

REVISED AGENDA

**Community Redevelopment Agency Meeting
Wednesday, September 2, 2009, 7:30 P.M.
Lake Park Town Hall
535 Park Avenue**

Desca DuBois	—	Chair
Jeff Carey	—	Vice-Chair
Edward Daly	—	Board Member
Patricia Osterman	—	Board Member
Kendall Rumsey	—	Board Member
Christiane Francois	—	Board Member
Michelle McKenzie-Suiter	—	Board Member
.....		
Maria V. Davis	—	Executive Director
Thomas J. Baird, Esq.	—	Agency Attorney
Vivian M. Lemley, CMC	—	Agency Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

- A. **CALL TO ORDER**
- B. **PLEDGE OF ALLEGIANCE**
- C. **ROLL CALL**
- D. **ADDITIONS/DELETIONS - APPROVAL OF AGENDA**
- E. **Consent Agenda: All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Board member or person so requests, in which event the item will**

be removed from the general order of business and considered in its normal sequence on the Agenda. Any person wishing to speak on an Agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Agency Clerk. Cards must be submitted before the item is discussed.

Consent Items For Approval:

- 1. Request for Grant and Loan for Someplace Restaurant Tab 1

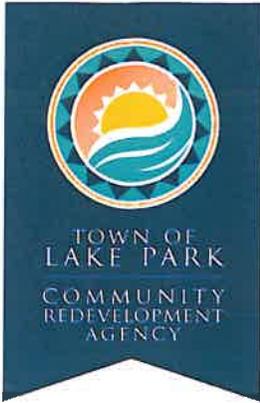
- F. **DISCUSSION & POSSIBLE ACTION:**
 - 2. 800 Park Avenue Façade Design/Build Tab 2

- G. **BOARD MEMBER COMMENTS**

- H. **EXECUTIVE DIRECTOR COMMENTS**

- I. **ADJOURNMENT**

TAB 1



**CRA
Agenda Request Form**

Meeting Date: September 2, 2009

Agenda Item No. 1

- | | | | |
|--------------------------|-----------------------------|-------------------------------------|---------------|
| <input type="checkbox"/> | Public Hearing | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | Ordinance on Second Reading | <input type="checkbox"/> | Discussion |
| <input type="checkbox"/> | Ordinance on First Reading | <input type="checkbox"/> | Bid RFP/Award |
| <input type="checkbox"/> | General Approval of Item | <input type="checkbox"/> | Consent |
| <input type="checkbox"/> | Presentation | <input checked="" type="checkbox"/> | Other |

SUBJECT: Business Loan and grant request for Someplace Restaurant

RECOMMENDED MOTION/ACTION: Approval

Approved by Executive Director *W. Davis* Date: *8/26/09*

<p>Prepared By: Patrick Sullivan Community Dev Dir <i>PS</i> <i>8/25/09</i></p>	<p>Costs: \$ Funding Source: CRA Acct. #</p>	<p>Attachments: Application request</p>
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Summary Explanation/Background: Someplace Restaurant has filed an application with the CRA requesting a low interest business loan for \$50,000 and a companion grant for \$12,500. This is an improvement project for the restaurant and will include resurfacing the parking lot, additional landscaping, updated signage, painting, additional awning, kitchen equipment upgrades, and marketing. The note will be secured through a mortgage on the property. The loan will have a term of 10 years at 2% interest. Staff has reviewed the request and recommends approval.

SOMEPLACE RESTAURANT AND LOUNGE
1301 10TH STREET
LAKE PARK, FLORIDA 33403
TEL: 562 842 0616 FAX: 561 842 1477
JUNE 12, 2009

RE: CONTEMPLATED USE AND ALLOCATION OF FUNDS FOR C. R. A
.LOAN AND GRANT

C RA LOAN
Kitchen Improvements \$12,500
RESURFACING OF PARKING LOT\$35,000.00

LANDSCAPING \$ 2,500.00

TOTAL C RA LOAN..... ~~\$37,500.00~~
\$50,000

C RA GRANT

NEW SIGNAGE\$ 5,000.00

INCREASING SIZE AND COVERAGE OF
OF PRESENT AWNING \$ 2,500.00

PAINTING..... \$ 2,500.00

MARKETING \$ 2,500.00

C RA TOTAL GRANT..... \$12,500.00

COMPLETE LOAN AND GRANT PACKAGE \$50,000.00

\$62,500.00

[Signature]
8/25/09

FAÇADE IMPROVEMENT GRANT PROGRAM

APPLICATION FORM*

NOTE: This grant targets commercial properties in the PADD or CRA District of Lake Park. Proposed work must be consistent with the Town's overall goals for an improved downtown. Applicant must be the property owner.

I. APPLICANT INFORMATION:

- A. Name: Christiane Francois
- B. Address: 65 Spanish River
City: Ocean Ridge State: FL Zip Code: 33435
- C. Telephone No. 561-704-0039 FAX No.: 561-842-1477
- D. E-mail Address: crfrancois@aol.com
- E. Legal Name of Business: Someplace Restaurant Lake Park LLC
- F. Business Address: 1301 10th Street
City: Lake Park State: FL Zip Code: 33403
- G. Telephone No. 561-842-0616 FAX No.: 561-842-1477
- H. Date the Business Was Legally Established: 2005 State: Florida
- I. Legal Form of Business (Please Check One Box): Sole Proprietorship
 Corporation Limited Liability Company Partnership
- J. Nature of Business (please list products/services provided): _____
Full Service Restaurant
- K. Palm Beach County Occupational License Number: 2006-05280
Expiration Date: September 30, 2010
- L. Lake Park Occupational License Number: 01742
Expiration Date: September 30, 2009
- M. Code Compliance Board Order Number or Violation Notice (if applicable)

II. PROJECT DESCRIPTION:

A. Project General Description (*Summarize project to include as much detail about visual and structural improvements as possible. Attach additional sheets if necessary*):

Someplace Restaurant Improvement Project- Resurface
parking lot, landscaping, sign change, painting, and
awning, *Kitchen improvements*

III. LIST OF ESTIMATED PROJECT COSTS (*Please note that three [3] written estimates are required for each phase of work to be undertaken – attach additional sheets if necessary*):

- 1. Sign \$5,000.00
- 2. Awning \$2,500.00
- 3. Painting \$2,500.00
- 4. Marketing \$12,500.00
Kitchen improvements \$12,500.00

Total Project Cost Estimate: \$ ~~50,000~~ \$62,500

IV. FUNDING SOURCES:

- Town of Lake Park grant:
(Enter the amount of grant being requested) \$ 12,500.00
- Applicant's share: (loan)
(Enter the amount of money you plan to contribute) \$ ~~50,000.~~
37,500.00
- In-kind Services:
(Enter the value of any donated services or materials) \$ _____

[Signature]
2/25/09

DOCUMENTATION WHICH MUST BE ATTACHED TO THIS APPLICATION:

Please include with this application at the time of submittal the following documentation:

- Copy of current Palm Beach County Occupational License (if applicable)
- Copy of current Town of Lake Park Occupational License (if applicable)
- Copy of Town permits already received (if applicable)
- Proof of insurance coverage for building
- Copies of written estimates
- Copy of Code Compliance Board Order, if any

THIS IS AN OPEN-ENDED PROGRAM WITH NO STATED DEADLINE. THIS PROGRAM WILL REMAIN OPEN AS LONG AS FUNDING IS AVAILABLE. COMPLETED APPLICATION FORMS AND REQUIRED DOCUMENTATION MUST BE SUBMITTED EITHER IN PERSON OR BY MAIL OR EXPRESS DELIVERY TO:

**TOWN MANAGER
TOWN OF LAKE PARK
LAKE PARK TOWN HALL
535 PARK AVENUE
LAKE PARK, FLORIDA 33403**

For further information regarding this program, contact the Office of the Town Manager at 561-881-3304.

NO APPLICATIONS WILL BE ACCEPTED BY FAX.

For Office Use Only:

Date application received: _____

Application Complete:

- Yes**
- No. Additional information or documentation needed:**

- Additional information or documentation received:**
Date: _____

Application Approved?

- Yes. Date of Approval:** _____
Amount: \$ _____
Conditions (if applicable): _____

- No. Date of Denial:** _____
Reason: _____

Comments:

* Town of Lake Park Façade Improvement Grant Program Application Form (revised 5/2003 -
previous
editions obsolete)

TOWN OF LAKE PARK
Community Redevelopment Agency (CRA)

BUSINESS DEVELOPMENT LOAN
APPLICATION FORM

Application Date: 8-18-09

Project Description

Applicants Name: Christiane François Title: Owner
Applicants Address: 65 Spanish River Drive, Ocean Ridge, FL 33435
Telephone: (561) 842-0616 Fax: (561) 842-1477
Email: crfrancois@aol.com

Location of the business: 1301 10th Street, Lake Park, FL 33403
Property Control Number: 36434220010790190

Name of the Business: Someplace Restaurant
Business Federal ID#: 65-0627120
Type of Ownership: Corporation

Mailing Address of Ownership: 65 Spanish River Drive, Ocean Ridge, FL 33435
Ownership Contact Person: Christiane François
Telephone: (561) 704-0039 Fax: (561)842-1477

Proposed Business Development Activity

I propose to expand the business by improving parking, upgrading the outdoor seating area, and I would also like to improve the inside seating if sufficient resources are available.

(Attach additional sheets if needed to fully describe)

Town of Lake Park, Florida, Community Redevelopment Agency

Contact Person: Christiane François Title: Owner
Mailing Address: 65 Spanish River Drive, Ocean Ridge, FL 33435
Telephone: (561) 842-0616 Fax: (561) 842-1477
Email: crfrancois@aol.com

NOTE: A copy of the Proposed or Executed Lease is REQUIRED.

Applicant's Name (Printed)

Christiane François

Applicant's Signature

Christiane François

Name of Site Owner of Record

Christiane François

Date: 8-18-09

Town of Lake Park CRA Signature

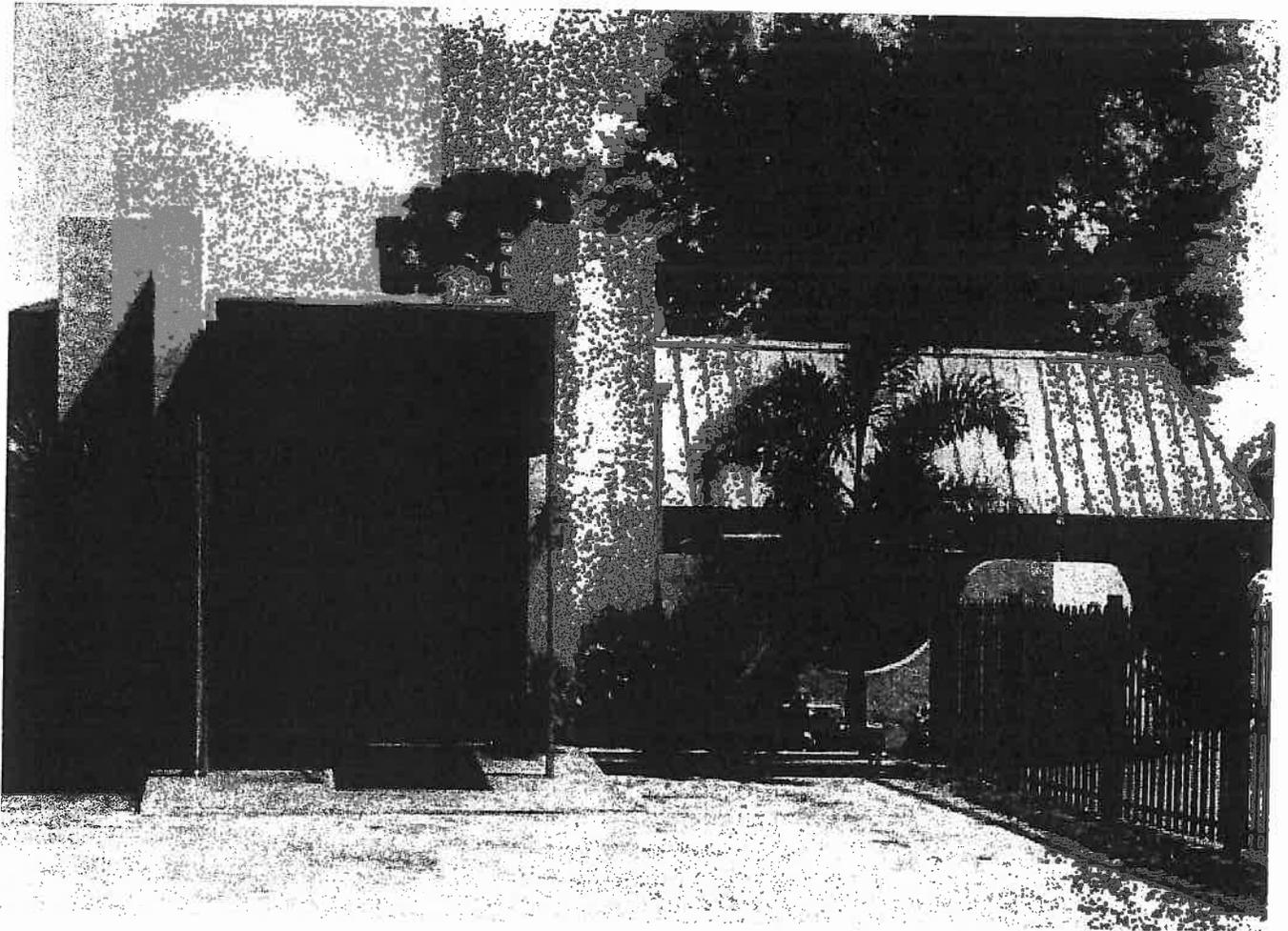
Date: _____

Required Attachments

The following are required to be submitted with the original application form. Initial each item to certify it is attached. All applications received without any single required item of submittal will be returned and not accepted for submittal:

- _____ Business Structure
- _____ Description of Business structure (Corporation, partnership, joint venture, etc)
- _____ Documentation (Executed Business Structure Agreement)
- _____ Business Plan (Current year and following year)
- _____ Budget and Timetable (Current year and following year)
- _____ Evidence of Available funding
- _____ List of Assets to used, including all office equipment
- _____ Resume(s)
- _____ Map locating the location of the proposed improvement
- _____ Evidence of ownership, leased hold or Binding Option on tenancy for location of Façade improvement
- _____ Letter from Community Development for 'Zoning Compliance' of existing and proposed use
- _____ Tax returns for the business entity or parties for the last three years
- _____ Verification of business experience or training

Someplace Restaurant Lake Park Improvement Plan



Someplace Restaurant Lake Park, LLC
1301 10th Street
Lake Park, Florida, 33403
Phone: 561-842-0616
Email: CRfrancois@aol.com

EXECUTIVE SUMMARY

Someplace Restaurant Lake Park, LLC was purchased by Christiane François in March of 2005 for \$750,000. Since that time, an additional \$250,000 has been invested in improvements and repairs. The property is owned outright, and there is no mortgage or liens against the property.

The restaurant is one of Lake Park's upscale restaurants that are open for lunch and dinner, seven days a week. Improvements to the property to date include the addition of the outdoor patio with cover, five new air conditioners, new roof, painting and some landscaping. The kitchen equipment has been replaced. The salad bar was recently moved to open the area between the main dining area and the bar. This has created a much lighter atmosphere, and has improved the ambiance.

As the owner/operator, Christiane François and the professional staff are working diligently to build the clientele. Good food, friendly service, and great value are the cornerstones of the business. Even in this tough economy, the customer base is growing, but consensus is that improving the exterior appearance is one of the major keys to attracting new customers, and making existing clients feel more comfortable moving in and out of the restaurant.

I am asking for a \$12,500 Façade Improvement Grant and ^{\$50,000.} \$37,500 Business Improvement Loan from the Community Redevelopment Agency to install a new lighted sign, resurface the driveway, add a new awning, do some painting, and *kitchen improvements* complete the landscaping that was started after the restaurant was purchased. It is estimated that a 10-15% increase in sales will be realized with these improvements, which will make Someplace Restaurant more inviting for residents and visitors to the community.


8/25/09

OBJECTIVES

The objectives of this plan are to obtain a loan from the Lake Park CRA to increase the viability of Someplace Restaurant by improving the signage, parking and landscaping at the restaurant.

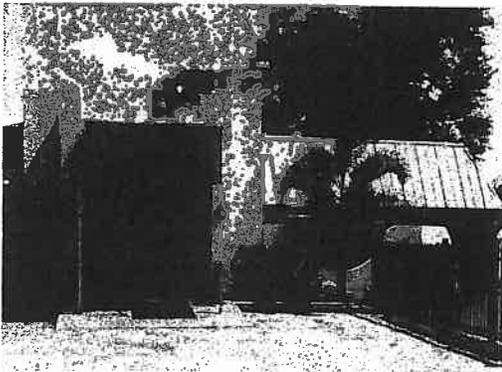
MISSION

Someplace Restaurant will maintain a friendly environment for residents and visitors to enjoy a high value, superior quality meal provided by an efficient, professional staff.

KEYS TO SUCCESS

- Superior Food
- Reasonable Price
- Excellent Service
- Friendly Atmosphere
- Professional Staff

2.0 Company Summary

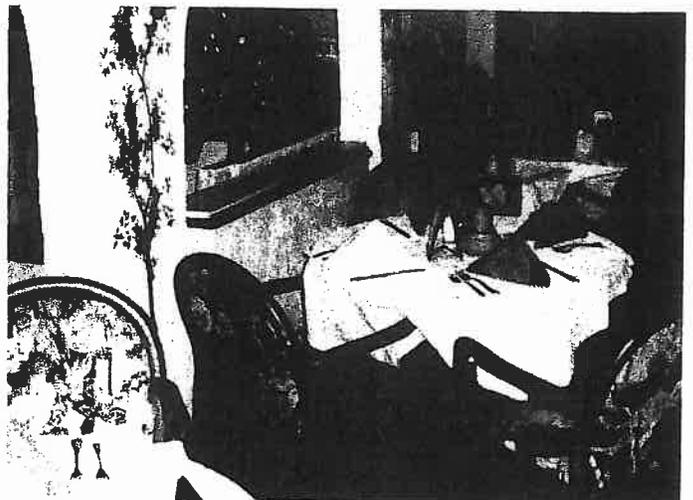


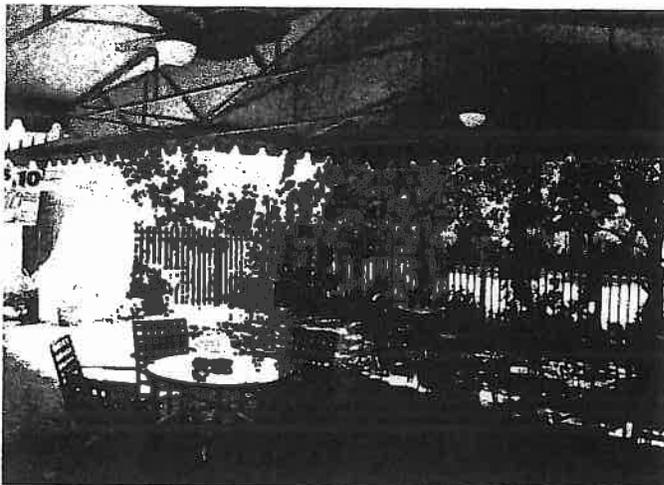
Whimsical name aside, Someplace Restaurant Lake Park is definitely a place to return to again and again. Guests have a choice of charming indoor or outdoor settings in which to enjoy a bill of fare focused on the freshest fruits of land and sea. From the aquatic side of the menu, top honors go to the island-style coconut shrimp, jumbo lump crab cakes and Ipswich fried whole belly clams. The lineup representing terra firma is equally appealing with choices that include slow-roasted prime rib, filet mignon with béarnaise sauce and center cut New York strip steak. Lunch plates and sandwiches are also part of the litany, as are international coffees and a divinely sweet selection of house-made desserts. A full service bar adds to the ambiance and enjoyment. The spacious covered patio and televisions with DirecTV and the NFL Sunday Ticket sports package complete the inviting environment provided for our guests.

~ A la Carte Menu ~

*Beef on Kimmelwick Roll
Thinly Sliced Roast Beef
Served with Horseradish and French Fries
\$8.95*

*Fresh Ground Choice Sirloin
Served with Mashed Potatoes
or French Fries and Mushroom Gravy
\$9.95*





*Open Faced Roast Turkey
Served with Mashed Potatoes,
Gravy and Cranberry Sauce
\$8.95*

*Deep Fried Shrimp Platter
Served with Cole Slaw and French Fries
\$9.95*

*Fish Fry served
with French Fries and Cole Slaw
\$9.95*

*Blackened Dolphin
Served with Cole Slaw and French Fries
\$ 9.95*



*Homemade Meat Loaf
Served with Mashed Potato and Gravy
\$9.95*

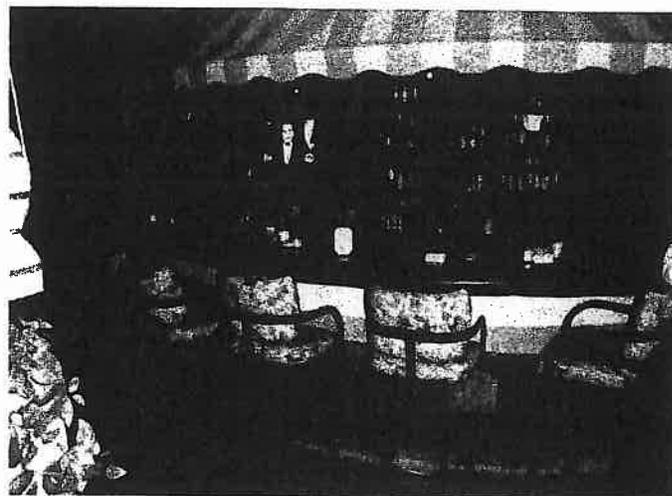


Add Soup & Salad to Above Meals...\$4.95

*Someplace Salad Bar
\$10.95*

*Someplace House Salad
House Greens, Tomato, Cucumber,
Onions, your Choice of Dressing
\$2.95*

*Homemade Soup or Chili
Cup....\$2.50 Bowl\$3.50*



Someplace Restaurant

Your Local Bar & Grill in Lake Park, Florida!

1301 10th Street

Lake Park, FL 33403

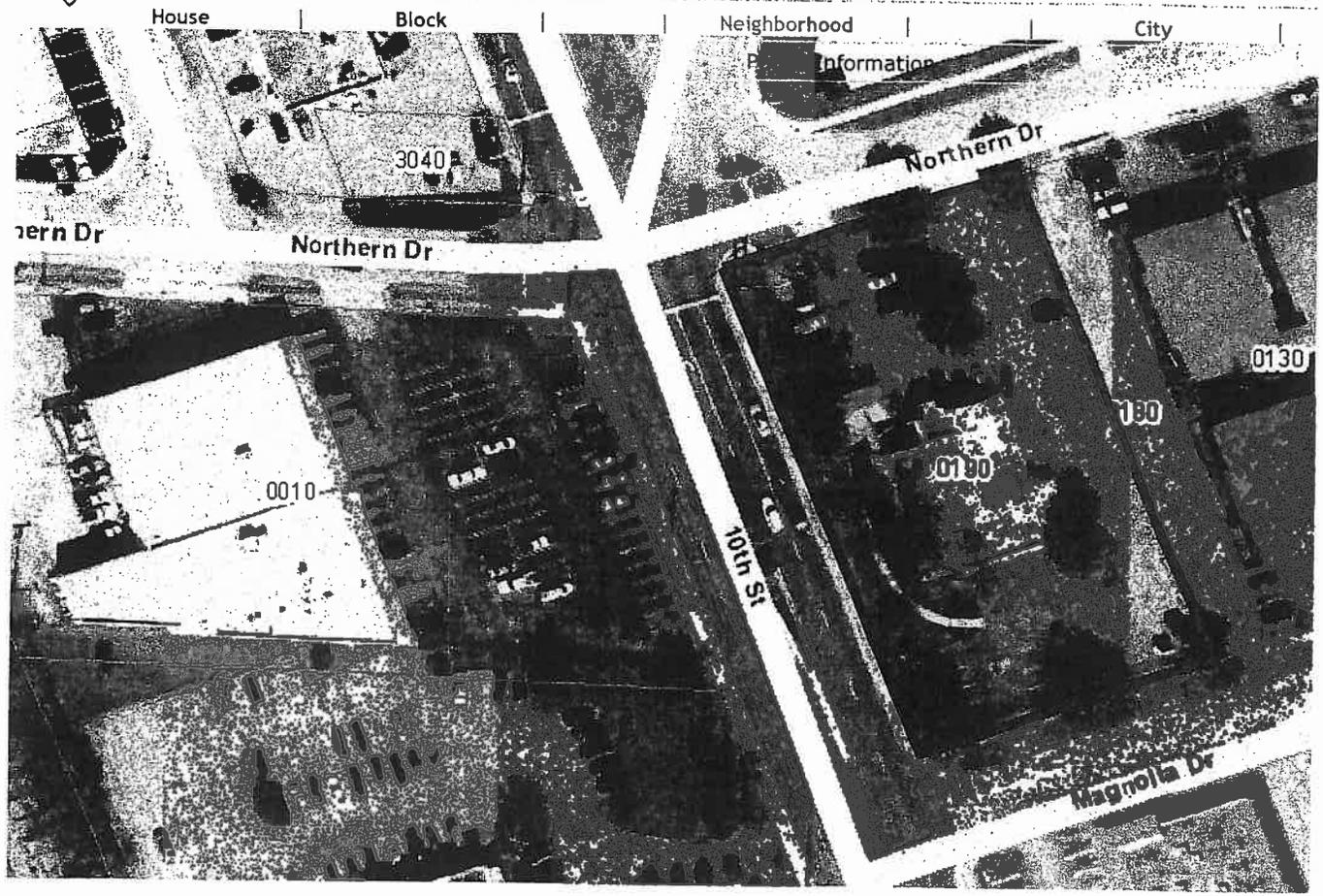
(561) 842-0616

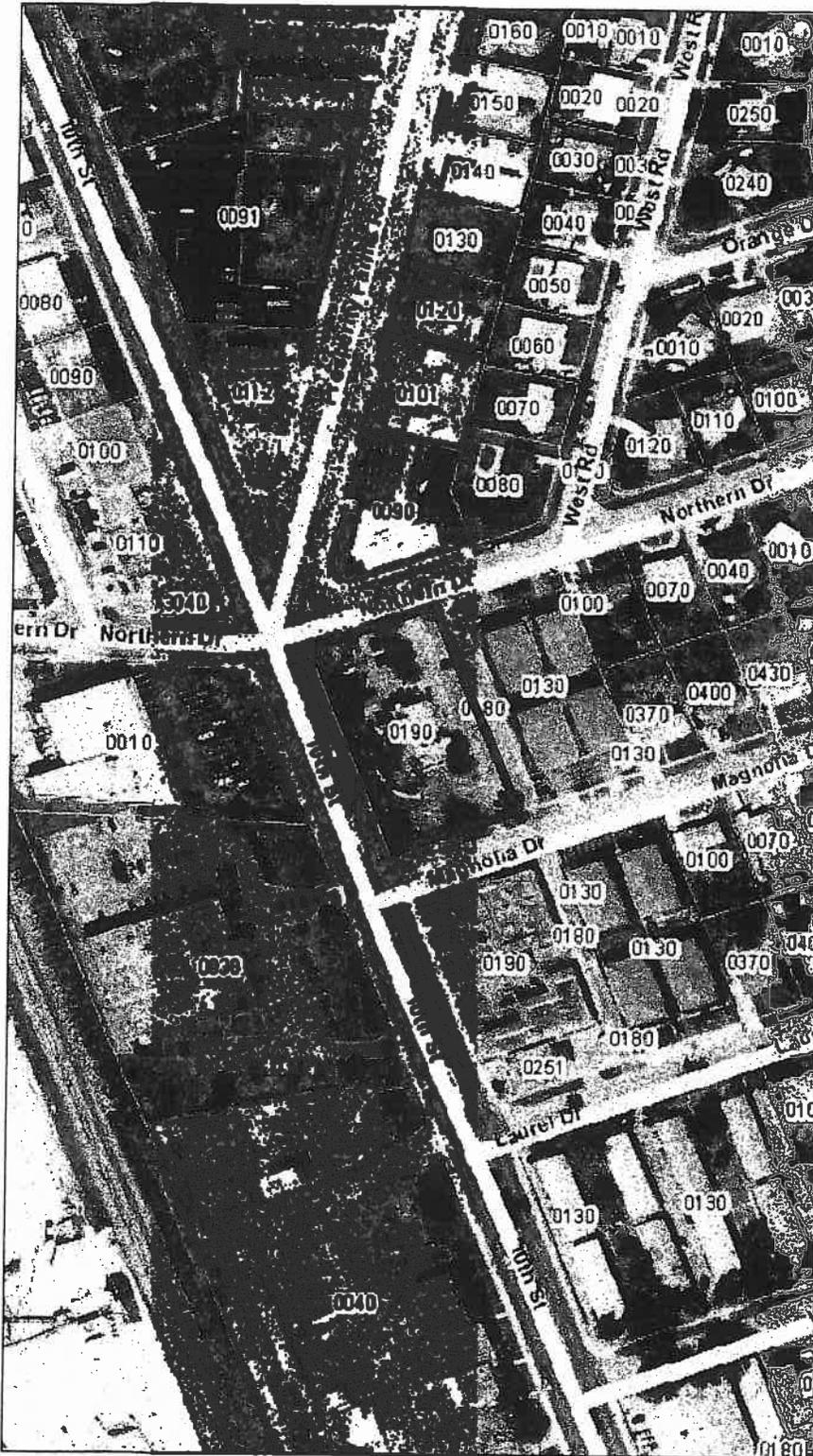
COMPANY OWNERSHIP

Someplace Restaurant Lake Park LLC is a Limited Liability Company, privately owned and operated by Christiane R. François.

COMPANY HISTORY

- The restaurant was purchased outright in March 2005 for \$735,000;
- An additional \$250,000 was spent to repair and improve the property since that time;
 - Improvements consist of the outdoor patio and cover, new air conditioners, new roof, kitchen equipment has been replaced, painting and some landscaping;
- There is no mortgage or liens on the property;
- Restaurant was reopened under new management in December 2007;
- Business is currently building clientele





Property Details

Owner Information

PCN: 36434220010790190
[View Property Details](#)
 Name: PRIME PLAZA INC
 Location: 1301 10TH ST
 Mailing: 65 SPANISH RIVER DR
 BOYNTON BEACH, FL
 33435 3322

Appraisal Value

Market Value:	\$696,254
Assessed Value:	\$696,254
Exempt Amnt:	\$0
Taxable:	\$696,254

Tax Value

Ad Valorem:	\$14,568.88
Non ad valorem:	\$5,778.33
Total:	\$20,347.21

Sales Info

Sale Date	Sale Price
10/11/2007	\$10
11/24/2006	\$10
03/05/2005	\$750,000
04/02/2003	\$250,000
04/01/1997	\$100
04/01/1997	\$200,000
04/01/1993	\$100
02/01/1992	\$500,000
09/01/1989	\$350,000
12/01/1981	\$675,000
01/01/1980	\$475,000

Someplace Restaurant

produced by: papagis



Palm Beach County
 Property Appraiser
 Gary R Nikolits, CFA





Property Appraiser

[Home](#)

Property Information

Location Address: 1301 10TH ST
 Municipality: LAKE PARK
 Parcel Control Number: 36-43-42-20-01-079-0190
 Subdivision: KELSEY CITY IN PB 8 PGS 15 TO 18, 23, 27 & 34 TO 37 INC
 Official Records Book: 22176 Page: 474 Sale Date: Oct-2007
 Legal Description: KELSEY CITY LOTS 19 TO 30 INC BLK 79

[View Map](#)
[Calculate Portability](#)

Owner Information

Name: PRIME PLAZA INC
 Mailing Address: 65 SPANISH RIVER DR
 BOYNTON BEACH FL 33435 3322

[All Owners](#)

Sales Information

Sales Date	Book/Page	Price	Sale Type	Owner
Oct-2007	22176/0474	\$10	WARRANTY DEED	PRIME PLAZA INC
Nov-2006	21336/1064	\$10	WARRANTY DEED	PRIME PLAZA BOYNTON BEACH LLC
Mar-2005	18211/0914	\$750,000	WARRANTY DEED	MGR OF PALM BEACH INC &

[All Sales](#)

Exemptions

Exemption Information Unavailable.

Appraisals

Tax Year:	2008	2007	2006
Improvement Value:	\$366,254	\$377,815	\$326,265
Land Value:	\$330,000	\$330,000	\$317,625
Total Market Value:	\$696,254	\$707,815	\$643,890

Use Code: 2100 Description: RESTAURANT

All values are as of January 1st each year

Property Information

Number of Units: 0
 *Total Square Feet: 4524
 * May indicate living area in residential properties.

Assessed and Taxable Values

Tax Year:	2008	2007	2006
Assessed Value:	\$696,254	\$707,815	\$643,890
Exemption Amount:	\$0	\$0	\$0
Taxable Value:	\$696,254	\$707,815	\$643,890

[Structure Detail](#)

Taxes

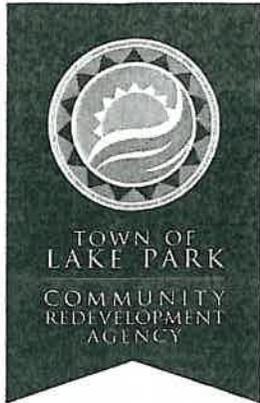
Tax Year:	2008	2007	2006
Ad Valorem:	\$16,111	\$15,610	\$15,437
Non Ad Valorem:	\$5,353	\$3,740	\$3,540
Total Tax:	\$21,464	\$19,350	\$18,977

[Tax Calculator](#)

[Details](#)

[Tax Collector WebSite](#)

NOTE: Lower the top and bottom margins to 0.25 on File->Page Setup menu option in the browser to print the detail on one page.



CRA
Agenda Request Form

Meeting Date: September 2, 2009

Agenda Item No.

- | | | | |
|--------------------------|-----------------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Public Hearing | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | Ordinance on Second Reading | <input checked="" type="checkbox"/> | Discussion/Approve |
| <input type="checkbox"/> | Ordinance on First Reading | <input type="checkbox"/> | Bid RFP/Award |
| <input type="checkbox"/> | General Approval of Item | <input type="checkbox"/> | Consent |
| <input type="checkbox"/> | Presentation | <input type="checkbox"/> | Other |

SUBJECT: 800 PARK AVENUE FAÇADE DESIGN/BUILD

RECOMMENDED MOTION/ACTION: APPROVE ONE OF TWO FAÇADE CONCEPTS

Approved by Executive Director

[Handwritten Signature]

Date:

9/1/09

<p>Prepared By: Richard Pittman CRA Project Manager</p>	<p>Costs: \$ Negotiable \$36,000 to \$44,000 Funding Source: Acct. # 110-55-552-520-63106</p>	<p>Attachments: Façade Renderings</p>
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Summary Explanation/Background: The University of Miami School of Architecture recently presented to the CRA Board façade treatment concepts for businesses on Park Avenue. Included in their presentation was the need to change the appearance of 800 Park Avenue which is owned by the CRA.

The CRA has solicited proposals from four building contractors to Design/Build a façade treatment for the proposed Art Co-Op at 800 Park Avenue. One contractor declined resulting in proposals received from three Town of Lake Park based building contractors. The proposals include the replacement of the existing storefront utilizing an energy efficient impact resistant glass system. In addition each contractor was required to submit a sketch of a façade/storefront design concept which provides enhanced architectural features following concepts provided to them by the Town.

The CRA Executive Director assembled members of the Town staff to review and shortlist the façade/storefront design concepts. Two concepts have been shortlisted for the Boards selection. The Board is encouraged to discuss details of each concept so that a final cost can be negotiated with the contractor submitting the selected façade/storefront.



DATE DRAWN:
8/15/89

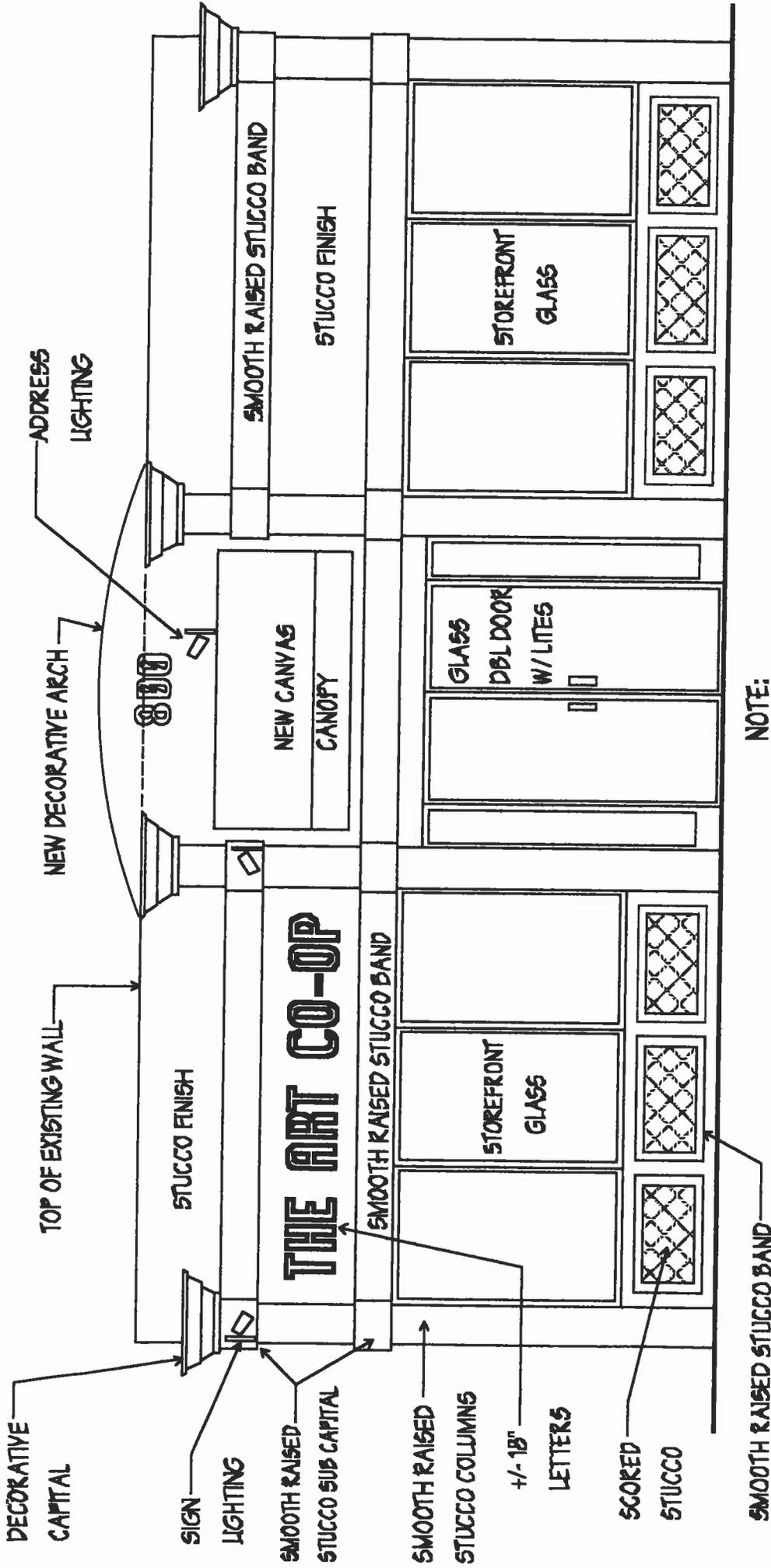
BERT BEJARANO, P.E.
ARCHITECTURE & ENGINEERING

292 SUSSEX CIRCLE
OFFICE: 561 741-0167

JUPITER FL 33458

ART CO-OP FACADE DESIGN
800 PARK AVE
LAKE PARK, FLORIDA

1



NOTE:

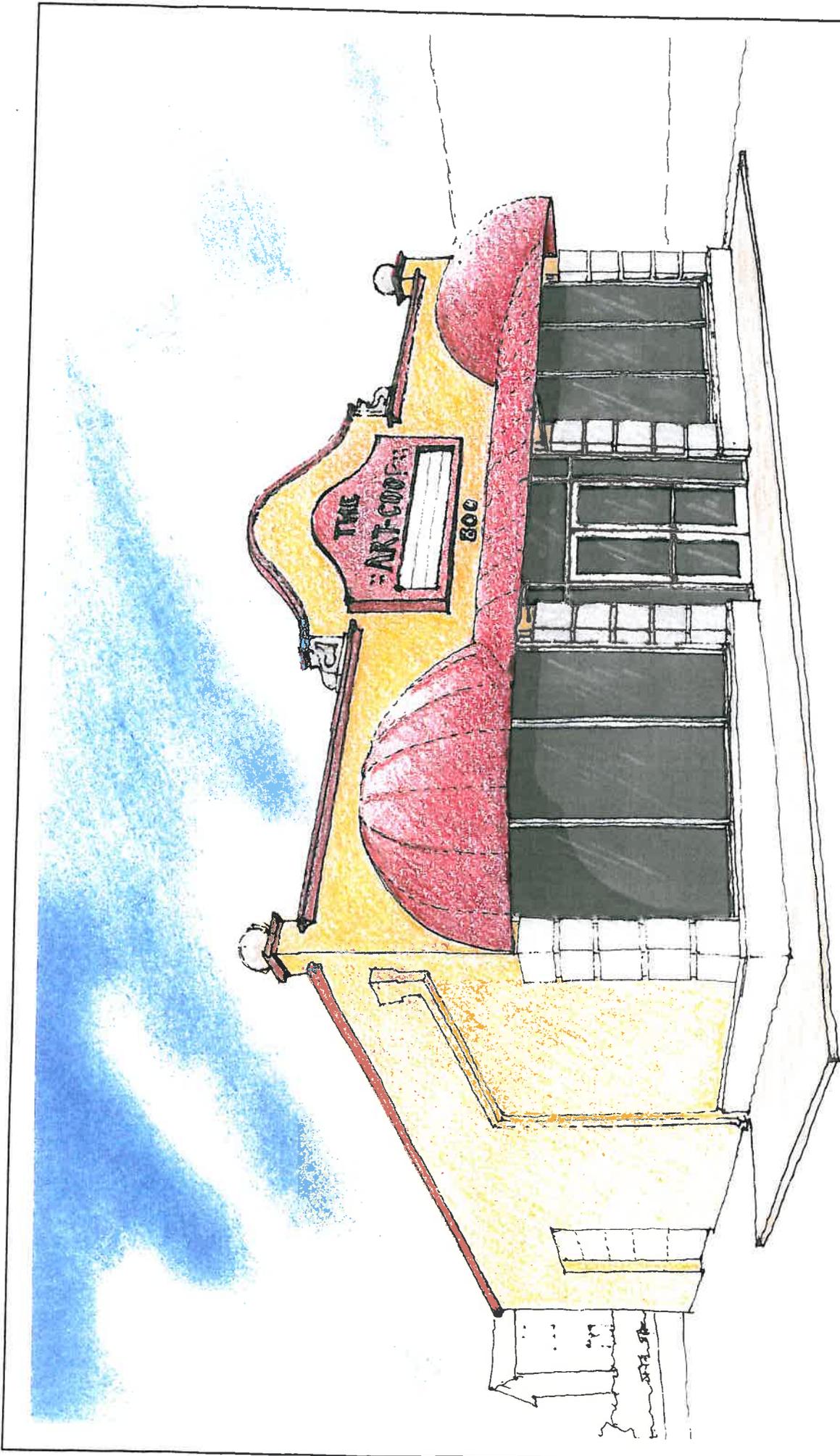
ART REQUIRES MOST POSSIBLE NATURAL LIGHT.
 FRONT FACADE HAS NORTHERN EXPOSURE.
 THEREFORE EXISTING CANOPIES SHALL BE REMOVED AND
 REPLACED WITH NEW SMALLER CANOPY OVER ENTRANCE.

DATE DRAWN:
8/15/09

BERT BEJARANO, P.E.
 ARCHITECTURE & ENGINEERING
 292 SUSSEX CIRCLE JUPITER FL 33458
 OFFICE: 561 747-0167

ART CO-OP FACADE DESIGN
 800 PARK AVE
 LAKE PARK, FLORIDA

2



PERSPECTIVE VIEW FROM NORTH-EAST CORNER

BONILLA TORREGROZA ARCHITECTURE, LLC
THE ART CO-OP

800, PARK AVENUE, TOWN OF LAKE PARK, FLORIDA 33403

FLORIDA AAC NO.24001837
1801 DAKOTA DR. JUPITER, FLORIDA 33458 TEL (561) 625-8515 FAX (561) 775-9753

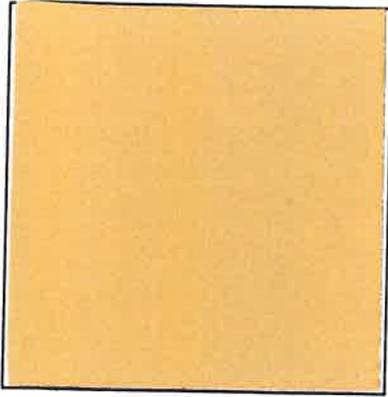
B T A

DATE

SCALE

SHEET
A

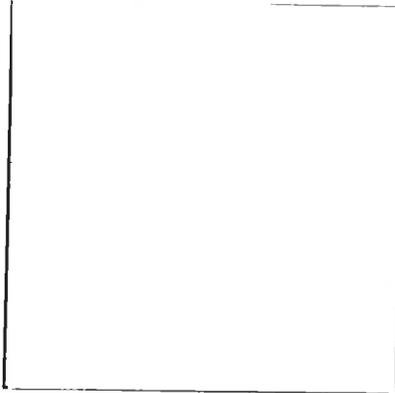
COLOR SAMPLES



BODY OF BUILDING

YELLOW OCRE

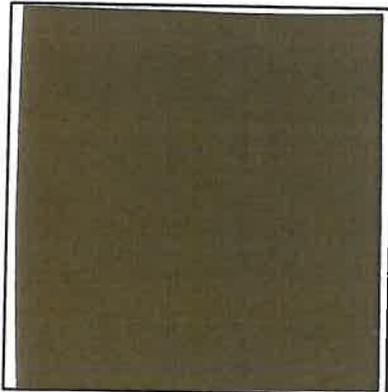
(ROASTED SESAME SEED BM-2160-40)



STUCCO ACCENTS (QUOINS, BASE, ETC...)

CREAM

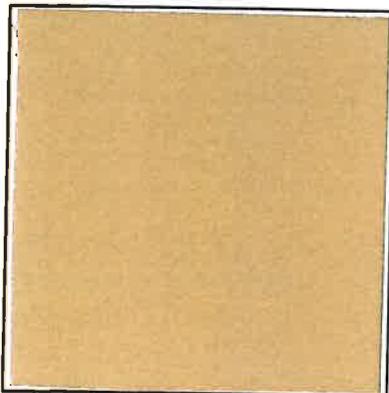
(WOODLAND SNOW BM-2161-70)



CANOPY FABRIC, TOP MOLDING, SIGN BODY.

BURGUNDY

(GARRISON RED BM-HC-66)



FRONT CONCRETE FLOOR SLAB

TAN

(ACORN YELLOW BM-2161-40)



BONILLA TORREGROZA ARCHITECTURE, LLC
THE ART CO-OP

800, PARK AVENUE, TOWN OF LAKE PARK, FLORIDA 33403

FLORIDA AAC NO.26001837

1801 DAKOTA DR. JUPITER, FLORIDA 33458 TEL (561) 625-8515 FAX (561) 775-9753

DATE
2009-08-25

SCALE

SHEET