

# ANNUAL REPORT FISCAL YEAR 2013/2014



TOWN OF  
LAKE PARK

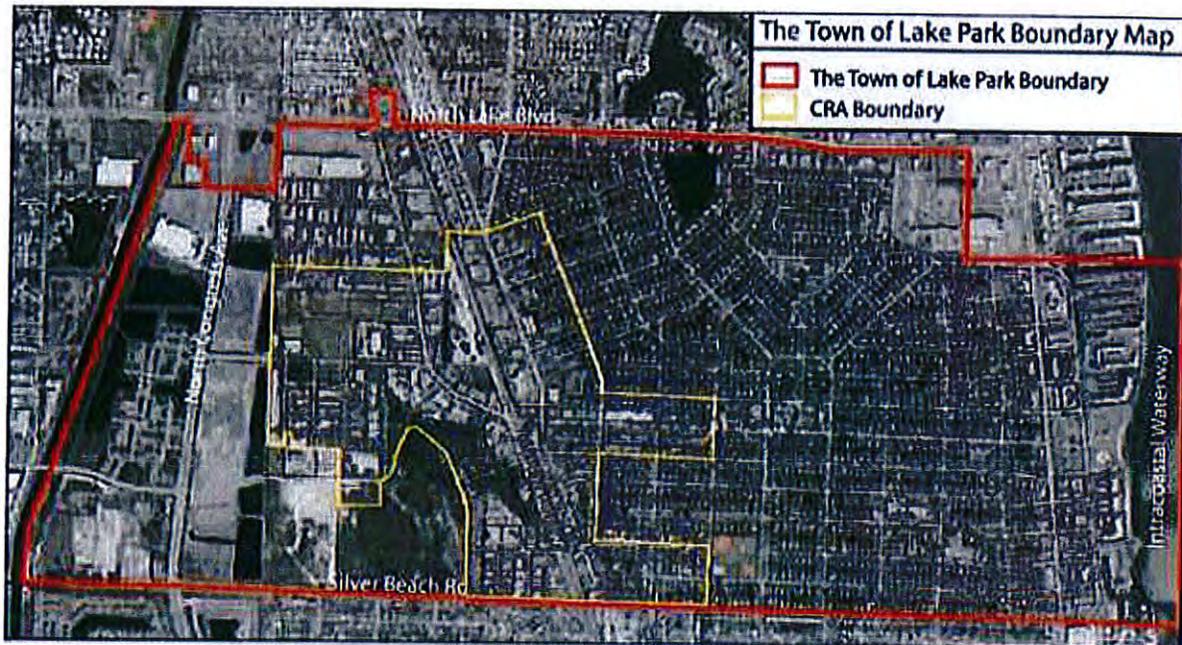
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COMMUNITY  
REDEVELOPMENT  
AGENCY

**TOWN OF LAKE PARK, FLORIDA  
COMMUNITY REDEVELOPMENT AGENCY**

**ANNUAL REPORT FOR FISCAL YEAR 2013-2014**

The Town of Lake Park, one of the earliest master-planned communities in South Florida still retains many of the characteristics of its original plan which was set out by Harry Seymour Kelsey back in 1919. Nearly 80 years later, in 1996, the Town of Lake Park Community Development Agency (CRA) was established. The original CRA plan identified a series of problems and needs, as well as some general opportunities for the designated area. Figure 1 is a map of the Lake Park CRA in context to the physical boundaries of the entire Town of Lake Park.



In January of 2010, the CRA adopted a revised Community Redevelopment Agency Plan in an effort to update the vision for the “downtown” and commercial/industrial areas of the Town. A number of priorities were established by the Plan, including:

- Spearheading a signature catalyst development that would anchor the intersection of Park Avenue and Tenth Street.
- Promoting and supporting the redevelopment of other parcels along Park Avenue.
- Promoting the arts and arts related uses and activities as the thematic focus of the downtown.
- Strengthening the connections to Northlake Boulevard, primarily along Tenth Street and Old Dixie Highway.
- The redevelopment of a number of substandard multi-family properties that are located throughout the CRA.
- An effort to build and diversify the Town’s tax base within the commercial and industrial properties in the west portion of the CRA.

## ACTIVITIES

During the 2013-2014 fiscal year, a number of activities were undertaken by the CRA. An outline of such activities is as follows:

### October 2013

The first regular CRA Board meeting of the 2013-2014 fiscal year was held at which the Board took the following actions:

- Approval of the Special Call CRA Board meeting minutes of August 21, 2013
- Approval of continuing to hold CRA Board meetings on a quarterly basis and allowing for Special Call meetings from time to time when warranted by circumstances;
- Cancellation of the January 1, 2014 regular CRA Board meeting and allowing for a Special Call meeting on or near that date if warranted by circumstances; and
- Receipt and acceptance of the Executive Director's Report

Additionally, the contract purchasers of the building located at 801 Park Avenue within the CRA closed their deal with the bank during the second week of October.

### March 2014

A Special Call CRA Board meeting was held. At that meeting, a variety of topics were handled:

- Receipt and acceptance of the Annual Report presented by the Executive Director
- Approval of the Special Call CRA Board meeting minutes of October 2, 2013; and
- Cancellation of the April 2, 2014 quarterly board meeting

### July 2014

A Special Call CRA Board meeting was held. At that meeting, a variety of topics were handled:

- Adoption of the FY 2014-2015 annual operating budget of \$520,293 pursuant to Resolution No. 19-07-14; and
- Receipt of the quarterly verbal report by the Executive Director

## NEW BUSINESSES

During the 2013-2014 fiscal year, a number of new businesses were opened (and several name changes/changes of ownership/location changes occurred) within the CRA. These were as follows:

<b>Business Name</b>	<b>Address</b>	<b>Type of Business</b>	<b>Reason for BTR</b>
<b><u>411 Tactical Inc.</u></b>	1250 Old Dixie Highway	Office/Warehouse	New Business
<b><u>A National Solar</u></b>	804 Old Dixie Highway	Office	New Business

	Suite 6		
<b><u>A Touch of Class Boutique</u></b>	1001 W. Jasmine Drive Suite B	Retail Clothing	New Business
<b><u>After Lease Auto Sales</u></b>	1301 10 <sup>th</sup> Street	Auto Sales	New Business
<b><u>A-Plus Tax Services</u></b>	928 Park Avenue	Professional Tax Office	New Business
<b><u>Artists of Palm Beach County</u></b>	800 Park Avenue	Art Gallery/Studio (non-profit)	New Business
<b><u>Balil Caribbean Restaurant</u></b>	940 Park Avenue Suite 107	Specialty Restaurant	New Business
<b><u>C&amp;M Auto, LLC</u></b>	950 Old Dixie Highway Suite 2	Vehicle Sales & Repair	New Business
<b><u>C&amp;P Global Solutions</u></b>	1250 Old Dixie Highway Suite 6	Office/Warehouse	New Business
<b><u>Case &amp; Keg Beer World, Inc. II</u></b>	1233 Old Dixie Highway Suite 14	Office/Warehouse	New Business
<b><u>Castle Deliver</u></b>	132 Miller Way Suite 8	Storage Warehouse	New Business
<b><u>Chefcorp, Inc.</u></b>	935 Park Avenue	Bakery (Retail and Distribution)	New Business
<b><u>Chrisstylz</u></b>	1001 W. Jasmine Drive Suite B	Barbershop/ Beauty Shop	New Business
<b><u>Compusentry, LLC</u></b>	802 Old Dixie Highway Suite 2	Business Office	Additional Business
<b><u>Crossfit PBA</u></b>	850 13 <sup>th</sup> Street Unit 16	Personal Services/Health	Name Change/Change of Owner

<b><u>Custom Mechanical Inc.</u></b>	202 Old Dixie Highway	Air Conditioning & Electrical Contractor	Location Transfer from 1414 10 <sup>th</sup> Street
<b><u>Designer Consigner, Inc.</u></b>	505 10 <sup>th</sup> Street	Retail Shop	New Business
<b><u>Donnini Motor Cars</u></b>	804 Old Dixie Highway Suite 7	Vehicle Sales	New Business
<b><u>Excelsior Customs</u></b>	801 15 <sup>th</sup> Street Suite 1	Vehicle Repair Shop	New Business
<b><u>Express Tax Service</u></b>	1251 10 <sup>th</sup> Street	Professional Office	Location Transfer from 1255 10 <sup>th</sup> Street
<b><u>Family Convenience Store</u></b>	722 Park Avenue	Convenience Store	New Business
<b><u>Frederico Lopes Auto &amp; Truck Repair</u></b>	1140 Watertower Road Suite 21-22	Auto Repair	New Business
<b><u>Haiti Vision, Inc.</u></b>	1251 10 <sup>th</sup> Street	Office for Non-Profit	Location Transfer from 1255 10 <sup>th</sup> Street
<b><u>IDT Holdings, Inc.</u></b>	802 Old Dixie Highway Suite 2	Business Office	Additional Business
<b><u>J.L. Woodworks, LLC</u></b>	210 Brant Road Bay 6	Woodworking	New Business
<b><u>Jacky Love</u></b>	525 10 <sup>th</sup> Street Suite 513	Barber Shop	New Business
<b><u>Justice Tax Service</u></b>	700 Old Dixie Highway #208	Office for Tax Services	New Business
<b><u>M&amp;J Automotive</u></b>	806 Old Dixie Highway Suite 7	Auto Repair	Location Transfer from 815 14 <sup>th</sup> Street

<b><u>Madra Mor Company</u></b>	798 10 <sup>th</sup> Street	Office	New Business
<b><u>Master Automotive Center, Inc.</u></b>	849 15 <sup>th</sup> Street Unit 4	Vehicle Sales & Repair	New Business
<b><u>Palm Beach Academy of Health &amp; Beauty</u></b>	1220-a 10 <sup>th</sup> Street	Vocational Beauty School	Transfer of Ownership
<b><u>Palm Beach Artisans</u></b>	748 Park Avenue Suite F	Art Gallery/Interior Design Studio	New Business
<b><u>Palm Beach Auto Direct Corporation</u></b>	802 Old Dixie Highway Suite 7	Auto Sales	Location Transfer from 1332 Old Dixie Highway, Suite 32
<b><u>Palm Beach Grill Cleaner</u></b>	802 Old Dixie Highway Unit 6	Appliance Store	New Business
<b><u>Palm Beach School of Dance</u></b>	736 Park Avenue	Instructional Studio	New Business
<b><u>Peak Power &amp; MFG., Inc.</u></b>	1210 Gateway Road Suite 3	Sales Office for Manufacturing Machinery	New Business
<b><u>Sana's Sewing &amp; Interior Decorating</u></b>	1125 Old Dixie Highway Suite 4	Studio/Office for Interior Decorator	New Business
<b><u>Sentinel Pool and Spa</u></b>	133 Miller Way #B	Office/Warehouse	New Business
<b><u>Servizio Ferrari</u></b>	950 Old Dixie Highway Suite 8	Vehicle Repair	New Business
<b><u>Shellco Construction Corporation</u></b>	1300 Gateway Road	Office for Contractor	New Business
<b><u>So Flo iRepair, Inc.</u></b>	726 Park Avenue	Electronic Repair Shop	New Business
<b><u>Tess, LLC</u></b>	849 15 <sup>th</sup> Street	Office/Warehouse	New Business

<b><u>The Brewhouse Gallery</u></b>	720 Park Avenue	Art Gallery Studio /Coffeehouse	New Business
<b><u>Tom's Diesel Truck &amp; Auto Shop, Inc.</u></b>	825 15 <sup>th</sup> Street Unit 6	Motor Vehicle Repair	New Business
<b><u>Universal Technologies</u></b>	1001 W. Jasmine Drive Unit E	Appliance Repair Shop	New Business
<b><u>USA Grill &amp; Patio, Inc.</u></b>	1233 Old Dixie Highway Suite 14	Appliance Store	New Business
<b><u>Yoi Auto</u></b>	1140 Watertower Road Suite 1	Auto Repair	Name Change



Hometown District



Commerce District



Arts District

## FINANCIALS

**Balance Sheet\***  
As of September 30, 2014

**Statement of Revenues, Expenditures  
and changes in Fund Balance\***  
For the Year Ending September 30, 2014

**Assets**

Cash & Equivalents	\$ 167,492
Accounts Receivable	\$ 14,962
Notes Receivable	\$ 83,124
Due from other funds	-
<b>Total Assets</b>	<b><u>\$ 265,579</u></b>

**Liabilities**

Accounts Payable	\$ -
Accrued Payroll	-
Due to other funds	454,095
<b>Total Liabilities</b>	<b><u>\$ 454,095</u></b>

**Fund Balance**

Restricted	\$ -
Unrestricted	<u>(190,301)</u>
<b>Total Fund Balance</b>	<b><u>\$ (190,301)</u></b>
<b>Total Liabilities &amp; Fund Balance</b>	<b><u>\$ 263,794</u></b>

**Revenue**

Taxes	\$ 154,465
Intergovernmental	287,535
Investment Earnings	1,909
Other	<u>797</u>
<b>Total Revenue</b>	<b><u>\$ 444,706</u></b>

**Expenses**

Personnel Services	\$ 25,495
Operating Expenses	156,585
Grants	-
Debt Service	<u>260,841</u>
<b>Total Expenses</b>	<b><u>\$ 442,921</u></b>

**Net change in Fund Balance** \$ 1,785

**Fund Balance, beginning** \$ (238,820)

**Fund Balance, ending** \$ (237,035)

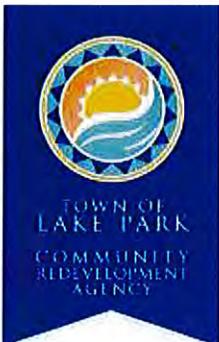
\* Unaudited

## **MEMBERS OF THE BOARD OF DIRECTORS**

James DuBois	Chair
Kimberly Glas-Castro	Vice-Chair
Erin T. Flaherty	Board Member
Michael O'Rourke	Board Member
Kathleen Rapoza	Board Member
Christiane Francois	Board Member
Vacant	Board Member

## **STAFF OF THE CRA**

Bambi McKibbon-Turner	Interim Executive Director
Thomas J. Baird, Esq.	Agency Attorney0010
Vivian Mendez, CMC	Agency Clerk



### **TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY**

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561-881-3304 (Phone) ❖ 561-881-3314 (Fax) ❖ [www.lakeparkcra.com](http://www.lakeparkcra.com)