

COMMERCIAL ENHANCEMENT GRANT PROGRAM

This year, the CRA also quadrupled its funding for the Façade Improvement Grant Program, targeting businesses along Dixie Highway and west of Dixie, on Lake and Lucerne Avenues. Five businesses were awarded a total of \$84,780 in grant funding:

- Lake Worth Playhouse —713 Lake Avenue will begin making façade and marquee improvements with their \$25,000 grant
- Jack & Kathleen Balch —902 S. Dixie Highway, will receive \$7,000 for façade enhancements
- Milano Kitchen & Bath —811 N. Dixie Highway will receive \$25,000 to improve its façade, landscape & parking
- Allen Mankin —1826 N. Dixie Highway, will receive \$25,000 for façade improvements, landscape, irrigation & parking.
- Chafin's Music Center —608 North Dixie Highway, will receive \$2,780 for signage improvements



RESIDENTIAL SIDEWALK IMPROVEMENT PROJECT BEGINS

One of the major recommendations of the CRA Neighborhood Enhancement Program is infrastructure improvements in the residential areas of the CRA.

In 2005 the CRA Board directed staff to develop a scope of services for design and survey work associated with sidewalk and curb improvements along North E Street from Lucerne Ave. to 7th Avenue North, and North A, B, C, D and F Streets from Lucerne Avenue to 2nd Avenue North.

The CRA selected Civil Design, Inc. to plan and design the project with anticipated construction to begin in late 2006.

DEVELOPMENT REGIONS GRANT PROGRAM

The Lake Worth CRA increased its funding this year to focus on assisting our new and existing businesses. The Development Regions Grant Program is a jointly funded program with Palm Beach County to encourage businesses to locate and invest in distressed communities.

This year, the CRA and Palm Beach County selected Rotelli Pizza and Pasta restaurant as its business recipient providing a grant of \$75,000 (\$50K from PBC and \$25K from LWCRA) to help offset the over \$1 million dollar investment they are making in Lake Worth's Downtown.



2005 / 2006 HIGHLIGHTS & ACCOMPLISHMENTS

6TH AVE. SOUTH GATEWAY CONSTRUCTION BEGINS!

One of the largest infrastructure redevelopment efforts in the history of Lake Worth began on December 1, 2005, when the Lake Worth CRA broke ground on its monumental "Gateways Project" on 6th Avenue South. A long-neglected entrance to the City, 6th Avenue South is destined to become an attractive, pedestrian friendly, bicycle-safe corridor that will encourage positive redevelopment to of the city's south side.

The \$6.2 million dollar project will be a complete overhaul of the current roadway's appearance and will include upgrades to the existing above and below ground utilities. The project calls for beautifully landscaped medians in the center of the roadway; a landscaped swale along the north and the south side of the road; neighborhood entry features at each of the intersections; new decorative street lights on sturdy windproof mast arms; brick paver crosswalks at all side streets and brick paver intersections at Dixie Highway and South A Street. In order to provide for future redevelopment and minimize future wind damage, the electrical power lines that cross the roadway will be buried underground and existing drainage inlets will be upgraded to reduce pollutants caused by runoff from the roadway. In addition, the Lake Worth CRA upgraded several underground water and sewer lines to assist the City of Lake Worth's Utility Department in some of their future expansion plans.

The purpose of this project is to create an inviting entrance to the City by creating an attractive, pedestrian friendly environment for area residents and future redevelopment. The City has also agreed to rezone the properties one block to the north and south of the roadway to a special category called the "Gateways - Mixed Use District." The new zoning category will encourage assembly of smaller land parcels to create integrated mixed use developments of professional office and residential uses that will be complementary to adjacent single family residents.



CRA WINS EPA BROWNFIELD GRANT!

In April 2006, the Lake Worth CRA applied for and was awarded a \$200,000 US EPA Brownfield's Assessment Grant to conduct Phase I and Phase II Environmental Assessments of Petroleum Based Brownfield sites.

The length of the grant is three years from the effective date of September 7, 2006. Funds from this grant will be used to entice developers wishing to construct new projects to our district.

CRA staff has begun working on implementation of the Lake Worth CRA Brownfield's Program and anticipates plenty of interest from developers and environmental consultants.

COMMERCIAL CODE COMPLIANCE OFFICER

The CRA knows that an attractive city is needed in order to attract and retain businesses in the commercial areas. In the summer of 2006, the CRA budgeted and hired a code inspector to focus solely on commercial properties within the CRA boundaries.

The CRA is working to identify the major code violations that exist in the CRA boundaries and to also improve the investment image of the CRA through maintenance of existing properties. More code compliance staff and stricter enforcement is a recommended strategy of the CRA redevelopment plan (part V, p. 36).

Since hiring the commercial code compliance officer, the CRA has inventoried all commercial properties along Dixie Highway and Lake Avenue. In addition, the CRA has conducted an initial sweep of all abandoned and vacant properties along those corridors.

MISSION STATEMENT

The Lake Worth CRA is investing in our community to revitalize and rebuild our neighborhoods and commercial corridors. We are dedicated to maintaining the character of the City, responding to community needs and encouraging sustainable economic growth to improve the quality of life for our residents and the future health of our City."



DIXIE HIGHWAY MARKET STUDY COMPLETED

In May 2006, The Lake Worth CRA and Lambert Advisory, LLC completed a Market Analysis of the Dixie Highway Corridor. Key Findings of the report include:

There is existing market demand and future growth for retail, restaurant and entertainment uses, limited office space, additional for sale residential product and a pent up demand for quality rental units.

The CRA should focus on redeveloping key nodes on the north and south ends of the corridor and invest in infrastructure and other improvements in these areas.

There continues to be significant impediments to investment in the area, some based on perception, some financial and some requiring refocusing of existing resources. The CRA should play a key role in mitigating these impediments.

