



CITY OF LAKE WORTH

7 North Dixie Highway · Lake Worth, Florida 33460 · Phone: 561-586-1600 · Fax: 561-586-1750

AGENDA
CITY OF LAKE WORTH
CITY COMMISSION WORK SESSION
THURSDAY, JULY 30, 2015 - 6:00 PM

1. ROLL CALL:

2. PLEDGE OF ALLEGIANCE: Led by Vice Mayor Scott Maxwell

3. UPDATES/FUTURE ACTION/DIRECTION:

A. Lake Worth Beach Complex, Casino Building Vacant Space and Municipal Pool Invitation to Negotiate (ITN)

1) Hudson Holdings

2) Oceanside Bar and Grill

4. ADJOURNMENT:

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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. (F.S. 286.0105)

NOTE: ONE OR MORE MEMBERS OF ANY BOARD, AUTHORITY OR COMMISSION MAY ATTEND AND SPEAK AT ANY MEETING OF ANOTHER CITY BOARD, AUTHORITY OR COMMISSION.



CITY OF LAKE WORTH

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AGENDA DATE: July 30, 2015

DEPARTMENT: City Commission

EXECUTIVE BRIEF

TITLE:

Presentations regarding the Lake Worth Beach Complex, Casino Building Vacant Space and Municipal Pool Invitation to Negotiate (ITN) proposals

SUMMARY:

The City Commission agreed to schedule a public meeting to hear the proposals and ask questions.

BACKGROUND:

Since the Casino Building re-opened in the fall of 2012, the City has been grappling with how to fill the vacant commercial space remaining in the building. The City has also had other numerous challenges at the beach including, but not limited to, challenges with the adjacent old pool building; the operation and maintenance of the pool; shortfalls in the Beach Fund; and, operations at the Casino Ballroom. City staff identified utilizing the ITN process as a way to provide the Commission with viable alternatives to address these issues. Unlike other selection processes allowed under state law, the ITN encourages creative proposals, incorporates a negotiation process, and allows for the comparison of ‘apples and oranges’ proposals. Based upon the previous experience with the other commercially leased spaces in the Casino Building, the intent was to vet the proposals to a feasible and permissible project(s) for consideration by the Commission. Along with the parameters set forth in the ITN document, there are restrictions contained in the Comprehensive Plan and the Zoning Code for the Beach and Casino Zoning District (BAC) (all approved in 2007). Additionally, the City Charter, Article 2, Section 3 states:

“City-owned property east of AIA roadway shall not be declared surplus property and shall not be sold, hypothecated, conveyed, or leased, except for a lease of less than 20 years, without the affirmative vote of a majority of the electors of the City of Lake Worth at a properly noticed and scheduled referendum.”

On September 2, 2014, the City issued the ITN to seek replies for one or more commercial ventures with the following available options (including management and/or development of surrounding areas):

- For the upstairs vacant tenant space at the Casino Building.
- For meeting space (ballroom) and kitchen at the Casino Building.
- For the municipal pool area.

On October 14, 2014, the City received replies from Hudson Holdings; Anderson Carr (on behalf of Oceanside Bar and Grill); and, Wave House Miami. The Evaluation Committee decided in a public meeting to commence negotiations with all three (3) offerors.

The Evaluation Committee conducted several internal negotiation strategy meetings and one meeting to meet with the offerors on their proposed projects. On two occasions, the Evaluation Committee sought additional

information from the offerors. Wave House Miami did not submit the requested information on the first occasion, and the Evaluation Committee decided to move forward with the other two offerors (Hudson Holdings and Anderson Carr). The City received final replies on March 2, 2015 from Hudson Holdings and Anderson Carr. The Evaluation Committee conducted further fact finding on the final replies and, on April 28, 2015, conducted a public meeting to determine its next step(s) in the process. At the April 28, 2015 meeting, the Evaluation Committee made three recommendations to the City Commission:

1. That the City Commission direct City staff (William Waters) to develop a request for qualifications (RFQ) for a qualified firm to prepare a traffic/development impact study with related evaluations in order to discern viable levels of development and intensity of uses at the beach.
2. That during the budget process, the City Commission hold a separate workshop on the Beach Fund in order to address policy decisions that must be made for the FY 2016 Beach Fund budget.
3. That the City Commission continue negotiations with Anderson Carr (on behalf of Oceanside Bar & Grill) for the lease of the upstairs vacant space at the Casino Building and management/lease of the ballroom.

The Evaluation Committee also recommended that the foregoing be concluded within six (6) months. As of April 28, 2015, the Evaluation Committee is dissolved.

Pursuant to the ITN, the City Commission is to consider the recommendations of the City's Evaluation Committee. The City Commission has broad discretion to do the following:

- Determine which offeror(s) should be awarded a contract(s) with the City (with or without further negotiations);
- Request presentations from any and all offerors;
- Request further fact-finding by City staff or other appointee(s) with any and all offerors;
- Reject any and all of the replies;
- Cancel the ITN; and/or,
- Re-issue the ITN.

As to the Evaluation Committee's recommendations related to an RFQ and Beach Fund workshop, it is within the City Commission's discretion to approve or reject such recommendations.

As a summary of each offeror's proposed project, the following information is provided:

For Wavehouse Miami, it proposed utilizing the existing pool area to install a wave-house/wave-pool and similar water recreational features with a surrounding tiki/restaurant facility.

For Hudson Holdings, it proposed a convention/event facility (to compliment the Gulfstream Hotel) with associated retail/restaurant locations, spa, club, pools and a parking structure. Hudson Holdings made revisions to its project during the course of the ITN process.

For Anderson Carr (on behalf of Oceanside Bar & Grill), it proposed building out the upstairs vacant space for a restaurant and taking over the management of the ballroom. Oceanside Bar & Grill made revisions to its project during the course of the ITN process.

On July 23, 2015, Wavehouse Miami notified the City that they were moving in another direction and were no longer interested in pursuing this ITN because of the uncertainty with their submittal, the lengthy process the ITN took, and not having the ability to use the larger site plan that would have allowed them to incorporate the surf pool into the project.

Attached to this brief is a copy of further background information on the remaining two offeror's proposed project:

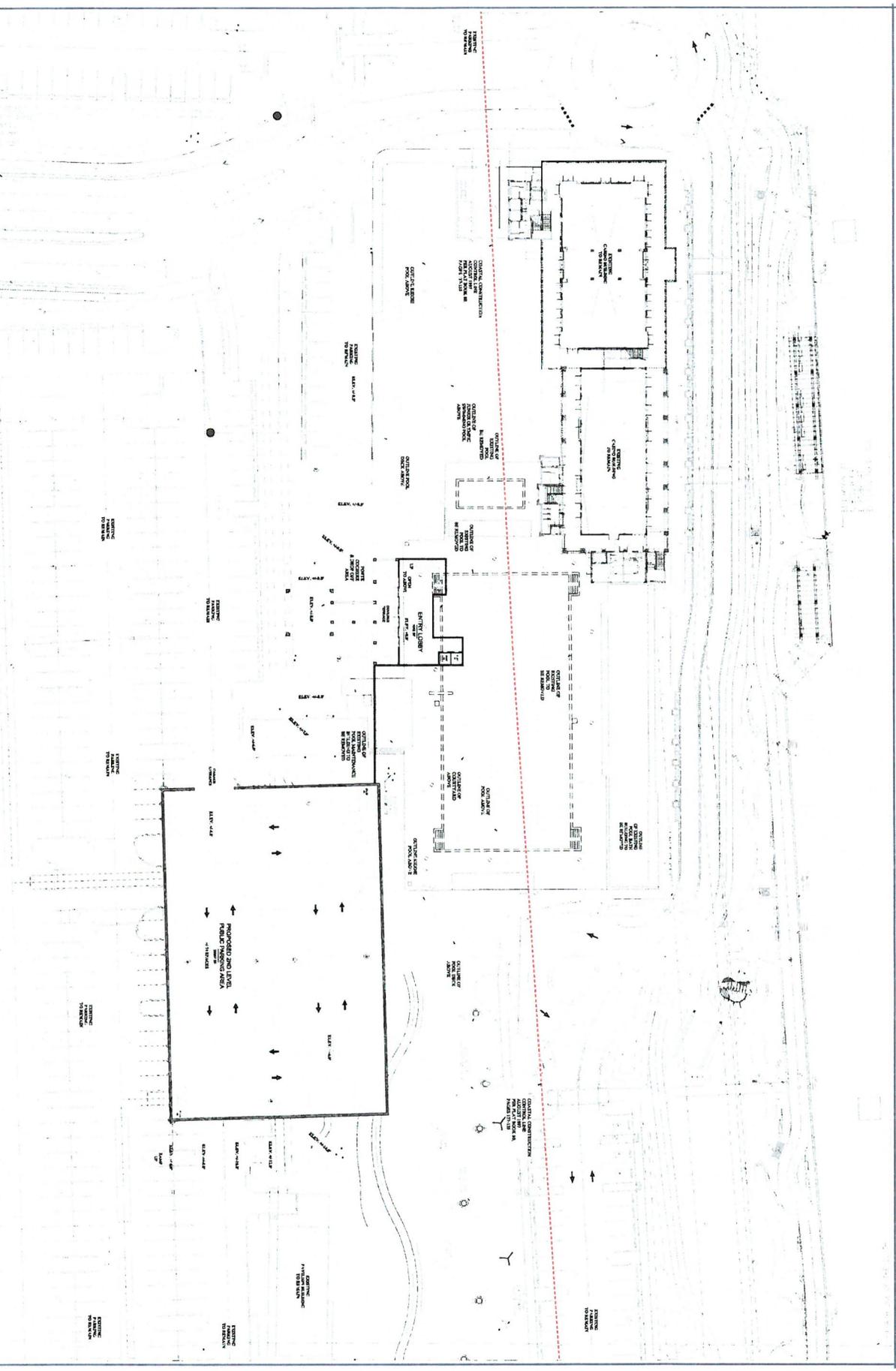
1. Hudson Holdings most recent revised project drawings; and,
2. Anderson Carr's proposed letter of intent from its final reply.



LOWER LEVEL LOBBY & PARKING PLAN

LAKE WORTH POOL
& CABANA CLUB
18 SOUTH OCEAN BOULEVARD
LAKE WORTH, FLORIDA 33460

RANDALL STOFFY
ARCHITECTS
10000 W. BOCA RATON BLVD., SUITE 100
BOCA RATON, FLORIDA 33433
TEL: 561-993-1100
WWW.RANDALLSTOFFY.COM

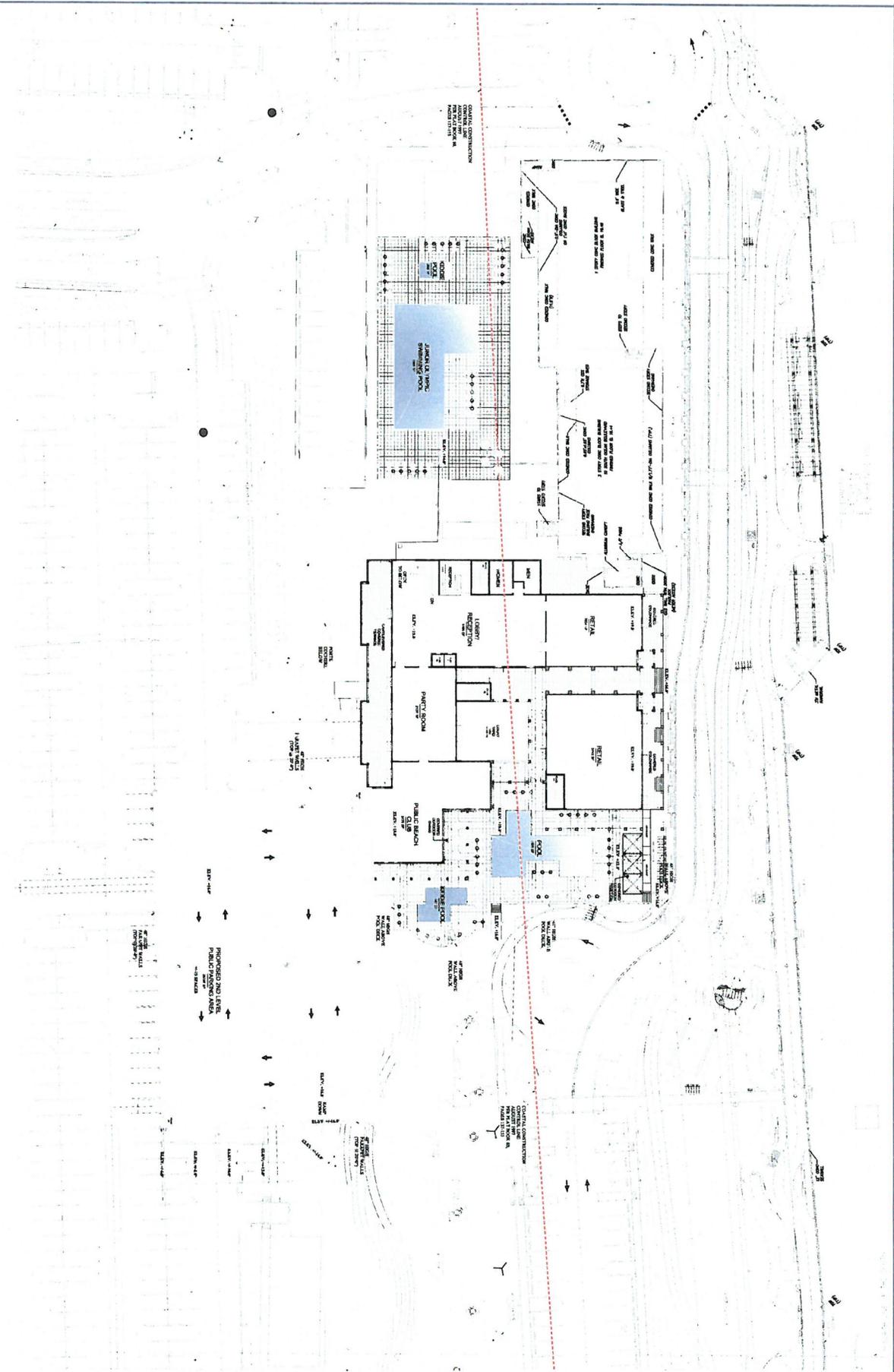


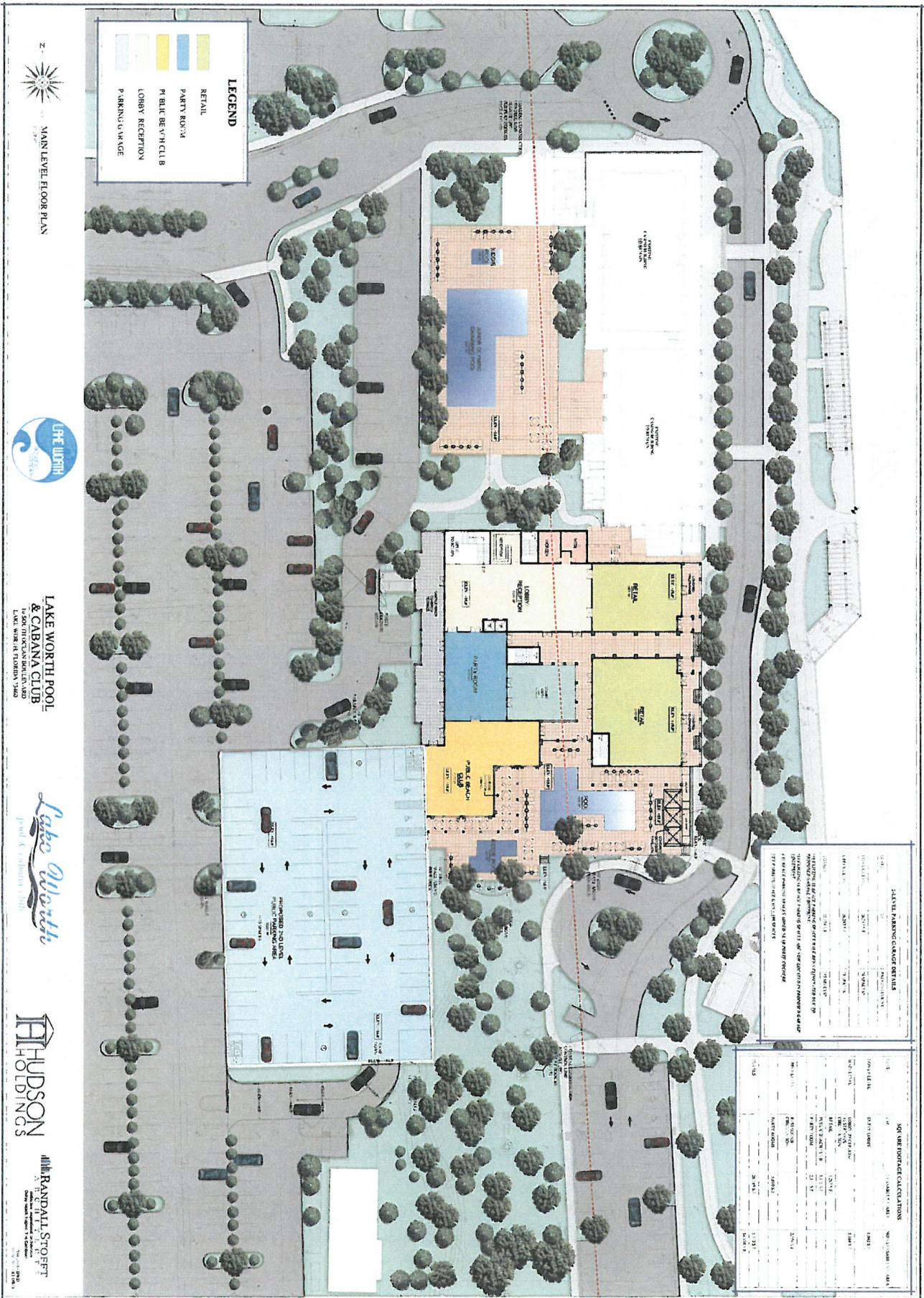


MAIN LEVEL LOBBY & PARKING PLAN

LAKE WORTH POOL & CABANA CLUB
LAKE WORTH, FLORIDA 33409

RANDALL STOFF
ARCHITECTS
1400 N. W. 10TH AVENUE
MIAMI, FL 33136
305.575.1100





LEGEND

Yellow	RETAIL
Blue	PARTY ROOM
Orange	Rm. BILL. BEACH CLUB
Light Blue	LOBBY/RECEPTION
Grey	PARKING GARAGE



MAIN LEVEL FLOOR PLAN



LAKE WORTH POOL & CABANA CLUB
 1500 OCEAN BOULEVARD
 LAKE WORTH, FLORIDA 33460



HUDSON HOLDINGS

RANDALL STOFF
 ARCHITECTS
 1100 N. W. 11th St., Suite 100
 Ft. Lauderdale, FL 33304
 (954) 561-1111

LEVEL PARKING GARAGE DETAILS

DATE:	11/11/11	PROJECT:	LAKE WORTH POOL & CABANA CLUB
SCALE:	AS SHOWN	DESIGNER:	RANDALL STOFF ARCHITECTS
NO. OF SPACES:	200	CLIENT:	LAKE WORTH POOL & CABANA CLUB
TYPE:	STRUCTURAL	CONTRACT NO.:	LAKE WORTH POOL & CABANA CLUB

THIS DRAWING IS THE PROPERTY OF RANDALL STOFF ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFF ARCHITECTS.

SOI USE EMPLOYER CALCULATIONS

USE	NO. OF EMPLOYERS	NO. OF EMPLOYEES
OFFICE	1	10
RETAIL	1	10
RESTAURANT	1	10
BAR	1	10
LOBBY	1	10
PARTY ROOM	1	10
POOL	1	10
CABANA	1	10
PARKING GARAGE	1	10
TOTAL	8	80



1st FLOOR LEVEL FLOOR PLAN

LEGEND

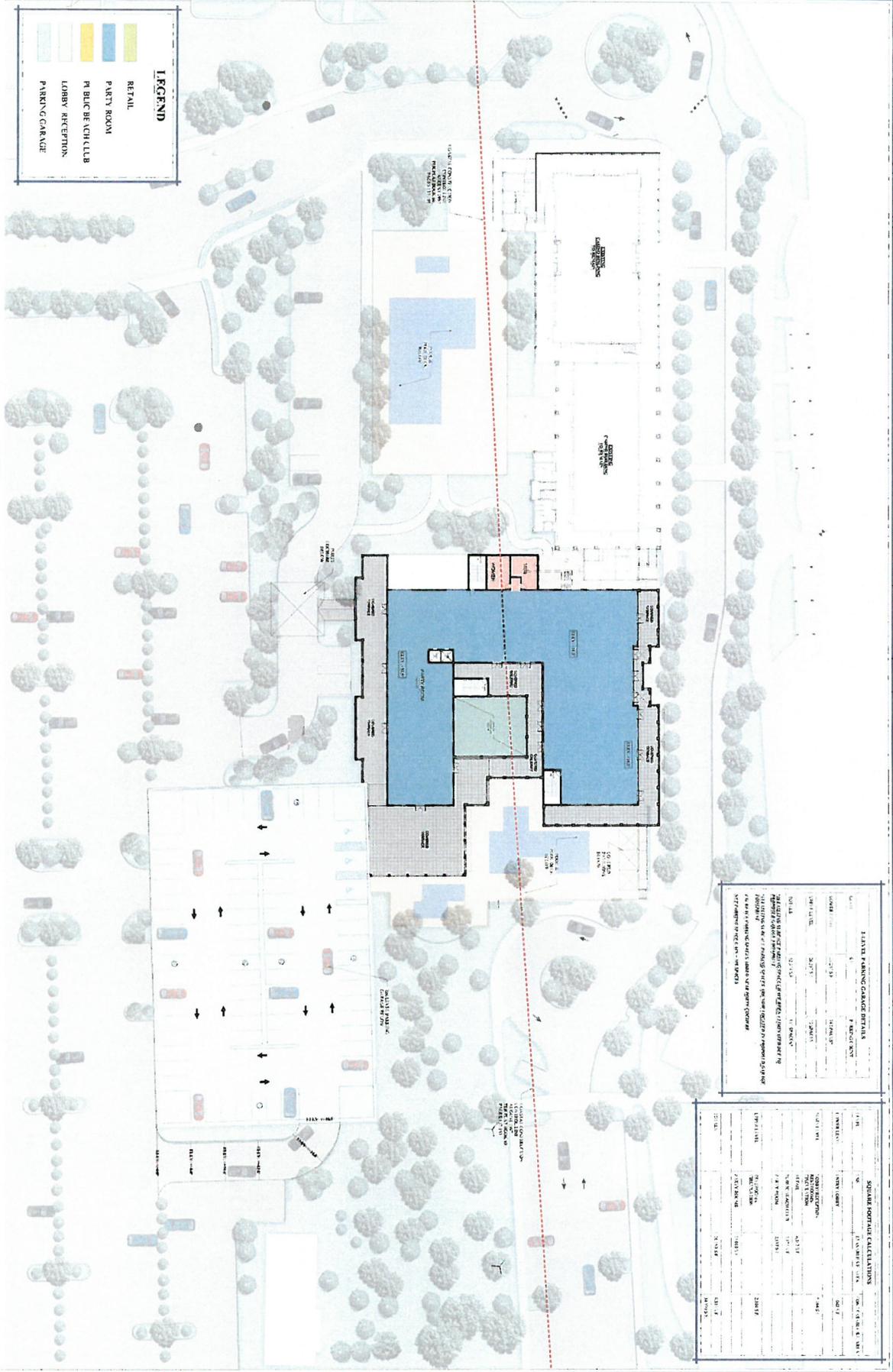
[Yellow Box]	RETAIL
[Blue Box]	PARTY ROOM
[Light Blue Box]	POOL BEACH CLUB
[Light Green Box]	LOBBY RECEPTION
[Light Blue Box]	PARKING GARAGE



LAKE WORTH POOL & CABANA CLUB
 11001 LAKESHORE DR. N. SUITE 100
 LAKE WORTH, FLORIDA 33466



HUDSON ARCHITECTS
 11001 LAKESHORE DR. N. SUITE 100
 LAKE WORTH, FLORIDA 33466



1st FLOOR PARKING GARAGE DETAILS

NO. OF SPACES	NO. OF SPACES	NO. OF SPACES
NO. OF SPACES	NO. OF SPACES	NO. OF SPACES
NO. OF SPACES	NO. OF SPACES	NO. OF SPACES
NO. OF SPACES	NO. OF SPACES	NO. OF SPACES

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES (1" = 1'-0").
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SQUARE FOOTAGE CALCULATIONS

AREA	DESCRIPTION	AREA (SQ. FT.)	TOTAL (SQ. FT.)
POOL BEACH CLUB	POOL BEACH CLUB	10,000	10,000
PARTY ROOM	PARTY ROOM	5,000	15,000
LOBBY RECEPTION	LOBBY RECEPTION	2,000	17,000
PARKING GARAGE	PARKING GARAGE	10,000	27,000
OTHER	OTHER	0	27,000
TOTAL	TOTAL	27,000	27,000

Michael Bornstein
City Manager
February 23, 2015
Page 2 of 4

Renewal Option Rates:

Tenant has the right to Three (3) renewal periods of Five (5) years each. Tenant needs to notify Landlord in writing that they intend to renew 6 months prior to the expiration of term.

Rental Concessions:

Free rent during build-out period. To be 12 months if the tenant has completed renovations or not. First and Security (Security equals one year of rent in the form of a "Letter of Credit" with the City of Lake Worth being the beneficiary.

Access:

Lessee shall be provided full access to the Property, at their own risk, during the Free Rent Period for the purpose of conducting all necessary alterations, upgrades, and decorating.

Intended Use:

Buyer is leasing the subject property for future use as Restaurant's and Private Event Hall.

Leasing Date:

The lease will commence on approximately May 1, 2015 for ten (10) years plus three (3) five year each options for a total of twenty five years.

Property Condition:

The Property is being leased in "As Is" condition for the restaurant space, and "As Is" condition for the ballroom.

Brokers:

Both parties agree that the only broker involved in this transaction is Anderson & Carr, Inc. who will be compensated by the landlord in this transaction, Based upon previous brokerage agreement.

Additional Terms:

Tenant requires complete exclusivity to the upstairs level.

All ballroom rentals will be completely under our control from the time we sign the lease.

Michael Bornstein
City Manager
February 23, 2015
Page 3 of 4

Additional Terms Cont.:

Tenant has exclusive rights to all food, beverage and retail merchandise sales on the complete upstairs level, including the ballroom, restaurant, and patio. Tenant will maintain a four foot access and walkway on the upstairs level. The current booking of Event space will stay in place and a separate deal will be worked out with the City.

Tenant has the right to remodel the existing kitchen and ballroom with the city of Lake Worth's approval.

Tenant would like to define the cost to rent the courtyard per usage.

Tenant accepts the complete responsibility and management of booking beach weddings, exclusively.

Tenant request records of financials regarding the ballroom events, beachfront wedding events and business establishments in the casino building (Already Received).

Tenant requires the ability to provide valet/shuttle service to our patrons at the northwest corner of building.

Tenant requires 1-2 parking spaces in the casino lot for management. Also, they require adequate employee parking available within a reasonable distance to the tenant space.

Tenant requires the right to place lighting on the West building facade, with proposals pending city approval.

Tenant required exclusivity of Hot Dog Carts/Stands through-out the entire Lease term, including options.

LAKE WORTH BEACH COMPLEX, CASINO BUILDING
VACANT SPACE & BALLROOM
ITN:#14-211
LAKE WORTH, FLORIDA 33461



PROPOSED CONCEPTS

- High End Mediterranean Restaurant
 - Coney Island Style Deli
 - Banquet Hall
- 

MEDITERRANEAN RESTAURANT

- The other part of the restaurant development on the second floor will be a Mediterranean Style Restaurant that will appeal to the evening crowd and continue the unique feel of the Casino into the night.
 - With the views and ambiance, this restaurant will host more proposals, anniversaries, birthdays and other special events than any other restaurant in Palm Beach County.
- 

CONEY ISLAND STYLE DELI

- They want to add to the uniqueness of this project by adding a true Coney Island Style Deli on the second floor.
 - The pricing of meals and sandwiches will enhance the experience of all patrons that visit the beach. There will be something for everyone and at an affordable price.
- 

BANQUET HALL

- They want to build up the value of the Ballroom to be one of the premier banquet facilities in Palm Beach County by hosting events from Neighborhood Clubs and Corporate functions to the most elaborate Weddings in the State.
- As operators they've experienced and hosted all types of events.

PRINCIPALS



GEORGE A. NASSER: PARTNER & CHAIRMAN

- Mr. George Naser is known as a visionary leader in both business and the community. In the formation of the original dining concept for Online Café, he brought many years of solid experience in developing and building a successful business.
- In 1960, he launched the “George Naser Meat Wholesaling Company” and successfully grew the operation, followed by investment into “International Sausage Corporation (ISC)”. In 1972, Mr. Naser took complete control of ISC, becoming President. Over the next 23 years, he turned ISC into a highly profitable Meat Processing and Distribution Company.

AZIZ “OZZY” NASER: PARTNER

- Aziz “Ozzy” Naser was the Founder of the Michigan Orthopedic Services and served as its Chairman of the Board.
- Aziz opened the first Michigan Orthopedic Services location in Livonia in 1994 and continued to grow the business throughout Michigan to 6 locations and over 100 employees.
- Aziz sold the business to a private equity company in December of 2007. Since then, he has been active in smaller investments such as “Energy Shot,” the technology sector and research and development.

CHEF SHAWN LOVING: HEAD CHEF



- Chef Shawn Loving, CEC, CCA, is a 1991 graduate of the Schoolcraft College Culinary Arts Program and has served as a Culinary Arts Department Chair since 2008. Chef Loving oversees six full time and ten adjunct faculty members, coordinates the operation of the American Harvest Restaurant and its retail venue the Main Street Café

CHEF SHAWN LOVING: HEAD CHEF

- Chef Loving has won Numerous awards and medals from the American Culinary Federation, including a Gold Medal in the two-man Hot Food Mystery Basket competition at the Midwest Culinary Jamboree in Cincinnati, a Gold Medal in Pontiac, Michigan (February 2012). He won a Bronze Medal as a member of the Michigan Culinary Olympic Team at the October 2012 Culinary Games.
- Chef Loving served as personal chef for members of the Detroit Pistons and as the in-flight caterer for the team. On Chef's recommendation, many Schoolcraft Culinary Graduates have been placed as personal chefs to NBA and NFL athletes.

KEITH ROWE: BANQUET MANAGER

- Keith Rowe has worked at St. Mary's banquet hall for 21 years, many of which were under George Naser.
 - Keith is responsible for the two million dollar operation with approximately 35 employees; 2 sales staff, a chef, and 2 assistant managers.
- 

QUALIFICATIONS FOR THE JOB

- Online Café provides a direct parallel to the current proposed project at the Lake Worth Casino. The Online Café was awarded through the Metro Detroit Airport Authority for all levels of approval.
- Our ability to manage and operate, financial stability and business prowess provided us the success in the bidding process.
- We have worked hand in hand with the Metro Authority and Delta Airlines with the daily operations of the business.
- The majority of Delta Airlines employees choose Online Café as their meal of choice when eating at the airport. This is a true testament to the quality of our food and the timely service we provide to each and every one of our patrons.

SUCCESS OF SIMILAR VENTURES

- All ventures have been profitable business and assets to the community. We have provided jobs for the local areas and always manage the projects directly to ensure their success. The Lake Worth Project will be no different.

ONLINE CAFÉ



ONLINE CAFÉ

- The Online Café was the first restaurant to open in the new Metro Detroit McNamara Terminal in 2002. This project started with a bidding process, for Wayne County 15 years ago. Online Café has been a huge success as 40,000 patrons visit each month. This project has generated 3-4 million dollars in revenue per year since its inception.
- It is a family orientated restaurant with full liquor service, which has made this spot one of the most desirable areas in the airport.
- Our well trained and professional staff and management has been our combination for success. We continue day in and day out to run our restaurants as if it were the first day opened. Our knowledge, vast amount of experience, and success have carried us well over the 15 years of service.

ST. MARY'S CHURCH AND BANQUET CENTER



ST. MARY'S CHURCH AND BANQUET CENTER

- George Naser has been instrumental in the creation of the St. Mary's Church and banquet facility. He served as the Chairman of the church board and was very influential in the creation of St. Mary's Cultural Center Banquet Facility 22 years ago.
- The Cultural Center seats over 800 people at any one serving, with services that include: weddings, graduations, parties, bar mitzvahs, birthdays, and many other special events.

BLAZERS BBQ AND RESTAURANT

- George Naser owned and operated this successful restaurant from 1995-2005 in Farmington Hills, Michigan.
 - They served a specified menu of BBQ chicken, ribs, salad, soul food and deli sandwiches. The restaurant also catered many festivals and events around the state of Michigan.
- 



Farmington's own
Blazer's BBQ catered
the recent Bush rally.

Blazer's caters to President Bush and the Great Gadsby

Some of the residents of Farmington Hills might have had trouble finding Blazer's BBQ at first but it was no trouble at all for the secret service when the staff of the White House selected Blazer's to cater President Bush's rally at the Oakland Lake Campus at Oakland Community College recently.

Jay Tomczak, Blazer's head chef, said that while catering he met many notables, including Michigan Attorney General Mike Cox, Oakland County Executive L. Brooks Patterson, Rabi Freeman, Bo Schembechler, Bill Laimbeer, the White House Press, John Roberts of NBC and David Gregory of CNN.

Blazer's staff also brushed elbows with hockey hall-of-famer Bill Gadsby recently as they hosted the signing of his new book, "The Grateful Gadsby."

"This is the man who accrued 1,539 penalty minutes to become the league's all-time penalty minute leader. He has had a total of 640 stitches and has broken his nose 11 times. But he said that all the numbers mean nothing to him – he is first and foremost a family man," said Tomczak.

Blazer's BBQ is located at 30068 Grand River Road in the West River Shopping Center. For more information, call (248) 888-8490.

Blazers BBQ: Find a slice of the deep South right in Farmington

by Audrey Bartholomew

You don't have to go to the deep South for stick-to-your-stomach cooking. In fact, you've no further to go than Nine Mile and Middlebelt roads, where Blazers BBQ serves up

barbequed ribs, chicken and fish—with all the fixins. Can you say candied yams, collard greens, mac n' cheese, corn bread, dirty rice, corn on the cob, cole slaw, black-eyed peas, peach cobbler or bread pudding drenched in whiskey sauce without your

mouth watering? But you can't. It's equally impossible to sifle the heat generated by this little city kitchen. Ever since Blazers moved into the West River Shopping Plaza, the whole doggone strip has been on fire. The only problem is finding

it. 30068 Grand River has been home to the blazing barbecue for a little more than a year, but passamby are still surprised to find a Southern-style eatery in their own back yard. It's nearly impossible to see it from Grand River. So let me take some time out of my musings on crushed potatoes and wing dings to offer you a tip: it's right between

Target and Kohl's. Still don't see it? Try getting to it from Middlebelt and Nine Mile (or, just follow the scent of blazing meat.)

Blazers BBQ began as a vision restaurant George Noser had when he was still working in the meat-packing industry. Thirty-five years later, he opened Blazers BBQ with partner Phil Bohm. Their goal was to turn the little rib shack into a homestyle cooking franchise within a year.

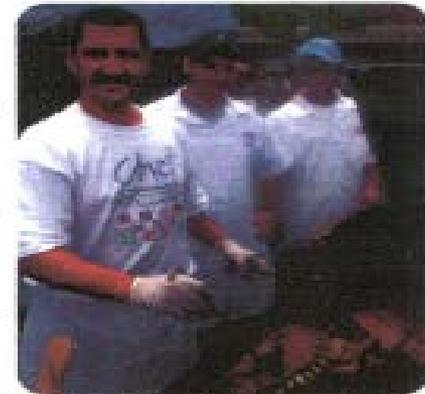
Thanks in part to the help of master chef Jay Tomczak, whose vision it was to couple the barbequed meat with a smorgasbord of side dishes and "dinner home" desserts, it seems Blazers BBQ is well on the way.

"So authentic is Blazers BBQ, Tomczak says he almost always hears the question, "Are you from the South?" "I'm actually not from the South," said Tomczak. "But Southern-style food doesn't just come from there—it comes from the heart. It's all about taste and experimentation."

It is a passion for cooking—and a lot of heat—that has led Tomczak through an 18-year career in the food industry. But his beginnings were humble. "Becoming a cook was sort of a fluke. A buddy of mine asked me to give him a hand washing dishes in this diner. Eventually I started cooking

the executive chef at a golf course where I was cooking for thousands," said Tomczak.

From washing dishes to serving Senator Hillary Rodham Clinton, Tomczak's culinary experience has been a vast and varied one. Lucky for Farmington and Farmington Hills, he has made a fast and



(L.) Chef Jay Tomczak's ribs were a popular addition to the Founders Festival in Farmington.

ferocious break into the barbecue business, bringing a home technique to a hot product. This means their ribs are

BLAZERS BBQ

- Barbequed ribs, chicken and fish, homestyle side dishes & desserts
- Dine-in or Take-out; Catering; Delivery through Delivery Butler
- 30068 Grand River Road, Farmington
- (248) 888-3490

most definitely not boiled. Instead, they are lovingly braised—browned in canola oil, then tightly covered and slow-cooked on low heat until the meat is tender. This is the real deal.

"The most rewarding thing about this work for me is that we get a lot of compliments on our food from returning customers," said Tomczak.

Noser said their aim is "to provide the community with yet another great dining option at a reasonable price." Instead, it is down-home cooking, Southern hospitality and "dirty-ribs cheap" prices that make Blazers BBQ

BLAZERS BBQ

RIES - CHICKEN - FISH

FOOD PRODUCT FROM PEOPLE THAT CARE

Plus Flavors
21

FULL
CATERING
SERVICE

- Schools • Churches
- Corporate • Business Meetings

We Accept All Competitors
Ads & Coupons

OPEN FOR LUNCH & DINNER

Monday - Saturday
11 a.m. - 10 p.m.

Sunday
12 p.m. - 8 p.m.

DINE IN • TAKE OUT • CALL AHEAD

DELIVERY AVAILABLE:
Thru Delivery Butler
www.deliverybutler.com

30068 Grand River
Farmington, Michigan

BETWEEN TARGET & KOHL'S

248-888-8490

www.blazersbbq.com

DESCRIBE HOW THE PROPOSED VENTURE IS LIKELY TO SUCCEED FOR THE CITY?

- We will work tirelessly to ensure the restaurant becomes a successful and profitable venture.
- Our hands on approach of direct management and vast experience will lead to the long term success of the restaurant.
- We will provide permanent employment for local residents in all positions, including management.
- The restaurant will attract new visitors to the casino and provide synergy with other businesses in the building.
- We will add to the value of the building by offering a selection of food that is currently not available by other venues at this facility.
- Our aggressive marketing campaign will attract visitors to the restaurant as well as the surrounding city property.
- With evening dinners we will offer a dining experience with a beautiful ocean view that will attract from the surrounding area and the current visitors at the Lake Worth Casino.

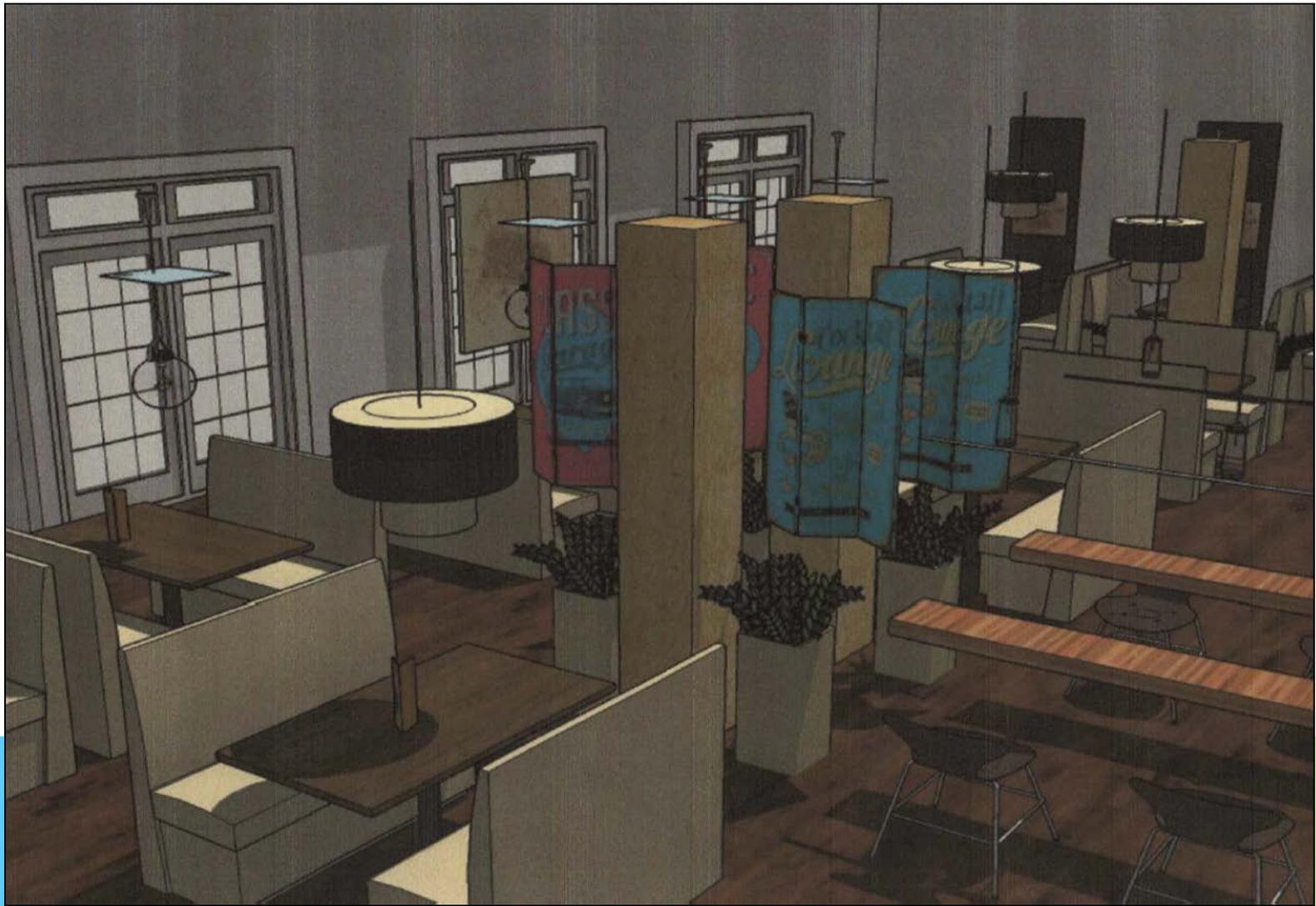
PROPOSED PHOTOGRAPHS AND RENDERINGS OF SPACE













INSPIRATION







@HSLCHRIS



VALUE TO THE CITY

- The Lake Worth Casino Building is an iconic focal point in the community and the mix of tenants is an asset to this great city.
- The proposed tenant Oceanside Bar & Grill, LLC is very conscience of the history of Lake Worth Beach and Casino, and want to add in the importance to this development for many years to come.

VALUE TO THE CITY

- Oceanside Bar & Grill, LLC , has approximately 100 years' experience combined with the principals.
 - With their added value and expertise in operating a professional banquet and restaurant venue they will attract a large diversified group to the Casino building.
- 

VALUE TO THE CITY

- They want to enhance the value of the Casino by adding additional diversification to the project.
- They want to aid the City of Lake Worth with the Maintenance of the Second Floor that will reduce the City's exposure to the project.
- They want to aid the City of Lake Worth with the Maintenance of the Second Floor that will reduce the City's exposure to the project. They will also consider doing maintenance on entire building.
- They are very well funded and require no participation from the City of Lake Worth in their build-out process.
- They also estimate that they will add approximately 115 new jobs to the City of Lake Worth and surrounding areas.

ISSUES THAT NEED TO BE ADDRESSED

- Valet Parking
 - Lighting West Side of Building
 - Signage
 - Timetable for execution
 - Need to know what's happening
- 