Town of Lake Park Town Commission

Agenda Request Form

Meeting Date:	November 18, 2026
Originating Department:	Community Redevelopment Agency
Agenda Title:	Resolution 117-11-26 – Façade and Exterior Improvement Grant Agreement – Mr. Carlos Montechiari – Crown Enterprises, LLC – 1454 & 1456 10th Street – Up to $48,198.70 [CRA Contribution (Grant Award) - $48,198.70 & Crown Enterprises Contribution - $40,334.05]
Agenda Category:	New Business
Approved by Town Manager:	_____ **Date:** _____

Cost of Item:	$48,198.70	**Funding Source:**	Grants and Incentives
Account Number:	110-552-520-82118	**Finance Signature:**	Barbara A. Gould
Advertised:			
Date:	_____	**Newspaper:**	_____

Attachments: Resolution, Grant Agreement, Restrictive Covenant, Mortgage and Security Agreement, Promissory Note and Unconditional Guaranty

Please initial one:

_____ Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

Mr. Carlos Montechiari, on behalf of Crown Enterprises LLC and property owner of 1454 & 1456 10th Street, has requested that the CRA Board consider a Façade and Exterior Improvement Grant award in the amount of up to $48,198.70 [CRA Contribution (Grant Award) - $48,198.70 & Crown Enterprises Contribution - $40,334.05].

Note: The Façade and Exterior Improvement Grant, provides that the CRA will provide a grant for 80% of a project cost up to a maximum grant of $50,000 (per property) for projects located with the CRA.

The properties at 1454 and 1456 10th Street are adjacent commercial properties located within the Lake Park CRA that includes two (2) existing buildings – Building #1 – 5,315 sq. ft. and Building #2 – 1,300 sq. ft.. The proposed redevelopment of these properties is zoned for the business district. The property owner is proposing significant exterior improvements to modernize the appearance of the buildings, improve their functionality and enhance the overall appearance of the property.

As a result, CRA and Town staff have reviewed the proposed improvements and determined that the project is eligible for consideration under the Lake Park CRA's Façade and Exterior Improvement Grant Program. Proposed major elements are expected to include:

1. Complete exterior façade preparation and repairs at both properties.
2. Replace existing windows and exterior doors.
3. Replace storefront windows and exterior doors as proposed.
4. Repaint the exterior of both buildings.
5. Complete roofline and stucco repairs included in the submitted contractor scope.

The estimated total cost of the proposed property improvements identified is approximately $88,532.75 or more, and the applicant is requesting a CRA Façade and Exterior Improvement Grant in the amount of $48,198.70 to assist with the project costs for the two (2) properties. The remaining costs will be funded by the property owner.

CRA Contribution (Grant Award):	$ 48,198.70
Property Owner Contribution:	$ 40,334.05
Estimated Exterior Project Cost:	$ 88,532.75

Note: While the proposed improvements have been reviewed for grant eligibility, formal review for compliance with applicable Town Codes, the Florida Building Code and any other required regulations will be conducted as part of the permit application and review process, as applicable.

If approved, the property owner intends to begin improvements in November and the project is expected be completed within six months.

The proposed Grant Agreement was prepared by the Community Redevelopment Administrator and reviewed by the property owner, Mr. Carlos Montechiari, the Community Development Director, the Finance Director and the Town Attorney.

Recommended Motion:

I move to approve Resolution 117-11-26 and authorize a Façade and Exterior Improvement Grant Agreement with Crown Enterprises LLC for improvements to 1454 & 1456 10th Street, in an amount up to $48,198.70 [CRA Contribution (Grant Award) - $48,198.70 & Crown Enterprises Contribution - $40,334.05]; and authorize the CRA Chair to execute the proposed Grant Award Agreement.