



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: March 25, 2026

Originating Department: CRA
Resolution 27-03-26 Façade and Exterior Improvement Grant Agreement

Agenda Title: – Mr. Oscar Caballero – Equinox Realty, Inc. - Camilia Square, LLC –
1249 10th Street – in an amount not to exceed \$100,000

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

Agenda Category (i.e., Consent, New Business, etc.):

Cost of Item: \$100,000 **Funding Source:** Grants and Incentives
110-552-520-

Account Number: 82118 **Finance Signature:** Barbara A. Gould

Advertised: _____

Date: _____ **Newspaper:** _____

Attachments: _____

Please initial one:

_____ Yes I have notified everyone

AJ Not applicable in this case

Summary Explanation/Background:

Mr. Oscar Caballero with Equinox Realty, Inc., property owner for Camilia Square, LLC, located at 1249 10th Street, has requested the CRA Board to consider a Façade and Exterior Improvement Grant award in the amount of \$93,886.97 (CRA Contribution- \$93,886.97_ Camilia Square Contribution - \$23,471.74_).

Camilia Square is a commercial property located within the Lake Park CRA and includes a retail and office strip center adjacent to the newly opened Culinary Crossroads property and the property owner wishes to upgrade the look and functionality of the plaza to attract a higher quality of tenant.

As a result, the CRA Administrator and Community Development Director have been working with ownership over the last year to refine the plans to improve the property. Proposed major elements of improvement project would include:

1. Remove dumpster from current location, which is directly in the line of site for customers, to the North side of the building with the correct enclosures. The new location has been reviewed and approved by Public Works
2. Install a paver brick plaza and green space in the center of the plaza as a new focal point and provide seating area for customers. This area will include a new retaining wall to hide the alleyway from view that will contain a mural and water feature
3. Remove dated materials on building façade and re-stucco and paint building
4. Install new signage for businesses that is consistent and clean
5. Add lighted monument sign at the front of the property
6. Provide additional lighting within the front landscaping

While Community Development has participated in a few design discussions (as has Public Works for sanitation requirements), a formal review of code compliance (Town Code, Florida Building Code and PBC Fire Prevention Code) has not been conducted and this will be required as part of the permit submittal and review process. The estimated total cost of the proposed property improvements is approximately \$120,000. However, due to the size of the plaza and the property, the applicant is requesting that the CRA Board consider a \$100,000 Façade and Exterior Improvement Grant from the CRA. The Façade and Exterior Grant Program allows a CRA contribution of 80% of the total cost of the project. Thus, the total Grant Award would be for 80% of the project costs or a maximum of \$100,000:

CRA Contribution (80%):	\$96,887
Property Owner Contribution (20%):	\$23,472

The proposed Grant Agreement was prepared by the CRA Administrator and reviewed by the property owner, Mr. Oscar Caballero with Equinox Realty, Inc., the Finance Director and the Town Attorney.

Recommended Motion:

I move to approve Resolution 27-03-26 and authorize a Façade and Exterior Improvement Grant Agreement to Mr. Oscar Caballero with Equinox Realty, Inc. for improvements to Camilia Square, LLC, located at 1249 10th Street, in an amount not to exceed 80% of qualified project cost or a maximum of \$100,000; and authorize the CRA Chair to execute the proposed Grant Agreement.