposals, and Presentation

Please initial one:

x Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

On July 24, 2026, the Lake Park Community Redevelopment Agency (CRA) issued a Notice of Disposition and Request for Proposals (RFP No. 124-2026) for the potential 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 community-serving businesses.

Following the closing of the RFP on September 9, 2026, the CRA received four (4) proposals, for the purchase and redevelopment of the property. Each proposer presented a distinct redevelopment concept

intended to support economic activity and contribute to the continued revitalization of Downtown Lake Park, including:

- **Destinee 1 Stop LLC:** Proposed purchase price of $350,000 for the relocation and expansion of an existing Lake Park business offering financial, real estate, and other professional services. The proposal includes interior modernization, exterior improvements, and signage enhancements, with an estimated total project investment of $_____.

- **First Patient Care Clinic:** Proposed purchase price of $550,000 for the establishment of a healthcare facility offering medical, dental, vision, pharmacy, and related services. The proposal includes interior renovations, accessibility improvements, exterior enhancements, and building system upgrades, with an estimated total project investment of approximately $779,000.

- **Izzy's Gourmet Market:** Proposed purchase price of $600,000 for the development of a specialty gourmet market featuring a bakery, deli, florist, prepared foods, and opportunities for community-oriented activities. The proposal includes building renovations, commercial kitchen improvements, landscaping, and exterior enhancements, with an estimated total project investment of $1 million.

- **Piper Gonzalez Designs, LLC:** Proposed purchase price of $800,000 for the establishment of an owner-operated interior design studio and creative workspace. The proposal includes substantial interior and exterior renovations, façade enhancements, landscaping, and other property improvements, with an estimated total project investment of approximately $1.085 million.

Note: The previous proposer along with the other businesses that expressed an interest in this property following the initial review of the proposal that was received and considered by the CRA Board were notified on multiple occasions that they would be required to re-submit and/or provide a formal submittal within the timeframe advertised to be considered within the current solicitation. At the time of the competitive solicitation closing, the CRA did not receive a proposal from any of the entities that previously expressed an interest in purchasing this property.

On September 24, 2026, an Evaluation Committee, which included _____, convened to review and score the proposals based on the criteria established within the RFP, including consistency with CRA redevelopment objectives, financial capacity and purchase price, overall redevelopment concept and vision and developer qualifications and experience.

The three (3) highest-ranked proposals were submitted by Piper Gonzalez Designs, LLC, Izzy's Gourmet Market, and First Patient Care Clinic. These proposals are being presented to the CRA Board for consideration and discussion.

The proposed redevelopment concepts offer varying opportunities for private investment, commercial activity, property improvements, and community benefits. Any potential sale and redevelopment of the property would be subject to CRA Board approval, applicable requirements, and the negotiation and execution of appropriate agreements.

To protect the CRA's long-term interests in ensuring continued redevelopment within the Downtown district, staff recommends that the Board require that the purchaser provide the CRA and/or the Town with the right of first refusal on any future sale or transfer of this property for an indefinite period as well as performance milestones related to meeting proposed redevelopment activities within the purchase and

sale agreement and redevelopment agreement.

If the CRA Board provides direction to proceed with the proposed sale of the property, it is requested that the Town Commission require the buyer to meet the following:

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

If a property sale proposal is approved, the CRA Administrator, the Community Development Director, the Public Works Director, the Town Attorney and other related staff will work with the selected proposer to establish an agreement, which is expected to include development milestones and performance requirements, that will be brought back to the CRA Board for final approval at a later date.

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

Recommended Motion:

The Lake Park CRA Board is requested to consider, discuss and provide input/direction regarding the proposed sale of the CRA's property, located at 800 Park Avenue.