



2019-2020 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. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: Town of Lake Park

Government Federal Employer Identification Number [REDACTED]

Primary Contact Name: John D'Agostino

Title: Town Manager

Mailing Address: 535 Park Avenue

Lake Park, FL 33403

Phone Number: 561-881-3304

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Secondary Contact Name: Merrell Angstreich

Title: Grants Writer

Phone Number: 561-882-1819

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 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:

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

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

A. Provide a detailed description of the public infrastructure improvements.

Please see Attachment 1.A.

B. Provide location of public infrastructure, including physical address and county of project.

The proposed parking lot will be located at 711, 725 and 761 Foresteria Drive, Lake Park, FL 33403, which is located in Palm Beach County.

C. Is this infrastructure currently owned by the public? Yes No

If no, is there a current option to purchase or right of way provided to the County?

N/A -- the site is currently owned by the Town of Lake Park Community Redevelopment Agency, which is a public entity.

D. Provide current property owner.

The Town of Lake Park is the current property owner.

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

Yes No

This infrastructure is for public use. It will provide ample free parking for individuals who visit Lake Park to visit any of the Town's small businesses, the new IT company, or for cultural/recreational activities.

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

Yes No

The proposed parking lot will be located in the Town of Lake Park's central downtown area, which is located within the Park Avenue Downtown District, creating convenient parking opportunities for individuals working in area businesses or visiting establishments that include restaurants, stores, breweries and a performing arts venue, as well as corporate enterprises located in the Town.

G. 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.](#))

- o Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
- o 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.G.

2. Additional Information:

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

- A. Is this an expansion of an existing training program? Yes No

This is not an expansion of an existing training program.

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

The commencement date and number of days required to complete construction of the parking lot are unknown at this time. Construction cannot commence until funding for the project is secured.

- C. What permits are necessary for the public infrastructure project?

The project requires building permits and right-of-way permits.

- D. 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?

Permits have not yet been secured. Required permits are all local; if the Town of Lake Park receives funding for this project, securing permits will be prioritized upon notification of funding.

- E. 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 future land use designation is "public housing and grounds" and the zoning designation is "public." The proposed public parking lot to be built on the site will conform to these uses.

- F. 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

Please see Attachment 2.F.

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

Yes No

Please see Attachment 2.G.

- H. Does this project have a local match amount? Yes No

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

The Town of Lake Park will provide a matching \$395,000, which will be derived from the Town's one-cent sales tax revenue.

- I. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

Please see attached map.

3. Program Budget

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

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

1.) Total Amount Requested \$ 475,000.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 0

Private Sources \$ 0

Other (grants, etc.) \$ 395,000

Please Specify: Tax revenue

Total Other Funding \$ 395,000

B. Public Infrastructure Project Costs:

Construction \$ 603,535.00

Reconstruction \$ 0

Design & Engineering \$ 80,000.00

Land Acquisition \$ 0

Land Improvement \$ 28,465.00

Other \$ 158,000.00

Please Specify: General/Contingency

Total Project Costs \$ 870,000.00

Note: The total amount requested must be calculated by subtracting the total Other Public Infrastructure Project Funding Sources in A. from the total Public Infrastructure Project Costs in 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.

4. Approvals and Authority

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

- 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)?

The Town of Lake Park would have to approve the execution of a grant agreement.

If board authorization is not required, who is authorized to sign?

N/A -- Town Commission authorization is required; the Town Manager is authorized to sign.

- 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.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

Please see Attachment 4.B.

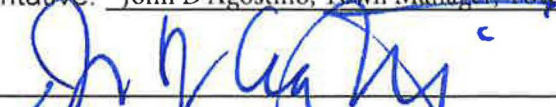
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

The Town Commission authorizes the Town Manager to execute documents via resolution. The Town Attorney works closely with Town staff in order to create resolutions that authorize the Town Manager to sign on behalf of the Town. The Town Commission voted to approve this on July 17, 2019.

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: Town of Lake Park

Name and Title of Authorized Representative: John D'Agostino, Town Manager, Town of Lake Park

Representative Signature: 

Signature Date: July 22, 2019.



Town of Lake Park 2019-2020 Florida Job Growth Grant Fund Narrative Response Attachments

Attachment 1.A.

Provide a detailed description of the public infrastructure improvements.

Utilizing Town-owned land that was previously used as a public garden, the Town of Lake Park plans to create a paved, striped parking lot that will accommodate more than 100 vehicles. The construction of the parking lot will create immediate, short-term job opportunities, as well as enhance the opportunity for specific job growth in the information technology industry for the Town's incoming company, Designated IT. This will help add to the local economy through increased consumer spending at local stores and restaurants. Additionally, investors and developers who observe sufficient parking for growth will be more likely to infuse the Town with funds necessary to improve its competitive economic edge.

The creation of a large, central parking lot in downtown Lake Park will help meet the parking needs of current and future businesses in the downtown Lake Park area. The ease of parking created by the existence of this lot will help increase and improve economic activity, increase tourism, enrich the cultural experiences available throughout the Town, and improve driving conditions, and drivers will not have to search for parking spaces.

The Town of Lake Park has numerous economic development activities underway attracting businesses and development. A new information technology company with more than 100 employees earning an average salary of \$58,000 is relocating to the Town's downtown area, along with a microbrewery. There is not enough parking to accommodate the employees and patrons for the Town's new and existing downtown venues. Ample parking is necessary for businesses to flourish.

The ease of parking created by the existence of this lot will help increase and improve economic activity in the Town of Lake Park, support tourism, enrich the cultural experiences available throughout the Town, and improve driving conditions, as people will not have to search for parking spaces. With the availability of ample parking, visitors, residents and those working in the area will not have to drive around the downtown area to locate a parking space. The traffic will flow, and businesses and motorists alike will benefit from locating convenient parking, and motor vehicle accidents (caused by distracted drivers looking for parking) will be reduced. With the availability of convenient parking, residents and visitors patronizing downtown commercial establishments will more easily be able to access the locations they choose to visit, resulting in increased revenue for these businesses. In addition, the ease of parking will provide added incentive for residents and visitor to avail themselves of Lake Park's arts, cultural and historic offerings.

Attachment 1.G.

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.**
 - **Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System (NAICS) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.**
 - **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.**

The Town of Lake Park is located in Palm Beach County, Florida. However, while many perceive the attributes of Palm Beach – high-end stores, multi-million-dollar homes, and wealthy residents – to be representative of all of Palm Beach County, those stereotypes are far from true for many areas. The U.S.

Census reports that the Town of Lake Park is home to nearly 9,000 individuals, 18.7% of whom are living at or below the Federal Poverty Level, a percentage significantly higher than that of the County as a whole (11.8%). This is reflective of the average per capita income in the Town (\$20,999) versus that of the County (\$36,303). As a result, many Lake Park residents have little, if any, disposable income to spend in local businesses such as restaurants or stores.

The proposed parking lot will support the retention of existing positions and the creation of new jobs for businesses that will be moving into the Town, and will also help promote economic recovery within the Town as these employees spend disposable income in Lake Park businesses, and additional consumers visit the Town to enjoy the arts, culture and dining opportunities that are more easily accessible thanks to the convenient parking lot. The ease of parking will also make it more conducive for those who visit to spend their time, and leisure dollars, in the Town.

Promoting Job Growth

Dedicated IT is an information technology company (NAICS codes 518210, 541513 and 541519) dedicated to “helping small businesses level the IT playing field by providing resources and products that have traditionally been out of reach.” The company will soon begin renovating a building on Park Avenue, in the center of Lake Park’s downtown, as it prepares to move into the area to accommodate its planned expansion to more than 100 employees. The existing parking spaces adjacent to the building are insufficient to accommodate the company’s growing staff, many of whom will use the planned parking lot. The average salary at Dedicated IT is \$58,000, which means that not only will dozens of new jobs (as well dozens of existing jobs) be supported by the planned infrastructure improvement, these individuals will also have disposable income that can be used to enhance the economy of the Town in which they work. Further, it is expected that a percentage of the company’s employees will appreciate the affordable housing and arts-focused nature of Lake Park, and choose to make the Town their home, thereby increasing the Town’s tax base.

A new microbrewery/restaurant (NAICS codes 312120 and 722511) will be moving into Lake Park in the coming months, as well. This establishment will create a variety of new jobs (brewery staff, restaurant staff, sales staff, and management/office staff, as well as employ the services of contractors such as graphic artists, an accountant, a lawyer, an insurance representative). Based on similar businesses, it is

expected that the new venue will employ approximately 20 in-house team members, and provide partial support to the contract staff.

In addition, the need for contractors to create the parking lot (grading, paving, striping, etc.) will ensure the short-term creation or retention of several jobs; although not in targeted industries, a portion of the income provided to these individuals can be expected to come back to the Town of Lake Park as these individuals eat lunch in local establishments while they are working in the area.

Ultimately, the planned parking lot in the Town of Lake Park will directly impact the retention and/or creation of approximately 135 permanent positions in the immediate term.

Community Benefit

The Town of Lake Park is home to a number of centrally located independent businesses that comprise the Lake Park Arts District. These include a performing arts theater, a brewhouse/art gallery, restaurants, stores offering vintage and unique items, boutiques and more, as well as weekend markets offering an array of artisan goods. The existing layout of the area means that parking is not always sufficient to meet customer demand. Rather than drive through the Town looking for parking, many visitors choose to leave the area and spend their free time – and associated dollars – elsewhere. The creation of a parking lot located adjacent to this area will provide parking for more than 100 additional parking spaces. The lot will serve the Town's incoming IT business during standard business hours, and leisure-focused businesses during these hours, as well as during the evenings and on weekends, when diners and shoppers are most inclined to visit.

Because easily accessible parking is a vital part of an overall pleasant experience, the planned parking lot will lead to increased customer traffic in the Town's businesses, and provide an incentive for new stores, restaurants and galleries to move into the Town. This will lead to the creation of additional jobs in a variety of industries. Further, with the existence of ample parking, visitors, residents and those working in the area will not have to drive around the downtown area to locate a parking space. The traffic in the Town will flow easily, and businesses and motor vehicle accidents caused by distracted drivers looking for parking will be reduced. These multi-faceted enhancements to the Town of Lake Park's appeal will make investors and developers more likely to infuse the Town with funds necessary to improve its competitive economic edge, and support the Town's long-term goal of enhancing its waterfront by

developing a high-rise, mixed-use property, which will also result in the further retention and creation of hundreds of jobs.

Attachment 2.F.

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

Because the site is publicly owned, there is no development order. The local comprehensive plan defines the area as "public building and grounds," which it defines as follows: *Public Buildings and Grounds – Lands and structures that are owned, leased, or operated by a government entity such as libraries, police stations, fire stations, post offices, government administration buildings, and areas used for associated storage of vehicles and equipment, with a maximum F.A.R. of 3.0. Also, lands and structures owned or operated by a private entity and used for a public purpose, such as a privately held by publicly regulated utility. Public schools are a permitted use within this land use delegation.* The Town's Capital Improvements Element of its Comprehensive Plan contains language calling for the construction of a surface parking lot as part of its five-year capital improvement schedule.

Attachment 2.G.

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

The project is shovel-ready and can commence upon grant fund approval and contract execution if a design/build concept is permissible. The Town has conceptual plans and cost estimates that can be used for a design/solicitation process, but does not have engineering plans suitable for construction.

Attachment 2.H.

Please see below for a map of the area, with the proposed site outlined in red.



Attachment 3.C.

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

Construction **TOTAL: \$603,535**

Construction of the parking lot will include, but is not strictly limited to, the following:

- Stabilization of the land
- Acquisition and installation of materials to create the parking lot, the sidewalk surrounding the parking lot and the driveway providing access to the parking lot
- Drainage, including lighting and landscape/irrigation
- Signing and marking the parking lot
- Miscellaneous associated costs such as traffic maintenance, project signage, permitting, etc.

Design and Engineering **TOTAL: \$80,000**

Plans and drawings will be created for the proposed parking lot by a qualified and experienced engineering firm.

Land Improvement **TOTAL: \$28,465**

Existing foliage, debris, etc. at the site of the proposed parking lot will be removed.

Other **TOTAL: \$158,000**

Other costs, totaling 25% of the construction total, cover the unexpected expenses that often arise during construction projects.

As the matching funds will be derived from the Town's one-cent tax revenue, there is no timeline associated with obtaining these dollars.

Attachment 4.B.

If approval of a board, commission, council or other group is needed prior to execution of an agreement between the local 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.**
- ii. State whether the entity is willing and able to hold special meetings, and if so, upon how many days' notice.**

Upcoming Town Commission meetings are scheduled for the following dates:

August 7, 2019

August 21, 2019

September 4, 2019

September 5, 2019 (special budget meeting)

September 18, 2019

September 19, 2019 (special budget meeting)

October 2, 2019

October 16, 2019

November 6, 2019

November 20, 2019

December 4, 2019

December 18, 2019

January 8, 2019

January 16, 2019

February 5, 2019

February 19, 2019

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