



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: June 17, 2026

Originating Department: CRA

Agenda Title: Resolution 48-06-26 - License Agreement - 801 Park Avenue (Town Green Property)

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

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

Cost of Item: \$0.00 **Funding Source:** 110-152-520-34000

Account Number: _____ **Finance Signature:** _____

Advertised:

Date: _____ **Newspaper:** _____

Attachments: 2026 Town Green Exclusive Lease Agreement

Resolution 48-06-26

Please initial one:

 X Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

The Lake Park CRA has identified a need to secure a location within the Downtown area of Lake Park to support a safe and convenient community space to enhance the ability for the pedestrians and visitors to support this area and assist in removing the slum and blight within this district. As a result, staff has worked with 801 Park, LLC, property owner, to lease the private open space located at 801 Park Avenue to support the community needs in this area.

Note: A license agreement for use of this space (the Town Green) was entered into between the CRA/Town and the current property owner in 2015 to support the community when visiting this area, which has expired.

The Property Owner has agreed to exclusive lease this property to the CRA for a five (5) year term. The proposed cost for this lease has been proposed to be that the CRA maintain the property at its sole cost and expense as well as the adjacent residential building landscaping.

Note: Currently the CRA maintains the green space at 801 Park Avenue by the Town's Public Works Department. If approved, the proposed maintenance of the building adjacent to the green space would also be maintained by the Public Works Department. The appropriate indemnification documents will be prepared by the Town Attorney and entered into by the Town (executed by the CRA Chair), subject to approval of the License Agreement by the Town Commission.

The proposed License Agreement includes a provision enabling the property owner to terminate the Agreement upon written notice if the owner elects to develop the site. The owner has also agreed to consider the sale of a portion of this property and will continue discussion with the CRA.

The proposed License Agreement was prepared by the former CRA Administrator and reviewed by 801 Park, LLC, the property owner, the Public Works Director, the Special Events Director, the Finance Director and the Town Attorney.

Recommended Motion:

I move to approve Resolution 48-06-26 authorizing a License Agreement with 801Park, LLC for the exclusive use of the green space at 801 Park Avenue (Town Square); and authorize the Chair to execute all documents necessary to complete the lease of the property.