



Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed.

Governmental Entity Information

Name of Governmental Entity: Town of Lake Park

Government Federal Employer Identification Number: ██████████

Contact Information:

Primary Contact Name: John D'Agostino

Title: Town Manager

Mailing Address: 535 Park Avenue
Lake Park, FL 33403

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Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible governmental entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. (View Florida's [Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.



1. Program Requirements:

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

- A. Provide the title and a detailed description of the public infrastructure improvements.

Town of Lake Park - Downtown Parking Structure - see Attachment 1.A and 1.E.

- B. Is this infrastructure owned by the public?

Yes No

- C. Is this infrastructure for public use or does it predominately benefit the public?

Yes No

- D. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

Yes No

- E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

Please see Attachment 1.A and 1.E.

Attachment 1.A

The Town of Lake Park does not have enough parking to support current businesses and construction of a Downtown Parking Structure is required, especially to attract future development. The project proposes to construct a multi-level parking structure with 300 or more parking spaces.

Attachment 1.E

The Downtown Parking Structure project is key for the Town's current and future economic development. The Town of Lake Park is poised for growth and expansion; its location is a hidden gem in the metropolitan Palm Beach County area.

Part of the Town's development vision includes an advanced level of development in the Park Avenue Downtown District (PADD) that implements mixed-use, multi-story buildings along Park Avenue. This vision also introduces new, transitional housing such as townhomes fronting on Foresteria Drive and buffering the residential areas from the parking and commercial uses. The plan demonstrates that commercial space in the area will double.

Town currently has redevelopment plans for the 754 Park Avenue site to include the corporate offices of Dedicated IT, an information technology company, with 108 employees earning an average salary of \$75,987 per year, along with a Brewery and unique Restaurant. Also under redevelopment is 918 Park Avenue, a historically designated structure, to introduce added retail, a high-end salon, and creative office spaces serving professional millennials and similar groups in need of creative office space solutions.

In addition, the 801 Park Avenue building is currently on the market with a prospective buyer who hopes to complete the 3-story multi-family structure and increase office/retail/restaurant services to the downtown, along with attracting 20 new residents to the area. The 940 Park Avenue building is in transition and the owner is working with the Town for the possible future resurgence of this building through a redevelopment plan that may serve to combine this parcel with neighboring parcels to create a transit oriented development type of development if negotiations and funding are successful.

With ample parking, visitors, residents, and those working in the area will not have to drive all around downtown to locate a parking space. The traffic will flow; businesses will thrive as patrons will have easy access to respective commercial and retail offerings.

As the Town continues with its economic development plans, more residents and visitors will choose to visit for the arts, cultural, and historical attributes and attractions. Businesses will flourish and expand their developmental footprint, increasing the tax base in the Town, county, and state. An increased tax base ensures Town services to its residents and visitors. As the project is funded, immediate construction job opportunities will be available. The new jobs created will add to the local economy through increased consumer spending shopping and dining at local establishments.

The downtown area development is directly linked to the Town's overall vision for growth. The project is an integral part of a significant economic development initiative already underway through the Town's Community Development Department along with consultant firm, Redevelopment Management Consultants (RMA).

The Town contracted RMA to provide a report for the US-1 Highway Mixed Use District, linked to downtown, on the east side of Town. The report describes existing conditions, data and parcel analysis. According to RMA's market analysis, the buildout potential to develop hundreds of thousands of square feet of commercial use and 3,400 residential units in the area exists. This would be accomplished through a basket of rights concept, which enables flexibility in the disbursement of development rights throughout the US-1 corridor rather than capping the per parcel rights. Development could occur based on market demands.

The overall economic impact would serve to diversify the Town's tax base by introducing an exponential increase in tax revenue, as well as the introduction of additional services and people through added residential units, in the area. Projected sales tax revenue at build out is \$11 million per year.

Development of the Marina area adjacent to the US-1 Mixed Use corridor is planned. The Marina has many unique attributes, such as its sheltered location, that make it attractive to the boating community. Developers will be able to purchase and construct various types of retail space that adds to the area and Marina offerings. It builds upon current assets.

High rise condominiums will be constructed; private investment of several hundreds of millions of dollars on the waterfront will occur. A diversified tax base means more revenue to State, county and local tax bases. Retail development will result in increased sales tax revenue.

The Town is committed to economic development; the current leadership supports bold actions to make these requisite changes. On August 9, 2017, August 31, 2017, and on October 23, 2017, the Town held public meetings describing the Town's redevelopment plans. Additional meetings are scheduled through April 2018 to take the US-1 Highway Mixed Use District plans to fruition.

The Town has a positive reputation for its arts and cultural scene, and its historical buildings are popular with tourists. Increased development will expand the Town's appeal and offerings to its residents and visitors.

In its commitment to further its economic development vision, the Town is also partnered with Treasure Coast Regional Planning Council (TCRPC) and its consultants to produce the Lake Park Market Study.

Other initiatives adopted in the Town's 5-Year Capital Improvements plan include the development of Lakeshore Drive Promenade, a "Complete Street" of approximately 3,900 linear feet that spans from US-1 Highway to Park Avenue to 7th Street, and a Complete Streets Initiative/Safe Streets program along US-1 Highway (4,100 linear feet). Investors and developers need to know that their efforts are sustainable and can flourish.

While the need for additional parking has been a topic since before 2008, the most recent discussions were held during the Special Call Community Redevelopment Agency (CRA) Budget meeting of August 2, 2017, and the Town Commission meetings of January 4, 2017, and June 21, 2017. The CRA plan was updated by Civic Design Associates January 20, 2010, which supports funding this project in section 6.10, as parking needs are specifically addressed.

This project is in the Town's Capital Improvement Plan in its Comprehensive Plan, which was updated via Ordinance 02-2017 in February 2017.



F. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry (View Florida's [Targeted Industries here.](#))
 - As part of this response, describe how the project will promote specific job growth. Include a description of the number of jobs that will be retained or created, the average wages of such jobs, and in which industry(ies) the jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment.
 - Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

Please see Attachment 1.F.

If additional space is needed, attach a word document with your entire answer.

Attachment 1.F

The Town has attracted Dedicated IT, an information technology company, that is relocating its corporate offices to downtown Lake Park. Dedicated IT focuses on small and medium sized businesses to provide services such as network and systems security, cloud services, CIO services, and off-site network and systems management.

The company will build out 4,225 square feet of office space and proposes to hire a total of 108 employees with an average salary of \$75,987 per employee. This relocation is estimated to provide \$900,000 in capital improvements to the site, as a restaurant and brewpub are planned in the building. Another restaurant is also being developed in the building next to Dedicated IT.

The company anticipates its employees purchasing homes in the Town, which adds to the local tax base. Millennials attracted to field of information technology work tend to dine out often and enjoy downtown atmospheres to live, work, and play in. The Town's downtown area has numerous restaurants, retail, and entertainment venues. Discretionary income spent by the influx of new employees will add to local, county, and state tax bases.

The addition of Dedicated IT to the Town will provide a much needed positive economic impact on the Town's tax base and will likely lead to increased economic diversification, as more millennials will be attracted to the Town. With the necessary, increased infrastructure, the Town is able to continue the momentum that has begun.

The Town currently has one thriving microbrewery and another downtown brewpub is underway in this burgeoning cottage industry in the state. It is remarkable that the small Town of Lake Park is contributing to this industry, which has exponential room for growth when compared to other states with a mature craft brewing industry.

According to a 2014 University of Florida craft brewing study, total tax impacts from Florida's craft brewery activities were estimated at \$78.5 million in 2013, of which 59 percent went to state and local governments in Florida. A new report from the Brewers Association indicates craft breweries in Florida had an economic impact of \$3.1 billion in 2016.

While a brewery employs an average of eight (8) employees with an average wage of \$42,200, just one job at a craft brewery will create an additional 45 jobs in other industries on average, such as packaging, business services, distributing, transportation and agriculture.

In addition, a craft brewery is classified as an attraction. Breweries tend to be about more than beer, serving as community hubs, gathering places, and sources of local identity and pride. They are also increasingly serving as engines of economic development and catalysts for cities and towns. The Town already has tourist appeal due to its number of historic buildings; this will only increase the number of visitors. Because of the draw, surrounding retail establishments will benefit from the exposure as well.

The two new restaurants under development will add approximately 25 new jobs to the Town. Each of them will contribute to the tax base through owning or renting a home and patronizing local retail establishments.

As the project is funded, approximately 80 construction job opportunities will be created. The new jobs will add to the local economy through increased consumer spending shopping and dining at local establishments.

The projected sale tax revenue from the Town's current economic development activities is \$11 million per year, which benefits the State, county and local tax bases. The success generated by implementing this infrastructure project will be evident by the increase in areas such as business tax receipts and sign permits processed by the Town.

Additional, convenient parking is required for the Downtown area. This project will provide necessary parking for Dedicated IT professionals and current businesses by day and visitors by night. Ample parking is a requisite for developers assessing the feasibility of investing in Town. The ability to flourish and demonstrate a positive return on investment is of paramount importance to any business.



2. Additional Information:

A. Is this project an expansion of an existing infrastructure project?

Yes No

B. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

Proposed commencement date is April 2018; it will take 540 days to complete.

C. What is the location of the public infrastructure? (Provide the road number, if applicable.)

Northeast corner of Foresteria Drive and 8th Street

D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

Federal State County City Other _____

E. What permits are necessary for the public infrastructure project?

Town of Lake Park permits with all utility (water, sewer, electric) permits.

F. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

The permits have not been secured and would take 30-60 days after an executed agreement. They are all local permits and will be prioritized.

G. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The site is a 'Public' zoning district and has a 'Public Buildings' land use designation. The site will conform to these uses.



H. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

If additional space is needed, attach a word document with your entire answer.

I. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

Planning & Design will be required first.

J. Does this project have a local match amount?

Yes No

If yes, please describe the entity providing the match and the amount.

The Town is providing a match of \$1,125,000 from the Town's One-Cent Sales Tax revenue via Resolution 85-10-17.

K. Provide any additional information or attachments to be considered for this proposal.

A Financially Disadvantaged Municipality (as defined in Chapter 62-552, F.A.C)



3. Program Budget

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

A. Public Infrastructure Project Costs:			
Construction	\$ 4,212,000		
Reconstruction	\$		
Design & Engineering	\$ 288,000		
Land Acquisition	\$		
Land Improvement	\$		
Other	\$	Please Specify:	_____
Total Project Costs	\$ 4,500,000		
B. Other Public Infrastructure Project Funding Sources:			
City/County	\$ 1,125,000		
Private Sources	\$		
Other (grants, etc.)	\$	Please Specify:	_____
Total Other Funding	\$ 1,125,000		
Total Amount Requested	\$ 3,375,000		

Note: The total amount requested must equal the difference between the public infrastructure project costs in 3.A. and the other public infrastructure project funding sources in 3.B.

C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

Please see Attachment 3.C.

Attachment 3.C

The Town will need to contract engineering, design, and construction services. The Downtown Parking Structure will take one and a half years to complete.

Total project cost is \$4,500,000. Design, engineering, and permitting will take eight months at a cost of \$288,000. The remainder of time and costs associated with the project are Construction related at \$4,212,000.

The Town is providing a 25 percent match of \$1,125,000 from One-Cent Sales Tax revenue. Total amount requested is \$3,375,000.

The timeline of critical milestones is as follows:

Deliverable Milestone	Days to Complete
Commission Contract Approval	30 days
Design Complete/Submit for Permits	150 days
Permitting Complete/Advertise Project for Bid	90 days
Mobilization / Break Ground	60 days
Construction	180 days
Construction Complete	30 days



4. Approvals and Authority

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

Town of Lake Park Commission would need to approve the execution of a grant agreement.

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.

Please see attachment 4.B and 4.C.

- ii. State whether that group can hold special meetings, and if so, upon how many days' notice.

The Commission may hold special meetings with seven (7) days' notice.

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

Attachment 4.B and 4.C

4.B

The schedule for upcoming Commission meetings for six months is as follows:

October 18, 2017
November 1, 2017
November 15, 2017
December 6, 2017
December 20, 2017
January 3, 2018
January 17, 2018
February 7, 2018
February 21, 2018
March 7, 2018
March 21, 2018

4.C

The Town Commission authorizes the Mayor to execute documents via Resolution. The Town Attorney works with Town staff to create Resolutions which authorize the Mayor to sign on behalf of the Commission. Resolution 85-10-17 authorizes the Mayor to sign this application.



I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: Town of Lake Park

Name and Title of Authorized Representative: Mayor 

Representative Signature: Michael O'Rourke -

Signature Date: 10/4/2017