Exhibit A

THE CULINARY CROSSROADS

AT LAKE PARK

An investment in Lake Park. A launchpad for entrepreneurs.

1301 10TH STREET • NOVEMBER 2026

THE TRANSFORMATION

From vacant property to an economic engine



$11.2M

Approximate public-private project investment

$1M

CRA support

19,000 SF

Redevelopment project

THE DESTINATION

Three businesses. One connected ecosystem.

01

OCEANA COFFEE

OCEANA COFFEE
the way to good coffee

Roasting headquarters, café, wholesale and regional distribution

02

FLORIDA CANNING

FLORIDA CANNING COMPANY

Beverage formulation, production and private-label packaging

03

CULINARY STUDIO

culinary STUDIO
a kitchen collective club

Shared commercial kitchens, food business incubation and events

HEADQUARTERS AND MARKET REACH

Oceana Coffee: growing from Lake Park



NEW DISTRIBUTION

Partnerships with Plum Market in South Florida and renovated airport retail locations

PRODUCT INNOVATION

Two ready-to-drink canned cold brew varieties manufactured onsite by Florida Canning Company

REGIONAL REACH

Coffee roasted and produced in Lake Park reaches customers beyond the town

BEVERAGE MANUFACTURING

Made in Lake Park. Shared across Florida.



EMERGING BRANDS

Formulated beverages for startups and growing brands

LOCAL HOSPITALITY

Custom canned water for hotels, restaurants and venues

DESTINATION MARKETING

Branded canned water for Discover and the Cultural Council

SHARED KITCHENS AND BUSINESS INCUBATION

A home for food entrepreneurs

~30

BUSINESSES

now calling Culinary Studio and Lake Park home



From small bakeries to catering companies and food-product manufacturers

COMMUNITY ENGAGEMENT

A place to learn, gather and belong



THURSDAY NIGHT

Hands-on cooking classes

Guests cook, learn plating techniques, and gather to enjoy the meal they created together.

SIGNATURE COMMUNITY EVENT

Culinary Clash: competition with a purpose



Each chef is paired with a local charitable cause.

9
COMPETING CHEFS

$3,000
WINNING CHEF PRIZE

$1,000
CIDC SMALL-BUSINESS GRANT

CHARITABLE IMPACT

More than $15,600 raised across two seasons

2025

~$6,600

ROBERT IRVINE FOUNDATION

2026

>$9,000

QUANTUM HOUSE

The winning chef’s charity receives the event’s charity purse—turning great food into community support.

WHY THIS MATTERS TO LAKE PARK

The return goes beyond bricks and mortar

BUSINESS ATTRACTION

An address for ~30 culinary businesses

ECONOMIC ACTIVITY

Production, hospitality, distribution and events

JOB OPPORTUNITY

Jobs across the site and resident businesses

COMMUNITY VALUE

Classes, charitable fundraising and visibility for Lake Park

THE CULINARY CROSSROADS

AT LAKE PARK

A PROJECT BUILT THROUGH PARTNERSHIP.

Continuing to create opportunity for Lake Park entrepreneurs, workers, visitors and nonprofits.

THANK YOU, LAKE PARK CRA