

Exhibit C

**Public Comment Amy Angelo, Oceana Coffee,
Commercial business located within the CRA district,
property owner at 1301 10th st. Lake Park Fl.**

Good evening Mayor and Commissioners.
Thank you for the opportunity to speak.

My name is **Amy Angelo**. I am the **co-founder of Oceana Coffee, Culinary Studio, and Florida Canning**, all headquartered here in **Lake Park**.

I'm here tonight in support of the **proposed residential project at the corner of 10th Street and Park Avenue**, which is located **within the CRA**.

For anyone unfamiliar with the term, **CRA stands for Community Redevelopment Area**. The fact that Lake Park has a CRA is **evidence that it needs one** — a formal recognition that this area has experienced economic distress and requires intentional reinvestment. This project aligns directly with that purpose.

Residential development is one of the most effective tools for revitalization. New residents create daily economic activity, support local businesses, and help activate our streets. Without additional housing in the CRA, reinvestment slows and small businesses struggle to grow.

Residential projects also strengthen the town financially by expanding the tax base and generating revenue for infrastructure and public safety **without increasing the tax burden on existing residents**.

I also want to acknowledge the strong work the Lake Park CRA has already done. The redevelopment of **1301 10th Street, home to Oceana Coffee**, received **state-level recognition**, demonstrating what is possible when Lake Park supports thoughtful redevelopment. But there are no awards for staying the same — continued success requires continued investment.

As these residential projects are evaluated, I respectfully suggest that an **economic impact study be included alongside the other data already being analyzed**, such as traffic, parking, and infrastructure. Understanding the economic return to the CRA, the town, and the business community provides a more complete picture for decision-making.

Park Avenue is the spine of the CRA. Residential development at this location supports existing businesses and reinforces the public investments being discussed for this corridor. Roads, zoning, and redevelopment must work together.

I respectfully ask the Commission to exercise the leadership you were elected to provide. Redevelopment decisions are about more than a single project. They benefit more than just the

town itself — they impact **thousands of residents, workers, and business owners** and have a lasting, positive effect on our local economy. While not every decision will satisfy everyone, focusing on the long-term health and vitality of the entire community is essential.

Lake Park is a town, not a private enclave. If we want the CRA and our business community to thrive, we must be willing to support responsible residential development like the project before you tonight.

Thank you for your time and your service to Lake Park.