



CRA EXECUTIVE DIRECTOR COMMENTS

COMMUNITY REDEVELOPMENT AGENCY MEETING Wednesday, December 6, 2023

COMMUNITY REDEVELOPMENT

- **Oceana Coffee at 1301 10th Street** is moving forward with their construction. They have met the provisions of the grant agreement so far in that they demolished the building on or before August 15, 2023 and they received their permit for site work and vertical construction on or before September 15, 2023. Their 2nd disbursement of \$200,000 is scheduled to be released this Friday, December 8. They are also coordinating an 'official' groundbreaking ceremony on January 19. Staff is working with them on the details and more information is forthcoming. Of course, the CRA Board will be invited.
- **Two CRA expansion areas** were previously presented to the CRA Board and approved by the Board and transmitted to the County. A meeting with the County is scheduled for January 2024 to discuss the Finding of Necessity at a staff level. We are hopeful it will then move forward to their Board of Commissioners sometime thereafter. The CRA Executive Director will update the CRA Board following the County meeting as needed.
- **754 Park Avenue:** Staff met with the owner, his team and his contractor again on November 28. At this meeting, we reviewed their permit resubmittal requirements (for the exterior redevelopment of the property) again and they guaranteed the Town would receive a complete permit submittal by the end of last week (maybe this week). While it has yet to be received, Code Compliance does have a pending case for the permits and the property owner will be subject to a timeline them to have a permit in hand by early February so that construction can continue in February 2024. The owner acknowledged this timeline and confirmed resuming construction in February is feasible. We have confirmed with the property owner that the property is not currently for sale.
- Staff has been in discussions with the **Kelsey Market owners on Park Avenue**. Staff met with them to discuss some code violations and encourage them to revitalize their property and possibly work with the neighboring owner as well. The owner is open to the idea and is currently working with an architect and engineer to develop plans and a cost estimate. A CRA grant may be requested, but more information is forthcoming.
- **801 Park Avenue (One Park Place):** Staff has meet with the owner several times. The owner is working with a consultant on developing plans for the redevelopment of the alleyway directly behind their property to accommodate

additional parking. Once the plans are ready, along with construction costs, discussions on a CRA partnership for a possibly cost sharing will be coordinated. A dessert and coffee shop tenant (cheesecakes and more) is in negotiations with the owner on their two easternmost ground floor units. The tenant (Wow Concoctions) is a mother-daughter run business and the business owners live in Town and have been in business for several years (their previous location was in Jupiter). Staff is working with them on coordinating build out, grease trap requirements, and so on. Hopefully they will be able to open in early to mid-2024.

- **10th Street corridor (south of Park Avenue):** Staff is in continued discussions with several property owners along 10th, south of Evergreen Drive. A vision plan that includes an extension of the downtown into this area is being discussions, so as to promote redevelopment in this area as well, promote streetscape improvements, and promote a refreshed entryway coming from Silver Beach Road, with a blend of active uses, residential and open spaces. More info is forthcoming. A follow-up (internal) meeting with stakeholders is scheduled for next week.

HUMAN RESOURCES

Job Opening:

The following job opening is being advertised for the Community Redevelopment Agency:

- Community Redevelopment Administrator – Salary rate \$90,000.00 per year. This position is open until filled.

To view the complete job posting for the above position or to download an employment application, please visit the Town's official website at www.lakeparkflorida.gov . For additional information please contact the Town's Human Resources Department at 561-881-3300 and choose Option 8.