Lake Park Town Commission, Florida

Special Called Community Redevelopment Agency

Meeting Agenda

Wednesday, November 18, 2026 at 6:30 PM

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

Roger Michaud	**—**	**Chair**
Michael Hensley	**—**	**Vice-Chair**
John Linden	**—**	**Agency Member**
Michael O'Rourke	**—**	**Agency Member**
Judith Thomas	**—**	**Agency Member**
Vacant	**—**	**Agency Member**
Vacant	**—**	**Agency Member**
Richard J. Reade	**—**	**Executive Director**
Thomas J. Baird, Esq.	**—**	**Agency Attorney**
Vivian Mendez, MMC	**—**	**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.

CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
- Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
- Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
- Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
- A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
- All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

SPECIAL PRESENTATION/REPORT:

PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Agency Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

CONSENT AGENDA:

1. Special Called CRA Meeting Minutes - November 4, 2026

NEW BUSINESS:

2. Presentation, Discussion & Direction - Sale of CRA Property - 800 Park Avenue
3. Resolution 116-11-26 – Clocktower Carillon System Replacement and Controller Relocation – P H Bell and Clock, LLC – $12,612.00
4. Resolution 117-11-26 – Façade and Exterior Improvement Grant Agreement – Mr. Carlos Montechiari – Crown Enterprises, LLC – 1454 & 1456 10th Street – Up to $48,198.70 [CRA Contribution (Grant Award) - $48,198.70 & Crown Enterprises Contribution - $40,334.05]
5. Resolution 118-11-26 – Façade and Exterior Improvement Grant Agreement – Mr. David Brady – Brady David & Suzanne Family Trust - 1408 & 1414 10th Street – Up to $100,000 [CRA Contribution (Grant Award) - $100,000 & David Brady Contribution - $86,000+]
6. Resolution 119-11-26 – Paint, Plant and Pave Residential Incentive Grant Agreement – Ms. Caroline Cloninger and Mr. Ellison Dobbs – 114 Bayberry Drive – Up to $4,610

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

AGENCY MEMBER REQUESTS:

ADJOURNMENT:

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on December 2, 2026.

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 18, 2026
Originating Department: Clerk
Agenda Title: Special Called CRA Meeting Minutes - November 4, 2026
Agenda Category: Consent
Approved by Town Manager: _____ **Date:** _____

Cost of Item: $0.00 **Funding Source:** _____
Account Number: _____ **Finance Signature:** _____

Advertised:
Date: NA **Newspaper:** _____

Attachments: Minutes, Exhibits A-G, Comment Card

Please initial one:

_____ Yes I have notified everyone
LW Not applicable in this case

Recommended Motion:
I move to approve the Minutes of the November 4, 2026 Special Called CRA Meeting.

Lake Park Town Commission, Florida

Special Called Community Redevelopment Agency

(CRA) Meeting Minutes

Wednesday, November 04, 2026 at 6:30 PM

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

Roger Michaud	**—**	**Chair**
Michael Hensley	**—**	**Vice-Chair**
John Linden	**—**	**Agency Member**
Michael O'Rourke	**—**	**Agency Member**
Judith Thomas	**—**	**Agency Member**
Vacant	**—**	**Agency Member**
Vacant	**—**	**Agency Member**
Richard J. Reade	**—**	**Executive Director**
Brett Lashley	**—**	**Agency Attorney**
Vivian Mendez, MMC	**—**	**Agency Clerk**

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CALL TO ORDER/ROLL CALL

6:36 P.M.

PRESENT

Chair Roger Michaud

Vice Chair Michael Hensley

Board Member Judith Thomas

Board Member John Linden

Board Member Michael O'Rourke

PLEDGE OF ALLEGIANCE

Board Member Thomas led the pledge.

APPROVAL OF AGENDA:

Motion to approve the agenda made by Vice-Chair Hensley. Seconded by Board Member Linden.
Voting Aye: All

SPECIAL PRESENTATION/REPORT:

1. Presentation - Oceana Coffee Redevelopment Project Update - CRA Redevelopment Grant (5-Year Term)
   Ms. Amy Angelo presented to the Board (Exhibit A).
   The Board thanked Amy for all the work Oceana has done for the community.
   Executive Director Reade explained the direction he has requested of staff moving forward with grant opportunities.
2. Presentation - Lake Park Community Redevelopment Agency (CRA) - Six (6) Month Update
   Project/Marketing Coordinator Renee Rosario explained the six-month update (Exhibit B).

PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Agency Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes. NONE

CONSENT AGENDA:

Motion to approve the Consent Agenda made by Vice Chair Hensley, Seconded by Board Member Linden.
Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Thomas, Board Member Linden, Board Member O'Rourke.

3. Special Called CRA Meeting Minutes - September 8, 2026
4. Resolution 104-11-26 - 1st Amendment - Park Avenue Decorative Lighting Agreement - Shellard Lighting Designs, LLC

NEW BUSINESS:

5. Presentation, Discussion & Direction - Bert Bostrom Park Master Plan – Prioritize Projects
   Special Events Director Riunite Franks explained the item to the Board (Exhibit C). The Board requested that a survey be sent to the community and a project list be sent to the Board to narrow down which projects will be funded. Board Member Linden expressed concern with

there not being enough space in the park. Special Events Director Franks stated that the consultant had examined the space and determined that there was enough space for the projects in the park. Board Member O'Rourke stated that he feels that the park should be used for youth sports. Chair Michaud agreed. Vice Chair Hensley suggested prioritizing grants for the basketball courts.

Public Comment:

-Mary Beth Taylor provided her comments in writing (Exhibit D).

6. Resolution 105-11-26 - Lake Park CRA Economic Development Incentive Programs – Kelsey City Kash Program, Vacant Storefront Window Wrap Program & Clean & Safe Economic Activation Initiative

   CRA Administrator Leanna Collazo presented to the Board (Exhibit E). Board Member Linden expressed concern with the paperwork involved with Kelsey City Kash being a deterrent for certain items or businesses. CRA Administrator Collazo stated that they would be there to assist businesses through the process. Executive Director Reade explained that the process can always be amended administratively as needed after this item is approved. Vice Chair Hensley spoke in favor of approval and suggested giving an additional $50 if the wrap advertised a local business. Board Member Thomas spoke about some previous issues with signage. She spoke in favor of the wrap program but stated that doing it on a reimbursable basis will not work for derelict property owners. Board Member O'Rourke requested to expand the window wrap program to include the graffiti mural art on the 700 block of Park Avenue.

   Motion to approve Resolution 105-11-26 with all the suggestions made by the Board made by Board Member O'Rourke, Seconded by Vice Chair Hensley.

   Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Thomas, Board Member Linden, Board Member O'Rourke.

7. Resolution 106-11-26 - 1st Amendment (Time Extension) - Façade and Exterior Improvement Program Grant Agreement – Mr. Ibrahim Ibrahim - Hope Investment Enterprises, Inc. - 903 Park Avenue - Up to $100,000 [CRA Contribution (Grant Award) - $100,000 & Hope Investment Enterprises, Inc. $434,900

   CRA Administrator Collazo explained the item (Exhibit F) and provided the Board with a before/after photo (Exhibit G). Vice-Chair Hensley asked what caused the delay.

Independent contractor assisting the applicant stated that the contractor had completed the work on the front of the building but there was still work needed at the back of the building. Vice-Chair Hensley asked how long the project will take to be completed. Mr. Ibrahim and the independent contractor explained the work still needed. Community Development Director Nadia DiTommaso explained that the east wall still needs artwork, and the rear requires an extension of the parapet with architectural detailing. She advised that if the applicant moves quickly, it could take three to four months to complete. Mr. Ibrahim stated that the work should not take more than six months to complete.

Motion to approve Resolution 106-11-26 made by Board Member Linden, Seconded by Vice Chair Hensley.

Board member O'Rourke suggested making the extension for four months. Board Member Linden disagreed with that. Board Member Thomas expressed concern with the previous delays on the project from the beginning. Board Member O'Rourke amended his position to be in favor of six months because of the delays the upcoming holidays will cause. Chair Michaud requested that the Board be regularly updated on the progress of the project. Executive Director Reade agreed to provide updates.

Voting Yea: Chair Michaud, Board Member Thomas, Board Member Linden, Board Member O'Rourke.

Voting Nay: Vice Chair Hensley.

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

-CRA Administrator Collazo provided an update on events taking place in the CRA including the opening of Flavor Mob and future attendance at the Rust Market. She stated that the next CRA business meeting will be on November 18th with a focus on marketing. She thanked local groups, businesses and residents for their involvement with the CRA.

-Executive Director Reade stated that the gateway signage survey was sent out to the Board.

-Board Member Linden suggested that the CRA Board meetings be on a separate night from Commission meetings moving forward. Executive Director Reade stated that staff will bring forward information on the pro's and con's of having the CRA meetings on a different night.

-Vice Chair Hensley asked for an update on the roundabout project.

AGENCY MEMBER REQUESTS:

Vice-Chair Hensley requested an update on the roundabout project.

ADJOURNMENT:

Motion to adjourn made by Vice Chair Hensley, Seconded by Board Member Linden.

Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Thomas, Board Member Linden, Board Member O'Rourke.

Meeting adjourned at 8:09 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on November 18, 2026.

_____

Chair, Roger D. Michaud

_____ Town Seal

Agency Clerk, Vivian Mendez, MMC

_____

Deputy Agency Clerk, Laura Weidgans

Approved on this _____ of _____, 2026

Exhibit A

THE CULINARY CROSSROADS AT LAKE PARK

An investment in Lake Park. A launchpad for entrepreneurs.

1301 10TH STREET • NOVEMBER 2026

THE TRANSFORMATION

From vacant property to an economic engine



$11.2M

Approximate public-private project investment

$1M

CRA support

19,000 SF

Redevelopment project

THE DESTINATION

Three businesses. One connected ecosystem.

01

OCEANA COFFEE

OCEANA COFFEE® the way to good coffee

Roasting headquarters, café, wholesale and regional distribution

02

FLORIDA CANNING

FLORIDA CANNING COMPANY

Beverage formulation, production and private-label packaging

03

CULINARY STUDIO

culinary STUDIO a kitchen collective club

Shared commercial kitchens, food business incubation and events

HEADQUARTERS AND MARKET REACH

Oceana Coffee: growing from Lake Park



NEW DISTRIBUTION

Partnerships with Plum Market in South Florida and renovated airport retail locations

PRODUCT INNOVATION

Two ready-to-drink canned cold brew varieties manufactured onsite by Florida Canning Company

REGIONAL REACH

Coffee roasted and produced in Lake Park reaches customers beyond the town

BEVERAGE MANUFACTURING

Made in Lake Park. Shared across Florida.



EMERGING BRANDS

Formulated beverages for startups and growing brands

LOCAL HOSPITALITY

Custom canned water for hotels, restaurants and venues

DESTINATION MARKETING

Branded canned water for Discover and the Cultural Council

SHARED KITCHENS AND BUSINESS INCUBATION

A home for food entrepreneurs

~30

BUSINESSES

now calling Culinary Studio and Lake Park home



From small bakeries to catering companies and food-product manufacturers

COMMUNITY ENGAGEMENT

A place to learn, gather and belong



THURSDAY NIGHT

Hands-on cooking classes

Guests cook, learn plating techniques, and gather to enjoy the meal they created together.

SIGNATURE COMMUNITY EVENT

Culinary Clash: competition with a purpose



Each chef is paired with a local charitable cause.

9
COMPETING CHEFS

$3,000
WINNING CHEF PRIZE

$1,000
CIDC SMALL-BUSINESS GRANT

CHARITABLE IMPACT

More than $15,600 raised across two seasons

2025

~$6,600

ROBERT IRVINE FOUNDATION

2026

>$9,000

QUANTUM HOUSE

The winning chef’s charity receives the event’s charity purse—turning great food into community support.

WHY THIS MATTERS TO LAKE PARK

The return goes beyond bricks and mortar

BUSINESS ATTRACTION

An address for ~30 culinary businesses

ECONOMIC ACTIVITY

Production, hospitality, distribution and events

JOB OPPORTUNITY

Jobs across the site and resident businesses

COMMUNITY VALUE

Classes, charitable fundraising and visibility for Lake Park

THE CULINARY CROSSROADS
AT LAKE PARK

A PROJECT BUILT THROUGH PARTNERSHIP.

Continuing to create opportunity for Lake Park entrepreneurs, workers, visitors and nonprofits.

THANK YOU, LAKE PARK CRA

Exhibit B

Make
A Stronger Lake Park.

A real project, program or site gives a message purpose.

- REAL PROGRESS
- GREATER AWARENESS
- MORE INVESTMENT
- STRONGER COMMUNITY



03

Real Projects. *Real Investment.*

STRATEGIC INVESTMENTS.
LOCAL JOBS.
A STRONGER DISTRICT.



CULINARY CROSSROADS

1301 10TH STREET



Culinary Crossroads at 1301 10th Street is transforming Downtown Lake Park. Home to Oceana Coffee, the Culinary Studio, and the Florida Canning Company, this **$11 million investment**— including **$1 million from the Lake Park CRA**— is creating jobs, attracting new investment, and generating more than **$100,000** annually in tax increment revenue.

PROJECT IMPACT

INVESTMENT AND OPPORTUNITY

$11 MILLION
TOTAL INVESTMENT

$1 MILLION
FROM THE LAKE PARK CRA

JOBS
CREATING NEW OPPORTUNITIES

>$100,000
ANNUAL TAX INCREMENT REVENUE

3 BUSINESSES
OCEANA COFFEE, THE CULINARY STUDIO, AND THE FLORIDA CANNING COMPANY

151 LIKES | **19** COMMENTS | **11** SHARES

Strategic partnerships create lasting community impact.

02

6 Months of Momentum.

Our communications highlight real projects, real businesses and real progress in the Lake Park CRA.

- MORE AWARENESS
- MORE CONNECTIONS
- MORE OPPORTUNITIES
- STRONGER BUSINESS DISTRICT



From Likes to *Lasting Impact.*

DIFFERENT METRICS.
A STRONGER DISTRICT.

THE OLD SCOREBOARD
ENGAGEMENT METRICS



- **Likes**
- **Reach**
- **Followers**
- **Attendance**

THE REDEVELOPMENT SCOREBOARD
ACTIONS AND IMPACT

- **Inquiries**
  People reaching out about opportunities
- **Site visits**
  Prospects coming to see the district
- **Grant applications**
  Property and business owners taking action
- **Broker contacts**
  Sharing available properties and opportunities
- **Business openings**
  New and expanded businesses in the district
- **Private investment**
  Increased confidence and continued growth

Engagement tells us whether people saw it. | *Action* tells us whether it *mattered.*

REAL RESULTS. *A Stronger Lake Park.*

MORE AWARENESS.
MORE CONNECTIONS.
MORE OPPORTUNITIES.

SOCIAL MEDIA PERFORMANCE

YEAR TO DATE

VIEWS

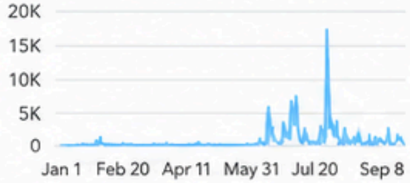
264.8K

↑ 1.1K%



REACH / VIEWERS

72.7K



CONTENT INTERACTIONS

4.4K

↑ 704%



LINK CLICKS

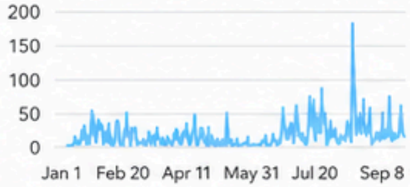
520 ↑ 575.3%



WEBSITE VISITS

4.6K

↑ 215.9%



FOLLOWS

240 ↑ 220%



REAL-WORLD IMPACT

GRANT APPLICATIONS

100% increase

in grant applications compared to the previous 6 months.

More property and business owners are learning about CRA programs and taking action to improve their properties.

BUSINESS OWNER ENGAGEMENT

Increased inquiries and collaboration

Business owners are reaching out to learn about incentive programs, discuss potential projects and partner with the CRA.



BROKER INTEREST

Increased outreach about property availability

Brokers are contacting the CRA for information on available properties and development opportunities in the district.



STRONGER DISTRICT VISIBILITY

Our content is showcasing CRA investment, highlighting local businesses and telling the redevelopment story — driving more interest, opportunities and activity in Lake Park.

A MORE VIBRANT DOWNTOWN. A STRONGER TOMORROW.

Engagement tells us whether people saw it. | *Action* tells us whether it *mattered.*

04

Real Support. *Real Results.*

BUSINESS SUPPORT.
PROPERTY IMPROVEMENTS.
A STRONGER DOWNTOWN.

25+
GRANT INQUIRIES

Local property and business owners are reaching out to learn more about CRA programs and available opportunities.

12
COMPLETE GRANT APPLICATIONS

12 complete applications received for CRA incentive programs, representing strong interest and continued investment in our downtown.



BUSINESS GROWTH | **PROPERTY IMPROVEMENTS** | **STRONGER DOWNTOWN** | **INCREASED INVESTMENT**

Strategic partnerships create lasting community impact.

LAKE PARK CRA / SIX-MONTH UPDATE

Businesses make *the district.*

Downtown Activation and Outreach

Business spotlights and grand openings
Highlighting local businesses and celebrating new and expanding businesses.

CRA meetups and SCORE mentoring
Connecting entrepreneurs with resources and support.

Rust Market and community activation
Bringing the community together through local vendors, events and programs.


















LAKE PARK CRA / SIX-MONTH UPDATE

What comes next *for Lake Park?*

Near-Term CRA Priorities

- Advance downtown gateway signs and branding
- Continue grant and property review outreach
- Support active projects, public spaces and businesses



SOCIAL MEDIA IS THE TOOL.

REDEVELOPMENT IS THE PURPOSE.

1 START WITH THE PLAN.



Every communication should have a purpose.

2 SHOW THE INVESTMENT.



Make progress visible.

3 CREATE THE NEXT ACTION.



Give people somewhere to go.

Don't just promote your district.

Help people understand why they should invest in it.

Exhibit C

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 4, 2026

Originating Department: Special Events Department

Agenda Title: Presentation, Discussion & Direction - Bert Bostrom Park Master Plan – Prioritize Projects

Approved by Town Manager: _____ **Date:** _____

Agenda Category (i.e., Consent, New Business, etc.):
New Business

Cost of Item: $0.00 **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised:

Date: _____ **Newspaper:** _____

Attachments: Bert Bostrom Park Master Plan

Please initial one:

_____ Yes I have notified everyone

X Not applicable in this case

Summary Explanation/Background:

On June 17, 2026, the Lake Park Community Redevelopment Agency (CRA) Board approved the Bert Bostrom Park Master Plan pursuant to Resolution 49-06-26. Given the vast number of projects identified in the Master Plan, staff is requesting direction from the CRA Board on priority of projects to be completed.

Funding to support prioritized projects will be dependent on availability (i.e., grant funding, impact fees upon approval and collection, CRA and/or General Fund Budget, donation, etc.) and my be completed on a phased basis.

Note: The approved FY 2027 Budget provided for $650,000 and the Town has recently submitted a

$200,000 Florida Recreation Development Assistant Program (FRDAP) grant application, which if approved may be included within the state's FY 2028 budget (available after July 2027).

As a result, staff would recommend, at this time, that the projects selected to be completed are easily constructed as standalone and subsequently followed by those that fall in logical construction order.

Thus, the CRA Board is requested to consider the various projects and provide direction on which projects to prioritize within Bert Bostrom Park:

- **Playground & Existing Pavilion ($400,000)**
  The first project will include the site work preparation and installation of a new playground with a rubberized surface and shade sail. It will also include the renovation of the existing pavilion located on the east side of the park. This includes roof and structural repairs, and the installation of new ADA compliant picnic tables and walkway. The estimated total for both projects provided in the Bert Bostrom Master Plan exceeds 1 million dollars. However, staff created a budget that decreases that amount to $400,000.00. In addition, on October 14, 2026 staff submitted a Florida Recreation Development Assistance Program Grant Application (FRDAP) requesting a $200,000.00 matching grant.

- **Basketball Courts - Renovation ($118,381)**
  The renovation of the outdoor basketball courts will include resurfacing the courts, color coating, line striping, replace backboards/nets/fencing and repairing and/or upgrading the lights.

- **Concession Stand and Restroom Building – Renovation ($189,564)**
  The Special Events Department and the soccer program organized by JetSetV F.C. currently use the concession stand for storing recreation equipment. Town staff previously discussed the renovation project with PBSO as part of starting a new Police Athletic League (PAL) Program in Lake Park. PBSO has offered to help fund the renovation, however that discussion are on hold until the end of the year.

- **Multi-Use Sports Field ($59,190)**
  Move/Refurbish/Install fencing, lights and line striping.

- **Play Mound ($93,208.00)**
  The play mound will be a raised structure on the west side of the park, used to encourage climbing, running, rolling and open-ended activities. Play mounds promote physical and social growth, including balance, spatial awareness and motor coordination. They also facilitate exploration and support the development of creativity, teamwork and problem solving.

- **Communal Lawn ($73,044)**
  The communal lawn will be designed to be a public, open area of grass to be used for general non-instructional recreation activities, social events and relaxation. Including, but not limited to, throwing a football or Frisbee, kicking a soccer ball, flying a kite, exercising, outdoor movie nights, live performances, reading a book or just enjoying the outdoors. The adaptable design means it can be activated by small town events, private events and casual resident usage. Trees frame the edges of the lawn to provide a sense of enclosure and provide some shade for users.

- **Park Monument Sign (East Side)**
  The Bert Bostrom Park monument sign will be located on the east side of the park near the communal lawn, play mound and on-street parking.

- **Ninja Course ($376,757)**
  The ninja course was one of the most talked about projects during the community outreach phase. It will include a series of dynamic physical obstacles designed to test upper-body strength, grip, balance, speed and agility. Common elements include hanging rings, grip balls, monkey bars, slacklines, cargo nets, balance beams and rotating wheels. The concept was inspired by the TV show American Ninja Warrior.

- **Picnic Area ($49,403)**
  Designed outdoor space for picnics in the park. Trees around the area to provide some shade for users. This is a separate space from the communal lawn and existing pavilion.

- **Dog Friendly Walk ($276,032)**
  Walking path/trail throughout the park and fenced play area on the north side of the park. This project could be completed in phases depending on the relevant location to other prioritized projects.

- **Athletic Complex -Building, Parking Lot, Signage ($7,213.487)**
  Multi-use sports facility designed to host games, tournaments, team practices, fitness programs, facility rentals and community events. This will possibly include, but not limited to, a lobby, gymnasium, offices, activity rooms, restrooms, storage spaces, concession area, warming kitchen and seating area.

*****General Sitework and Park Improvements ($802,998)**
This will include, but not limited to, the refurbishment of existing or installation of new Electric, Lighting, Water, Sewer, Storm Water, Plantings, and Landscapes throughout the park.

*****Parking ($810,366)**
The parking projects will be completed in separate phases depending on the relevant location to other prioritized projects. This includes on-street parking around the park on 6th Street, 7th Street and Bayberry Drive as well as the parking lot that is located between the basketball court and athletic complex.

Note: All estimated Master Plan project pricing (as show above) are estimates and were developed during the completion of the Master Plan document. Pricing is expected to change based on market conditions at the time that the project(s) are planned to be completed.

Recommended Motion:
The CRA Board is requested to consider, discuss, and provide direction regarding the priority to complete the various projects within the Bert Bostrom Master Plan.

Exhibit D

November 4, 2026, CRA Meeting Mary Taylor, 209 Park Ave.

GOOD EVENING TO ALL,
THANK YOU TO THE STAFF that compiled the list of projects identified in the Bert Bostrum Park Master Plan. The projects are worthy of consideration, for the 38,000 feet or approximately 0.87 acres….but realistically not all could fit or function properly in the limited area. I numbered the projects, read and reread them, it seems to me that several could share the same spaces, such as picnic areas were mentioned in three different areas. How about one area to accommodate everyone, like "The Great Family Reunion." The costs of the Multi-Use Sports Field and the Communal Lawn could also be combined. The prospect of a new Police Athletic Program at the park is wonderful, plus the restoration of the old concession stand would add historical nostalgia and functionality.

I do have a problem with the DOG Friendly Walk path/trail through the fenced park. Most people know that I love DOGS....***but*** I believe a better, safer plan for $276,032 would be to include dog walking on a multipurpose trail/path around the outside perimeter of the park. *These are just a few suggestions, I'm sure you have some too.*

I am very excited about this initiative and anxious to volunteer in any capacity. I am great in a concession stand. I know other residents that would like to contribute their time and experience to make this Town a friendlier, family oriented community for ALL! Our quaintness and our diversity is our strength. This tiny town has good bones, we have parks, a Marina, churches, schools, a promising CRA, a sizable natural area, reasturants, bussinesses, and lots of storage. ADMENDMENT 3, we can handle. We will still be a HAPPY Community, if we focus on taking care of each other, and the basics, ***what we have now.*** PLEASE use OUR money wisely.

Exhibit E

New CRA Incentives

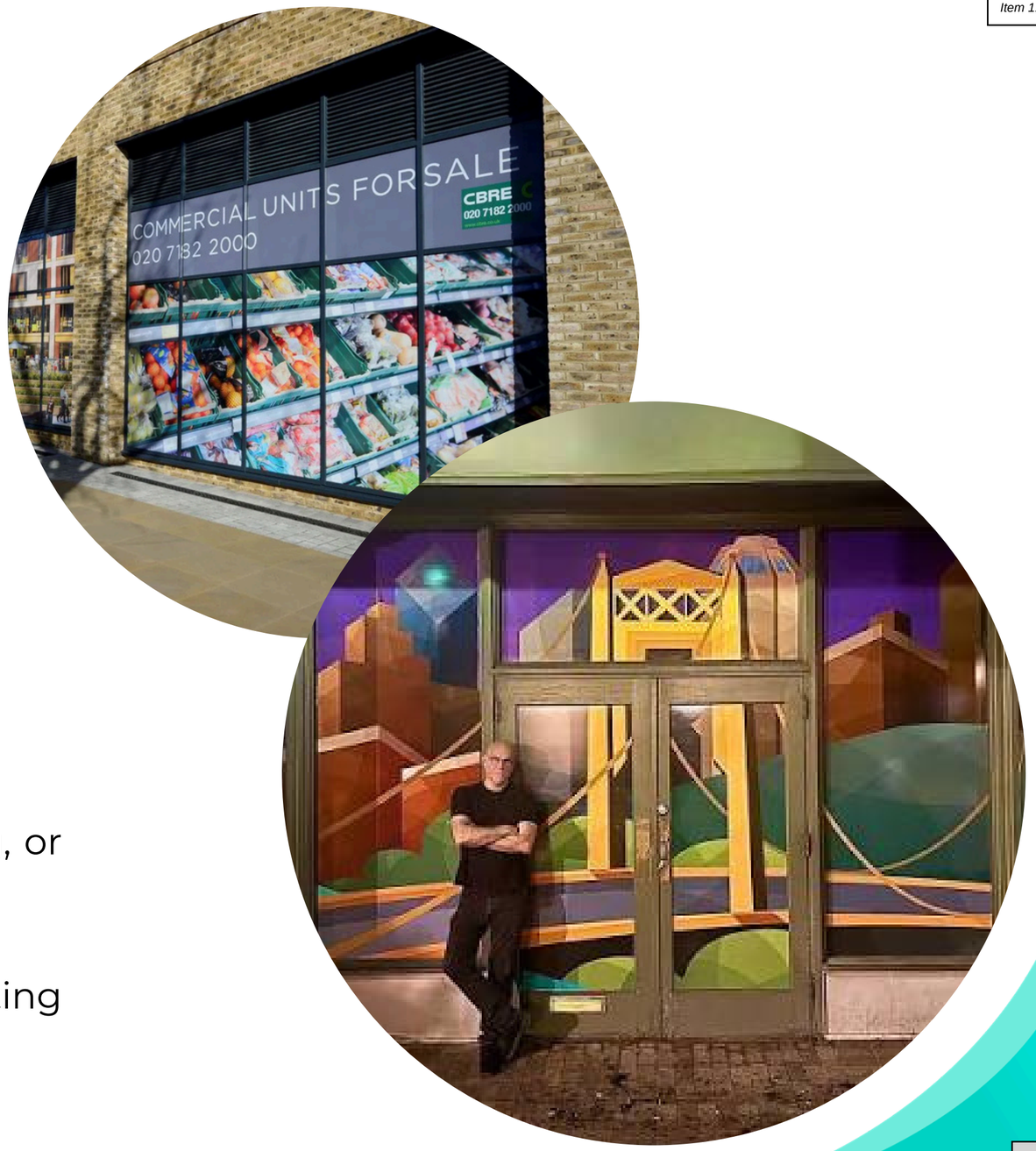
Vacant Storefront Window Wrap Program

Turning Vacant Windows Into Opportunities

Improve vacant commercial properties while promoting available spaces and strengthening Downtown Lake Park's visual character.

- Up to 100% reimbursement of eligible costs
- Professional design, production, and installation
- Awards ranging from $500–$3,500 for installation
- Can feature art, historic imagery, Downtown branding, or "Available for Lease" messaging

Goal: Reduce the appearance of vacancy while supporting business recruitment and redevelopment.



Clean & Safe Economic Activation Initiative

Removing Barriers to Economic Activation





Provides targeted support for activities that generate economic activity within the CRA District.

Eligible assistance may include:

- Traffic control & road closure support
- Portable restrooms
- Janitorial services
- Security
- Temporary lighting
- CRA promotional support

Goal: Make it easier to activate Downtown while supporting a clean, safe, and welcoming environment.

Kelsey City Kash

Driving Customers to Local Businesses

A promotional voucher program designed to encourage residents, visitors, and event attendees to shop, dine, and spend locally.

- Promotional offers through participating CRA businesses
- Up to $1,500 reimbursement per campaign
- Can be coordinated with Town events and community activities
- Tracks participation, redemptions, and economic impact

Goal: Turn events and promotions into direct economic activity for local businesses.



How the Programs Support the CRA Plan



- **Supports Small Businesses & Entrepreneurship** – Provides targeted assistance that helps existing businesses grow and succeed.
- **Increases Customer Traffic & Local Spending** – Encourages residents and visitors to patronize businesses throughout the CRA District.
- **Expands Marketing & Promotion** – Builds awareness of Lake Park businesses, Downtown Lake Park, and the CRA District.
- **Encourages Business Recruitment & Private Investment** – Creates a more attractive and supportive environment for new businesses, tenants, and investment.
- **Enhances Placemaking & Commercial Vitality** – Activates storefronts, businesses, events, and public spaces to create a more vibrant and welcoming destination.
- **Strengthens Downtown Lake Park as a Destination** – Collectively supports the Master Plan's vision for a thriving retail, restaurant, cultural, and business environment for residents and visitors.

Revitalizing Today. Inspiring Tomorrow.

QUESTIONS?

Exhibit F

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 4, 2026

Originating Department: Community Redevelopment Agency

Agenda Title: Resolution 106-11-26 - 1st Amendment (Time Extension) - Façade and Exterior Improvement Program Grant Agreement – 903 Park Avenue

Approved by Town Manager: _____ **Date:** _____

Agenda Category (i.e., Consent, New Business, etc.):

Cost of Item: $0.00 **Funding Source:** Grants and Incentives

Account Number: 110-552-520-82118 **Finance Signature:** _____

Advertised:

Date: _____ **Newspaper:** _____

Attachments:
Resolution 106-11-26– First Amendment to the Façade and Exterior Improvement Program Grant Agreement
First Amendment to the Façade and Exterior Improvement Program Grant Agreement
Grantee's Extension Request

Please initial one:

LKC Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

The CRA has identified a need to amend the current Façade and Exterior Improvement Program Grant Agreement with Hope Investment Enterprises, Inc. to provide additional time for the Grantee to complete the approved improvements to the property located at 903 Park Avenue.

On November 4, 2024, the CRA Board approved a Façade and Exterior Improvement Program Grant in an amount not to exceed $100,000 for the rehabilitation and redevelopment of the property. The approved project contemplated substantial exterior improvements to the property, including site and

concrete work, façade construction, roofing, exterior finishes, HVAC-related improvements, and electrical work. Since receiving the grant award, the Grantee has completed the majority of the improvements associated with the project. The remaining work is primarily related to final exterior finish elements depicted in the approved project materials, including completion of the decorative façade treatment and screening associated with the exterior air-conditioning equipment.

The Grant Agreement provides for a twenty-four (24) month term from the Effective Date and requires the approved Scope of Work to be fully completed not later than sixty (60) days prior to the end of the Term or any successive term.

The Grantee has requested additional time to complete the improvements required pursuant to the Grant Agreement and has verbally requested a six (6) month extension. If approved, the proposed First Amendment will extend the Term of the Grant Agreement for an additional six (6) months. The Grantee will remain responsible for completing the approved Scope of Work in accordance with the terms and conditions of the Grant Agreement.

The proposed First Amendment does not modify, amend, reduce, or otherwise alter the Scope of Work previously approved by the CRA Board. All other terms, conditions, requirements, and obligations contained in the original Grant Agreement will remain unchanged and in full force and effect.

Funding: The proposed First Amendment does not provide any additional grant funding. The original Grant award remains an amount not to exceed $100,000.

The proposed First Amendment was prepared by the CRA Administrator and has been submitted to the Community Development Director, Finance Director, Grantee, and CRA Attorney for review.

Note: Documents related to the original Façade and Exterior Improvement Program Grant award, including the original Grant Agreement and supporting documents, are available for review by contacting the Town Clerk's Office.

Recommended Motion:

I move to approve Resolution 106-11-26 approving the First Amendment to the Façade and Exterior Improvement Program Grant Agreement with Hope Investment Enterprises, Inc. for the property located at 903 Park Avenue, extending the Term of the Grant Agreement for an additional six (6) months; and authorize the CRA Chair to execute the proposed First Amendment.

Exhibit G

903 Park Avenue Before & After





CRA

Meeting Date 11/4/26

Cards must be submitted before the item is discussed!!
*****Three (3) minute limitation on all comments**

Name: Mary Taylor
Address: Loft Park, Ave. L.P.

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following ***Agenda Item***:
CRA Bert Bostrum Park

I would like to make comments on the following ***Non-Agenda Item(s)***:
_____

Instructions: *Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.*

Exhibit D

November 4, 2026, CRA Meeting Mary Taylor, 209 Park Ave.

GOOD EVENING TO ALL,
THANK YOU TO THE STAFF that compiled the list of projects identified in the Bert Bostrum Park Master Plan. The projects are worthy of consideration, for the 38,000 feet or approximately 0.87 acres….but realistically not all could fit or function properly in the limited area. I numbered the projects, read and reread them, it seems to me that several could share the same spaces, such as picnic areas were mentioned in three different areas. How about one area to accommodate everyone, like "The Great Family Reunion." The costs of the Multi-Use Sports Field and the Communal Lawn could also be combined. The prospect of a new Police Athletic Program at the park is wonderful, plus the restoration of the old concession stand would add historical nostalgia and functionality.

I do have a problem with the DOG Friendly Walk path/trail through the fenced park. Most people know that I love DOGS....***but*** I believe a better, safer plan for $276,032 would be to include dog walking on a multipurpose trail/path around the outside perimeter of the park. *These are just a few suggestions, I'm sure you have some too.*

I am very excited about this initiative and anxious to volunteer in any capacity. I am great in a concession stand. I know other residents that would like to contribute their time and experience to make this Town a friendlier, family oriented community for ALL! Our quaintness and our diversity is our strength. This tiny town has good bones, we have parks, a Marina, churches, schools, a promising CRA, a sizable natural area, reasturants, bussinesses, and lots of storage. ADMENDMENT 3, we can handle. We will still be a HAPPY Community, if we focus on taking care of each other, and the basics, ***what we have now.*** PLEASE use OUR money wisely.

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: 11/18/2026

Originating Department: Community Redevelopment Agency

Agenda Title: Presentation, Discussion & Direction - Sale of CRA Property - 800 Park Avenue

Agenda Category: New Business

Approved by Town Manager: _____ **Date:** _____

Cost of Item: $0.00 **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised:

Date: _____ **Newspaper:** _____

Attachments: RFP, Proposals, and Presentation

Please initial one:

x Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

On July 24, 2026, the Lake Park Community Redevelopment Agency (CRA) issued a Notice of Disposition and Request for Proposals (RFP No. 124-2026) for the potential sale and redevelopment of the CRA-owned property located at 800 Park Avenue. The RFP requested proposals that would further the redevelopment goals of the Downtown Lake Park corridor through the establishment of an active use, with preference expected to be provided to community-serving businesses.

Following the closing of the RFP on September 9, 2026, the CRA received four (4) proposals, for the purchase and redevelopment of the property. Each proposer presented a distinct redevelopment concept

intended to support economic activity and contribute to the continued revitalization of Downtown Lake Park, including:

- **Destinee 1 Stop LLC:** Proposed purchase price of $350,000 for the relocation and expansion of an existing Lake Park business offering financial, real estate, and other professional services. The proposal includes interior modernization, exterior improvements, and signage enhancements, with an estimated total project investment of $_____.

- **First Patient Care Clinic:** Proposed purchase price of $550,000 for the establishment of a healthcare facility offering medical, dental, vision, pharmacy, and related services. The proposal includes interior renovations, accessibility improvements, exterior enhancements, and building system upgrades, with an estimated total project investment of approximately $779,000.

- **Izzy's Gourmet Market:** Proposed purchase price of $600,000 for the development of a specialty gourmet market featuring a bakery, deli, florist, prepared foods, and opportunities for community-oriented activities. The proposal includes building renovations, commercial kitchen improvements, landscaping, and exterior enhancements, with an estimated total project investment of $1 million.

- **Piper Gonzalez Designs, LLC:** Proposed purchase price of $800,000 for the establishment of an owner-operated interior design studio and creative workspace. The proposal includes substantial interior and exterior renovations, façade enhancements, landscaping, and other property improvements, with an estimated total project investment of approximately $1.085 million.

Note: The previous proposer along with the other businesses that expressed an interest in this property following the initial review of the proposal that was received and considered by the CRA Board were notified on multiple occasions that they would be required to re-submit and/or provide a formal submittal within the timeframe advertised to be considered within the current solicitation. At the time of the competitive solicitation closing, the CRA did not receive a proposal from any of the entities that previously expressed an interest in purchasing this property.

On September 24, 2026, an Evaluation Committee, which included _____, convened to review and score the proposals based on the criteria established within the RFP, including consistency with CRA redevelopment objectives, financial capacity and purchase price, overall redevelopment concept and vision and developer qualifications and experience.

The three (3) highest-ranked proposals were submitted by Piper Gonzalez Designs, LLC, Izzy's Gourmet Market, and First Patient Care Clinic. These proposals are being presented to the CRA Board for consideration and discussion.

The proposed redevelopment concepts offer varying opportunities for private investment, commercial activity, property improvements, and community benefits. Any potential sale and redevelopment of the property would be subject to CRA Board approval, applicable requirements, and the negotiation and execution of appropriate agreements.

To protect the CRA’s long-term interests in ensuring continued redevelopment within the Downtown district, staff recommends that the Board require that the purchaser provide the CRA and/or the Town with the right of first refusal on any future sale or transfer of this property for an indefinite period as well as performance milestones related to meeting proposed redevelopment activities within the purchase and

sale agreement and redevelopment agreement.

If the CRA Board provides direction to proceed with the proposed sale of the property, it is requested that the Town Commission require the buyer to meet the following:

Due Diligence Period:	Approximately 45 days following contract execution
Closing:	Approximately 45 days following due diligence
Design, Engineering & Permitting:	6 to 9 months following closing
Construction & Build-Out:	6 to 12 months following permit issuance
Estimated Opening Date:	12 to 24 months following property acquisition

If a property sale proposal is approved, the CRA Administrator, the Community Development Director, the Public Works Director, the Town Attorney and other related staff will work with the selected proposer to establish an agreement, which is expected to include development milestones and performance requirements, that will be brought back to the CRA Board for final approval at a later date.

Note: Mr. Ken Krasnow – Vice-Chair, Cushman & Wakefield, the Town's contracted real estate broker, will be in attendance to discuss the proposed offers to purchase and the options available to CRA Board.

Recommended Motion:

The Lake Park CRA Board is requested to consider, discuss and provide input/direction regarding the proposed sale of the CRA's property, located at 800 Park Avenue.

OVERVIEW OF SUBMITTED INVESTOR RESPONSES – RFP 124-2

800 PARK AVENUE | LAKE PARK, FL 33403



CUSHMAN & WAKEFIELD

AGENDA - TEAM **OVERVIEW**

1. Property Overview/ Marketing process

2. Summary of Proposals



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Prepared for the Lake Park Community Redevelopment Agency

PROPERTY **OVERVIEW** / MARKETING **PROCESS**

800 Park Avenue - Property overview

Property aerial



Property brochure



Published RFP



Marketing / submission process

Offering memorandum prepared for the property.

- RFP re-issued July 24, 2026.
- Submission deadline: September 9, 2026 at 2:00 p.m.

Property details

Building: 1,943 SF
Site: 0.14 acres
Parking: 9 existing spaces

Parcel: 36-43-42-20-01-006-0010

County: Palm Beach
City: Lake Park
Zoning: TCC (per RFP)

- 4 proposals supplied for this comparison. Evaluation Committee met 9/24/26:
  - Nadia DiTommasso
  - Barbara Gould
  - Jaimie Morales
  - Leanna Collazo
  - Renee Jadusingh
  - Riunte Franka

PROPOSAL **COMPARISON MATRIX**

This matrix compares the four submissions against the RFP's stated framework: Redevelopment Objectives (pp. 8–9), Desired Uses (pp. 10–12), Proposal Submission Requirements (pp. 13–16), and the Evaluation Criteria point structure (pp. 22–24, 100 points total).

1. Snapshot summary

	Destinee 1 Stop LLC	First Patient Care Clinic	Izzy's Gourmet Market	Piper Gonzalez Designs
Proposed use	Multi-service financial practice (tax prep, real estate/auto brokerage, remittance agent) — relocation of an existing business two blocks away	Medical, dental & vision clinic with on-site dispensing pharmacy and patient transportation	Gourmet market, bakery, deli, florist/plants, prepared foods, classes/events	Interior design firm's flagship studio / creative office
Purchase price	$350,000	$550,000	$600,000 (per attached LOI)	$800,000
Earnest money	Not clearly quantified	$200,000 (36%)	$120,000 (per LOI)	$40,000 (5%)
Total private investment	Not clearly quantified (renovation described as “cosmetic”)	$779,000	~$400,000 (renovation only; no total project budget shown)	$1,085,000
Financing	Dual-track: Quontic Bank institutional loan, or seller (CRA) financing with 20% down	Silvera Capital Inc., $385,000 conditional term sheet at 11.49%	No lender commitment; personal/LLC account statements and a mortgage-calculator printout	JPMorgan Chase, pre-approved $600K mortgage (7.026% fixed) + $250–300K draw loan
Jobs created	Not quantified	~25 FTE at stabilization	Not quantified (“new employment opportunities”)	5 relocated + 3 new = 8 onsite
Timeline to opening	30 days from closing	~12 months from selection	Not specified	~7 months from award (target May 2027)
RFP format followed (Tabs A–L)	No — submitted as a narrative “petition,” not in RFP format	Yes — complete, with checklist	No — submitted as a marketing/concept packet	Yes — complete, most extensively documented

PROPOSAL **COMPARISON MATRIX**

Economic Development · Downtown Activation · Community Character · Public Benefit · CRA Master Plan Consistency · Community Impact

2. Consistency with Redevelopment Objectives & Desired Uses

	Destinee 1 Stop LLC	First Patient Care Clinic	Izzy's Gourmet Market	Piper Gonzalez Designs
Economic Development	relocates an existing business rather than adding net new capital or jobs; price well below the other three	largest job count (25 FTE), $779K investment, returns property to tax roll	claims wholesale/retail growth and job creation but doesn't quantify either	highest investment ($1.085M) and highest price, though only 8 jobs
Downtown Activation	a financial-services/remittance office is not a listed preferred use and generates transactional, not destination, visits	66 staffed hours/week including evenings and Saturdays; explicitly non-seasonal	squarely a “destination” concept (food & beverage, retail, classes) the preferred-uses list favors	single-tenant professional office; daytime activity from staff/clients/vendors rather than a public-facing destination
Community Character	describes only cosmetic paint/signage refresh; no architectural or landscape plan	clear glazing replacement, tile roof/parapet repair, new awning, landscaping, lighting	(rendering provided) but limited narrative detail on materials/streetscape	detailed design narrative; renderings and floor plan included
Public Benefit / Community Impact	Frames itself as financial infrastructure for unbanked/LMI/senior residents — real but narrow, and outside the RFP's preferred-use categories	Multilingual healthcare access (English/Creole/Spanish/French), patient transportation, year-round activity	Local Florida vendor sourcing, community classes, charitable partnerships listed	FBLA student hiring commitment, no CRA assistance requested, largest tax-roll contribution claimed (~$16,800/yr est.)
Consistency w/ CRA Master Plan	narrative built around Ch. 163 F.S. disposition mechanics rather than the Master Plan's corridor goals	ties each Master Plan theme to a specific proposal element	not mapped point-by-point to Master Plan language	addresses each Master Plan bullet individually, including the CRA's “Creators District” language

OFFERS **SUMMARY MATRIX**

CUSHMAN & WAKEFIELD

Offers summary				
	Piper Gonzalez Designs	**Izzy's Gourmet Market**	**First Patient Care Clinic**	**Destinee 1 Stop**
Purchase price	**$800,000**	**$600,000**	**$550,000**	**$350,000**
Price basis / building SF	$411.73/SF	$308.80/SF	$283.07/SF	$180.13/SF
Earnest money deposit	$40,000; on PSA (5%)	$120,000; timing NS (20%)	$200,000; one business day (36.4%)	Amount / timing NS
Due diligence	45 days from PSA	60 days from LOI	30 days from PSA	NS
Closing timing	60 days from PSA	30 days after inspection; ~90 days from LOI	30 days after DD; ~60 days from PSA	Immediate after approval; no defined period
Extension rights	None stated	+60 days for Phase II; ~150 days total if used	None stated	None stated
Funding / conditions	Chase loans + equity; DD, title, loans, CRA approval	$480,000 mortgage modeled; no lender commitment	$385,000 conditional loan; equity / other funds unverified	Quontic asserted or seller finance; proof absent
Improvement / project budget	$250,000 renovation allowance; $1.085M total	$400,000 improvements; ~$1.0M before unpriced costs	$229,000 beyond purchase; $779,000 stated total	No budget supplied
Proposed use	Interior design studio / creative office	Bakery, market, deli, florist, classes / events	Medical, dental, vision, dispensing / transportation	Tax / brokerage / money transfer / bill payment
Zoning / use approval	Town confirmation required	Town confirmation required	Town confirmation required	Town confirmation required
Opening / activation	May 2027 target; handover affects timing	As soon as possible; no dated opening	September 1, 2027 target	Within 30 days after closing (bidder pledge)
Employment / operation	5 relocate; +3 planned; weekdays 9 a.m. to 5 p.m.	New jobs proposed, no count; hours NS	25 FTE proposed; 66 hours weekly medical operation	New jobs / operating hours NS
Plans / delivery team	Plans, renderings, architect, builder / trade commitments	Concept images / layout; technical team NS	Narrative / named team; no floor plan supplied	Cosmetic narrative; technical team / plan NS
Right of First Offer	Expressly accepted	Specific acceptance NS	Expressly accepted	Heading only; terms NS
CRA assistance / seller finance	None requested	Position NS	At CRA discretion; not a funding condition	Optional seller fin g; grant eligibility me ed

SUMMARY OF **PROPOSALS**

Rank	Proposer	Offer price	CRA objectives / 40	Financial / price / 30	Concept / 20	Experience / 10	Total / 100 AVERAGE SCORE
1	**Piper Gonzalez Designs**	**$800,000**					**84**
2	**Izzy's Gourmet Market**	**$600,000**					**67**
3	**First Patient Care Clinic**	**$550,000**					**67**
4	**Destinee 1 Stop**	**$350,000**					**31**

Ranking Overview – Summary

1. **Piper Gonzalez:** Highest price and strongest combined financing, budget, design and delivery documentation. Weekday office activity limits its activation score.

2. **Izzy's:** Strong food, specialty retail and community programming fit. Financing, required financial projections and operating milestones remain incomplete.

3. **First Patient Care:** Extended hours, healthcare access and jobs support CRA goals. Capital, fee budget, spatial capacity and licensing need confirmation.

4. **Destinee:** Long local operating history and fast activation pledge. Lowest price and substantial missing transaction and financial detail.

OVERVIEW OF SUBMITTED INVESTOR RESPONSES – RFP 124-2026

800 PARK AVENUE | LAKE PARK, FL 33403

THANK YOU.

Prepared for the Lake Park Community Redevelopment Agency

FOR MORE INFORMATION, PLEASE CONTACT:

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Town of Lake Park

DESTINEE 1 STOP LLC

842 PARK AVE

LAKE PARK, FL 33403

Phone: 561-841-2801

Destinee1stop@hotmail.com

9/08/26

I'm James Fils-aime, the contact person for the Destinee 1 Stop LLC, it's a state of Florida corporation at large and here in the Town of Lake Park many years ago and continues to serve the residents of the great city of Lake Park.

Also, has reviewed, confirmed, and agreed to RFP 124-2026- 800 Park Ave terms.

The management and staff: James Fils-aime, with a degree in Business Administration and management, and accounting, Real Estate Broker, James Fils-aime, Jr with a master's degree in criminal justice, Jamescy C. Fils-aime with a master's degree in child Protection, and Marie G. Fils-aime, an attorney at law from Haiti.

We have helped the residents of the Town of Lake Park with dignity, respect, morals, and character. You can count on us many years to come. And we don't have to move to different places in the town anymore.

With harmonizing respect,

James Fils-aime, Mgr

Table of Contents

1. Transmittal Letter and Formal Statement of Intent 4
   1.1 Addressee and Statutory Governance Statement 4
   1.2 Official Statement of Acquisition Intent 7
   1.3 Primary Contact Information and Corporate Identity 11
2. Executive Summary and Acquisition Rationale 11
   2.1 Strategic Rationale for 800 Park Avenue 11
   2.2 The Low-Risk Municipal Disposition Model 11
   2.3 Summary of Economic Terms and Activation Benefits 11
3. Development Narrative and Adaptive Reuse Strategy 11
   3.1 Operational Vision and Relocation Objectives 11
   3.2 Immediate Adaptive Reuse vs. Speculative Development 11
   3.3 Long-Term Commercial Stewardship and Ownership Commitment 11
4. Development Team and Organizational Governance 11
   4.1 Principal Petitioner and Executive Leadership 11
   4.2 Legal Counsel and Professional Advisory Team 11
   4.3 General Contracting and Facilities Maintenance Partners 11
5. Professional Qualifications and Thirty-Five-Year Community Tenure 11
   5.1 Historical Footprint and Commercial Longevity in Lake Park 12
   5.2 Core Professional Services and Multi-Disciplinary Practice 15
   5.3 Regulated Non-Bank Financial Services Representation 19
6. Purchase Offer and Valuation Structure 25
   6.1 Binding Bid Amount and Fair-Market Rationale 25
   6.2 Deposit Structure and Escrow Mechanics 25
   6.3 Closing Conditions and Due Diligence Protocols 25
7. Dual-Track Financing Plan and Capital Underwriting 25

Table of Contents

7.1 Primary Option: Institutional Financing via Quontic Bank 25

7.2 Alternative Option: Structured Municipal Seller Financing 25

7.3 Financial Capacity and Proof of Working Capital 25

8. Project Schedule and Rapid Occupancy Timeline 25

8.1 Due Diligence and Closing Milestones 25

8.2 Cosmetic Renovation and Permitting Phase 25

8.3 Turnkey Relocation and Operational Commencement 25

9. Site and Building Cosmetic Improvements Scope 25

9.1 Exterior Facade Refurbishment and Signage Upgrades 26

9.2 Interior Modernization and Space Optimization 26

9.3 Building Systems Review and Preventive Maintenance 26

10. Community Benefits and Downtown Economic Revitalization 26

10.1 Downtown Foot-Traffic Generation and Retail Patron Spillover 26

10.2 Vital Financial Infrastructure for LMI and Senior Constituencies 26

10.3 Tax Base Stabilization and Municipal Blight Elimination 26

11. Right of First Offer and Municipal Safeguards 26

11.1 Proposed Terms for Municipal Right of First Offer 26

11.2 Anti-Speculation Covenants and Continuous Occupancy Guarantee 26

11.3 Fiduciary Protections for the Community Redevelopment Agency 26

12. Requested Community Redevelopment Agency Assistance 26

12.1 Coordination on Administrative Clearances and Standard Permitting 27

12.2 Commercial Facade Grant and Business Incentive Eligibility 27

12.3 Collaborative Downtown Promotional Initiatives 27

13. Appendix and Technical Verification Exhibits 27

13.1 Professional Licenses and State Regulatory Certifications 27

Table of Contents

13.2 Bank Pre-Approval Letter and Proof of Funds 27

13.3 Preliminary Architectural Sketch and Cosmetic Scope Checklist 27

13.4 Community Reference Letters and Sworn Tenancy Records 27

1. Transmittal Letter and Formal Statement of Intent

1.1 Addressee and Statutory Governance Statement

TO:
Richard Read, Town Manager & Executive Director
The Board of Commissioners, Lake Park Community Redevelopment Agency
Town of Lake Park Town Hall
535 Park Avenue, Lake Park, Florida 33403

FROM:
James, Licensed Professional & Managing Principal
Destinee 1 Stop / Commercial Practice
842 Park Avenue, Lake Park, Florida 33403

SUBMISSION DATE: September 8, 2026

Formal Addressee Designation

This formal purchase petition and commercial disposition offer is submitted directly to the executive administration and governing leadership of the **Lake Park Community Redevelopment Agency (CRA)**:

- **Executive Administration**: Directed to **Richard Read**, in his dual administrative capacity as **Town Manager of the Town of Lake Park** and **Executive Director of the Lake Park Community Redevelopment Agency**, responsible for operational evaluation, zoning verification, and municipal contract execution.
- **Governing Authority**: Presented before the **CRA Board of Commissioners**—constituted by the **five elected Town Commissioners** of the Town of Lake Park alongside **two appointed Lake Park commercial property and business owners**—sitting as the statutory redevelopment authority tasked with authorizing public real estate transfers and advancing downtown economic vitality.

Statutory Governance and Jurisdiction

This acquisition petition is submitted under the statutory purview of **Chapter 163, Part III, Florida Statutes** (the *Community Redevelopment Act of 1969*). The proposed transaction directly supports the statutory mandates assigned to the Lake Park Community Redevelopment Agency, specifically fulfilling the legislative intent of **Section 163.380, Florida Statutes**, governing the disposal of real property in community redevelopment areas:

> *"Real property acquired by a community redevelopment agency... shall be sold, leased, or otherwise transferred... at its fair value for uses in accordance with the community redevelopment plan, and to provide reasonable opportunity for the redevelopment of the redevelopment area by private enterprise."*
> ***— Florida Statutes § 163.380(1)***

By returning public land to productive commercial private ownership, eliminating recurring municipal maintenance overhead, and establishing an owner-occupied service hub, this petition operates strictly within the procedural and policy guidelines codified by the State of Florida and the Lake Park CRA Redevelopment Plan.

Property Identification and Legal Registry

The commercial real property subject to this formal purchase offer and adaptive reuse plan is legally designated within the records of the Palm Beach County Property Appraiser and the municipal boundary of Lake Park as follows:

Property Parameter	Administrative and Title Specification
Project Reference	**REF 124-2026 800 Park Ave**
Site Address	**800 Park Avenue, Lake Park, Florida 33403**
Parcel Control Number (PCN)	**36-43-42-20-01-006-0010**
Governing Jurisdiction	Town of Lake Park / Lake Park Community Redevelopment Agency
Current Titleholder	Lake Park Community Redevelopment Agency (Public Entity)
Zoning & Future Land Use	Downtown Commercial / Mixed-Use Core Corridor
Primary Proposed Use	Multi-Disciplinary Professional Practice & Regulated Financial Services

Administrative Covenant of Submission

The petitioner submits this proposal as an actionable, fully vetted commercial offer designed to eliminate public carrying liabilities and immediately vitalize the eastern segment of the Park Avenue corridor. Every operational, architectural, and financial commitment contained herein is framed to satisfy the statutory scrutiny of the CRA Executive Director and to secure the formal authorization of the CRA Board of Commissioners.

1.2 Official Statement of Acquisition Intent

Formal Purchase Offer and Irrevocable Covenant of Intent

I, **James**, licensed professional, managing principal of **Destinee 1 Stop**, and continuous commercial stakeholder in the Town of Lake Park since 1991, hereby submit this formal, unconditional purchase offer and binding petition of intent to the **Lake Park Community Redevelopment Agency (CRA)**. Through this submission, I formally declare my commitment to acquire fee-simple title to the municipal commercial real property located at **800 Park Avenue, Lake Park, Florida 33403** (Parcel Control Number: **36-43-42-20-01-006-0010**) for the purchase valuation of **$350,000.00** (Three Hundred Fifty Thousand Dollars and 00/100).

This acquisition offer represents a definitive, fully binding bid backed by demonstrated capital readiness. The enterprise stands prepared to execute a formal purchase and sale agreement and close the transaction immediately upon CRA Board authorization, eliminating procedural stagnation and delivering transaction certainty to the agency.

ACQUISITION REFERENCE:	REF 124-2026 800 PARK AVE
OFFER VALUATION:	$350,000.00 (FEE-SIMPLE TITLE)
DEPOSIT STATUS:	ESCROW-READY UPON EXECUTION
TRANSACTION POSTURE:	FULLY BINDING / UNCONDITIONAL UPON BOARD APPROVAL
OPERATIONAL TARGET:	COMMISSIONED & ACTIVE WITHIN 30 CALENDAR DAYS

Strategic Acquisition Rationale: Eliminating Public Liability Through Rapid Activation

The overarching strategic objective governing this petition is the immediate conversion of an underutilized municipal asset into an economically productive, tax-generating commercial anchor. Municipal retention of vacant commercial parcels imposes continuous carrying costs, operational liabilities, and maintenance demands upon the Town and CRA. By transferring 800 Park Avenue into responsible private ownership, the agency achieves an unencumbered exit while securing permanent corridor revitalization.

Unlike speculative developers who require multi-year entitlement timelines, zoning variances, complex capital syndications, or protracted design reviews, this petition

deploys an **immediate adaptive reuse model**. The property will not sit dormant behind construction barriers. Relocating an established, thirty-five-year enterprise from its current leased facility at **842 Park Avenue** to **800 Park Avenue**—a direct relocation of two municipal blocks—ensures an uninterrupted transition that transforms the eastern segment of the downtown corridor into an active pedestrian destination from day one.

Binding Commitments and Operational Pledges

To codify the seriousness of this intent and provide the CRA Executive Director and Board of Commissioners with enforceable performance benchmarks, I formally submit the following operational pledges:

Administrative & Civic Covenant	Specific Operational Commitment	Strategic Public Value Generated
Rapid Occupancy & Activation	Complete turnkey readiness and commence client-facing operations within **30 calendar days or before** following closing.	Completely eliminates municipal holding expenses, lawn maintenance, and site security costs without operational delays.
Continuous In-Person Service	Guarantee the uninterrupted provision of face-to-face regulated financial infrastructure, utility payments, and advisory services.	Preserves accessible non-bank financial channels for cash-reliant workers, unbanked residents, and fixed-income seniors.
High-Standard Cosmetic Renewal	Execute immediate exterior facade enhancements, architectural paint revitalization, commercial signage upgrades, and interior modernization.	Cures exterior physical stagnation and sets an elevated aesthetic benchmark for the eastern corridor without structural demolition.

Administrative & Civic Covenant	Specific Operational Commitment	Strategic Public Value Generated
Anti-Speculation Stewardship	Formal covenant of permanent owner-occupancy; strict prohibition against property flipping or assignment for speculative gain.	Ensures long-term municipal stability, protects neighborhood character, and guarantees an anchored downtown stakeholder.
Organic Economic Footfall	Direct an established client base of hundreds of verified weekly visitors into the 800 block of Park Avenue.	Generates measurable commercial spillover for adjacent dining, retail, and service establishments across downtown Lake Park.

Dual-Track Capital Readiness and Transaction Certainty

Financial execution is structured to ensure absolute municipal security. The proposed purchase price of **$350,000.00** is supported through a dual-track funding architecture designed to accommodate the fiscal preferences of the agency:

- **Institutional Financing Track**: Immediate takeout through established commercial lending facilities with **Quontic Bank**, backed by pre-qualified capital structures that guarantee full municipal liquidity at closing.
- **Municipal Seller Financing Track**: At the sole discretion and election of the CRA Board, the Petitioner provides a structured purchase-money mortgage alternative featuring an immediate **20% cash down payment** ($70,000.00) paired with an agreed monthly amortization schedule, converting the municipal real property asset into a stable, high-yield revenue stream for the agency's redevelopment trust fund.

> *"This acquisition is not a speculative real estate venture; it is an irrevocable*

> *commitment to the future of Lake Park. For thirty-five years, my business has stood with this community through economic downturns, financial crises, and downtown transitions. Acquiring 800 Park Avenue cements that partnership permanently—guaranteeing that this public parcel is immediately revitalized, impeccably maintained, and dedicated to serving our residents with dignity."*
> *— **James**, Managing Principal*

A Solemn Pledge of Municipal Partnership

The Petitioner approaches this proceeding not merely as a buyer in a commercial transaction, but as a proven civic partner dedicated to fulfilling the statutory mandate of Florida Statutes Chapter 163. Every dollar committed to this acquisition represents capital retained directly within Lake Park, deployed by a local business owner whose daily livelihood depends on the vibrancy, safety, and commercial success of Park Avenue.

Upon receiving the formal authorization of the CRA Board of Commissioners, I pledge to coordinate seamlessly with municipal administrative staff, execute closing covenants without delay, and open the doors of **800 Park Avenue** within the pledged thirty-day horizon, establishing a proud downtown landmark that honors the history and advances the future of our municipality.

1.3 Primary Contact Information and Corporate Identity

2. Executive Summary and Acquisition Rationale

2.1 Strategic Rationale for 800 Park Avenue

2.2 The Low-Risk Municipal Disposition Model

2.3 Summary of Economic Terms and Activation Benefits

3. Development Narrative and Adaptive Reuse Strategy

3.1 Operational Vision and Relocation Objectives

3.2 Immediate Adaptive Reuse vs. Speculative Development

3.3 Long-Term Commercial Stewardship and Ownership Commitment

4. Development Team and Organizational Governance

4.1 Principal Petitioner and Executive Leadership

4.2 Legal Counsel and Professional Advisory Team

4.3 General Contracting and Facilities Maintenance Partners

5. Professional Qualifications and Thirty-Five-Year Community Tenure

5.1 Historical Footprint and Commercial Longevity in Lake Park

Thirty-five years of continuous commercial operation in Lake Park represent more than personal longevity; they constitute an unbroken record of operational solvency, civic trust, and adaptive neighborhood service. Since establishing my initial tax practice along Park Avenue in **1991**, my enterprise has operated in open partnership with the municipal community, anchoring vital everyday transactions through multiple economic cycles, structural recessions, and corridor transformations.

The progression of my enterprise reflects disciplined, demand-driven growth, moving methodically from seasonal tax advisory services into a comprehensive, multi-disciplinary commercial practice serving as essential social and financial infrastructure.

Operational Era	Physical Location	Entity / Operating Model	Strategic Expansion & Service Scope
1991–1999	**924 Park Avenue**	Sole Proprietorship (Seasonal Tax Practice)	Foundation of professional tax compliance, personal accounting, and bookkeeping for local wage earners.
1999–2000	**300 10th Street**	Professional Practice Sublease	Year-round advisory expansion responding to escalating demand for personal and small-business representation.
2000–2003	**505 10th Street**	Destinee Inc.	Formal incorporation and multi-line service expansion into mortgage originations and initial consumer credit guidance.
2003–Present	**842 Park Avenue**	Comprehensive Financial & Brokerage Hub	Integration of state-licensed Mortgage then real estate brokerage, auto brokerage and finance, and regulated non-bank remittances (**Western Union**, **Ria**, **Girosol**).

Macroeconomic Resilience and Solvency Through Crises

Commercial tenure in a municipal downtown corridor is tested during acute economic distress. The durability of my commercial footprint was demonstrated decisively through two defining modern disruptions:

- **The 2008 Great Financial Crisis**: When traditional commercial banking institutions abruptly retrenched, contracted branch footprints, and tightened consumer credit, my office remained open and accessible. Operating as an immediate, stabilizing advisor, I assisted hundreds of distressed Lake Park households in navigating mortgage workouts, credit restructuring, and cash-flow management, providing solvent counsel when mainstream institutions turned residents away.
- **The COVID-19 Public Health & Economic Emergency**: While commercial corridors experienced widespread operational shutdowns and patron attrition, my enterprise was classified as essential financial infrastructure. We maintained continuous, regulated, in-person operations—enabling local wage earners, municipal service workers, and dependent families to remit funds across global corridors, cash payroll instruments, and satisfy essential utility payments without interruption.

> *"When the large corporate branches on Federal Highway closed their lobbies and pushed everyone to automated smartphone applications, James kept his doors open on Park Avenue. For older residents on fixed incomes who do not use electronic mobile banking, his presence was not just convenient—it was a lifeline that protected our ability to pay our monthly electric and municipal water bills with dignity."*
> — ***Historical Community Testimonial***, *Longstanding Lake Park Resident and Client since 1994*

The Commercial Sanctuary and Intergenerational Trust

The defining competitive strength of my enterprise is its position as a multi-generational commercial sanctuary. In an era dominated by algorithmic underwriting and impersonal call centers, my practice offers direct accountability, face-to-face professional guidance, and absolute confidentiality.

Clients who first entered my office at **924 Park Avenue** as young working parents in the early 1990s have completed their working lives under my counsel. Today, I prepare estate documents and fixed-income tax filings for those original patrons, manage home purchases and mortgage financing for their adult children, and provide initial credit establishment, auto acquisition assistance, and remittance services for their grandchildren.

This deep civic equity translates into concrete municipal value:

- **Inelastic Patron Loyalty**: Client retention is anchored in verified professional execution and organic, intergenerational family referrals rather than transient marketing campaigns.
- **Guaranteed Footfall Generation**: Regardless of prevailing retail trends or broader macroeconomic shifts, my practice draws hundreds of verified local residents into the Park Avenue corridor weekly.
- **Civic Inclusion for the Under banked**: By bridging the institutional gap for non-traditional, cash-reliant, and unbanked populations, the enterprise prevents economic marginalization within the municipal core, validating downtown Lake Park as a working community center for every demographic.

Relocating this established commercial engine a mere two blocks east to **800 Park Avenue** does not introduce an unproven commercial concept to the corridor. It secures a permanent, owner-occupied municipal home for a thirty-five-year institution, replacing public carrying liabilities with immediate, tax-generating commercial vitality.

5.2 Core Professional Services and Multi-Disciplinary Practice

Operating under the guiding principle that financial stability requires coordinated advisory support, my commercial practice functions as a centralized, one-stop professional hub. Rather than forcing working families and micro-enterprises to navigate disparate, transactional service providers who treat their financial needs in isolation, my enterprise integrates statutory compliance, credit rehabilitation, property acquisition, and essential transportation financing under a single, highly disciplined operational umbrella.

This integrated service model is anchored in formal academic training—holding an **Associate Degree in Business Administration and Management**—and is backed by state-certified professional credentials. Over thirty-five years, this multi-disciplinary infrastructure has provided the diagnostic rigor of a boutique consultancy with the accessibility of a neighborhood commercial sanctuary.

Practice Discipline	Licensure & Regulatory Designation	Primary Operational Scope	Neighborhood Economic Stabilization Function
Tax Advisory & Accounting	Professional Tax Practitioner & Consultant	Multi-year federal/state tax compliance, quarterly filings for non-W-2 wage earners, corporate bookkeeping.	Mitigates tax delinquency liabilities, resolves legacy compliance deficits, and establishes documented financial histories.
Real Estate Brokerage	Florida Licensed Real Estate Broker	Residential and commercial transactions, rigorous comparative market analyses (CMAs), homeownership advocacy.	Eliminates valuation speculation, protects municipal property values, and transitions local tenants into equity-building property owners.

Practice Discipline	Licensure & Regulatory Designation	Primary Operational Scope	Neighborhood Economic Stabilization Function
Automotive Mobility & Finance	State-Licensed Broker & Finance Specialist	Specialized direct financing, low-down-payment underwriting, tailored Buy-Here-Pay-Here mobility solutions.	Guarantees vital workforce transportation when traditional tier-one lenders reject non-prime or unbanked applicants.
Fiduciary Document Authentication	State of Florida Commissioned Notary Public	Attestation of legal instruments, loan documents, commercial affidavits, and real estate conveyance covenants.	Delivers on-site verification, eliminating transaction friction and ensuring institutional legal validity.

Tax Compliance and Small Business Financial Structuring

Tax compliance serves as the diagnostic foundation for all subsequent wealth-building advisory. My practice addresses the acute compliance challenges confronting sole proprietors, independent contractors, 1099 wage earners, and micro-business owners across Lake Park. A significant segment of our municipal workforce operates outside traditional corporate payroll structures, lacking standard W-2 documentation. Without structured guidance, these entrepreneurs frequently face severe penalties, compounding interest, and institutional lending disqualification.

To counteract these vulnerabilities, my office implements disciplined **quarterly estimated tax structures**, systematically training self-employed clients to satisfy obligations in three-month intervals. This preventative methodology accomplishes several vital outcomes:

- **Elimination of Year-End Liquidity Shocks**: Segmenting tax liabilities across quarterly milestones prevents cash-flow crises that threaten small-business survival.

- **Credit Rehabilitation and Underwriting Viability**: Reconciling back taxes and demonstrating regular compliance restores creditworthiness, preparing clients for prime commercial financing.
- **Rigorous Small-Business Bookkeeping**: Dedicated general ledger management, expense categorization, and financial statement compilation transform informal enterprises into bankable commercial entities.

Real Estate Brokerage and Asset Valuation Protocols

As a **State-Licensed Real Estate Broker**, I manage property acquisitions and dispositions through a conservative, evidence-based methodology designed to protect client equity and preserve neighborhood stability. Speculative overpayment and predatory real estate maneuvers destabilize urban corridors; consequently, my brokerage enforces strict due diligence protocols on every transaction.

Prior to entering binding purchase commitments, a comprehensive **Comparative Market Analysis (CMA)** is conducted to establish an empirical valuation baseline. By evaluating localized parcel comps, absorption velocity, and structural condition assessments, my practice ensures clients never over-leverage their capital reserves. This disciplined guidance is particularly critical for first-generation property purchasers navigating volatile regional housing markets, directly fostering sustainable homeownership within the municipal boundary.

Automotive Mobility and Non-Prime Financing Solutions

Economic self-sufficiency in Palm Beach County requires reliable vehicular transportation. For working-class constituents, the inability to secure a vehicle frequently leads to lost employment, restricted wage growth, and compounding household instability. When mainstream commercial banks and automated lending platforms abruptly reject applicants with damaged credit histories or non-traditional earnings, **Destinee 1 Stop** intervenes with direct, pragmatic capital solutions.

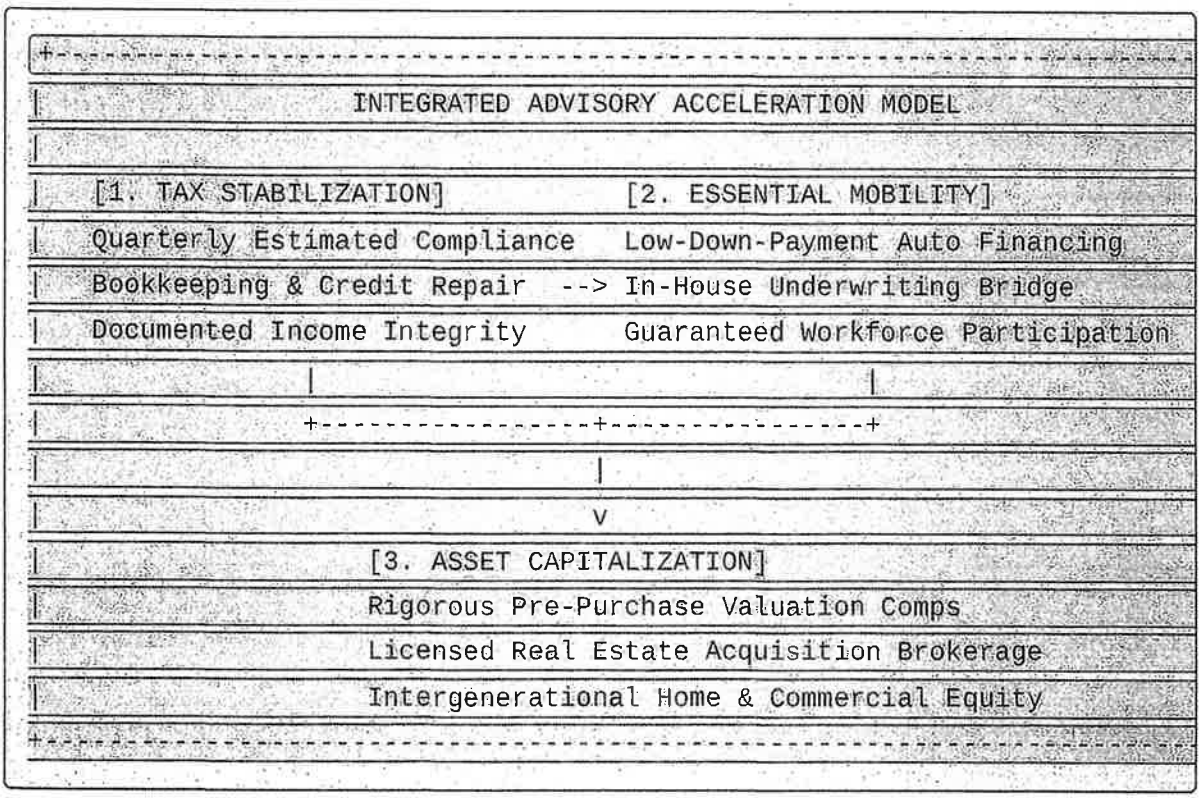
Functioning as a licensed broker and specialized automotive finance provider, the practice structures accessible financing models defined by low down payments and flexible direct-lending arrangements:

> *"Access to reliable personal transportation is not an incidental luxury; it is the fundamental prerequisite for workforce retention across our regional economy. When traditional financial institutions reject a client because of an imperfect credit score, our Buy-Here-Pay-Here financing model provides immediate, solvent mobility—keeping local wage earners employed and actively contributing to the community."*

By retaining underwriting discretion in-house, the practice evaluates applicant integrity, verified local employment, and genuine repayment capacity rather than relying exclusively on rigid algorithmic credit thresholds. This directly absorbs credit risk that traditional lenders refuse to touch, providing a vital bridge toward economic recovery.

The Synergistic "Holistic Financial Health" Model

The competitive superiority and enduring civic value of this practice reside in the closed-loop synergy between its divisions. Each discipline operates not as a segregated profit center, but as an interconnected milestone along a deliberate financial advancement pathway.



An engagement typically originates when a client seeks professional tax preparation. If the intake diagnosis reveals impaired credit or informal bookkeeping, the firm establishes a systematic remediation schedule. The regularized income history and repaired credit profile immediately unlock qualification for dependable auto financing. Sustained workforce mobility stabilizes earnings, which over a disciplined three-to-five-year timeframe culminates in residential or commercial real estate acquisition vetted through exhaustive market comps.

By consolidating these sophisticated advisory tracks within a permanent municipal anchor at **800 Park Avenue**, the Town of Lake Park retains an essential engine of economic mobility that elevates the financial standing of its constituents while eliminating public carrying liabilities.

5.3 Regulated Non-Bank Financial Services Representation

Operating alongside specialized tax, credit, and brokerage advisory, my enterprise functions as a certified point-of-presence for essential non-bank financial infrastructure. As corporate banking conglomerates systematically contract physical branch footprints and transition customer interactions toward automated mobile applications, significant segments of the Lake Park population face financial disenfranchisement. Through formal corporate agency appointments with globally recognized money service principals, **Destinee 1 Stop** provides a secure, fully compliant physical conduit for daily financial transactions, bridging the gap between mainstream banking systems and local residents.

Formal Legal Agency and Contractual Architecture

The non-bank financial activities conducted at my practice operate under strict legal agency covenants. I do not function as an unregulated intermediary or informal check casher; rather, the enterprise holds formal **Authorized Agent** status, operating as a contracted third-party service provider executing client intake, transaction verification, and transmission under the statutory umbrella and master money transmitter licenses of tier-one financial institutions:

- **Western Union Financial Services, Inc.**: Facilitating global and domestic point-to-point electronic remittances, bank-directed cash payouts, and urgent commercial transfers.
- **Ria Money Transfer (Euronet Worldwide)**: Delivering cost-effective cross-border transfers and structured payment disbursements across major international consumer corridors.
- **Girosol Corp.**: Providing specialized Caribbean, Central American, and South American remittance channels tailored to the demographic realities of South Florida's workforce.

Under these agency agreements, my facility functions as a verified physical endpoint, utilizing proprietary institutional software hardware terminals linked directly to the clearing and settlement networks of each respective principal. Every transaction originates through rigorous intake protocols that strictly replicate the legal and procedural safeguards enforced at commercial banking teller lines.

Regulatory Framework and Statutory AML/KYC Protocols

Operating as an authorized financial service endpoint requires uncompromised fidelity to state and federal banking regulations. My operations maintain full alignment with the statutory mandates of the **Bank Secrecy Act (BSA)**, the **USA PATRIOT Act**, and regulatory standards enforced by the **Financial Crimes Enforcement Network (FinCEN)** and the **Florida Office of Financial Regulation (OFR)**.

Transaction security and anti-crime safeguards are administered through multi-layered compliance procedures embedded within every client encounter:

Regulatory Parameter	Compliance Standard & Verification Protocol	Institutional Safeguard Function
Identity Verification (KYC)	Mandatory presentation of unexpired government-issued photo identification (State Driver's License, Passport, Consular Identification Card) for transaction authorization.	Establishes definitive beneficial identity, eliminates fraudulent impersonation, and enforces systematic customer due diligence.
Transaction Logging & Thresholds	Automated recording and digital archiving of all transfers, logging origin, recipient data, address credentials, and underlying tender instruments.	Guarantees immediate traceability and institutional record retention adhering to state and federal recordkeeping mandates.
AML Fraud Screening	Real-time algorithmic matching against the **Office of Foreign Assets Control (OFAC)** Specially Designated Nationals lists and federal watchlists via principal host networks.	Prevents illicit capital placement, halts terror financing conduits, and automatically restricts prohibited destination corridors.
Suspicious Activity Escalation	Direct transmission of anomalous patterns, structured transactions (*smurfing*), or altered identity instruments to principal compliance departments for formal **Suspicious Activity Report (SAR)** filings.	Eliminates intermediary liability while maintaining absolute integrity across the municipal service corridor.

To preserve these standards, personnel undergo mandatory annual continuing education and anti-money laundering certifications administered directly by Western Union, Ria, and Girosol compliance attorneys. This sustained training regimen ensures

that high-volume operations on Park Avenue adhere to identical audit and oversight benchmarks governing major regional banking centers.

Essential Payment Processing and Crisis Prevention

Beyond international and domestic person-to-person transfers, the facility provides an indispensable walk-in clearinghouse for everyday recurring obligations. Working families, hourly laborers, and retirees rely on the office to process critical municipal and private obligations in cash or certified funds with immediate, irrevocable transaction confirmations.

The enterprise maintains direct processing capabilities across a comprehensive spectrum of accounts:

- **Municipal and County Services**: Immediate resolution of local municipal water accounts, wastewater utilities, stormwater fees, and localized tax assessments.
- **Regional Power and Electric Grid**: Authorized utility processing for **Florida Power & Light (FPL)**, ensuring same-day ledger posting.
- **Telecommunications and Heating**: Clearing of essential household internet, telecommunications, and heating gas accounts.

For vulnerable households, this physical bill-payment capacity serves as critical socioeconomic stabilization. In an automated banking environment where delayed electronic clearing can trigger shut-off notices, equipment disconnection penalties, and costly reconnection surcharges, my counter provides instant, verifiable payment receipts that permanently halt administrative collections and utility suspensions.

The Human Bridge: Financial Inclusion and Civic Dignity

The strategic value of maintaining this service platform within the downtown core is grounded in the socioeconomic composition of Lake Park. While affluent consumers navigate personal finance seamlessly through mobile applications and digital wallets, hundreds of municipal households remain structurally unbanked, underbanked, or digitally disconnected.

> *"Financial inclusion cannot exist solely as a digital abstraction. For the elderly resident who lacks high-speed home internet, or the hourly laborer who receives physical cash wages, having a trusted, respectful professional counter where bills can be resolved in person preserves basic household dignity and guarantees equal economic participation."*

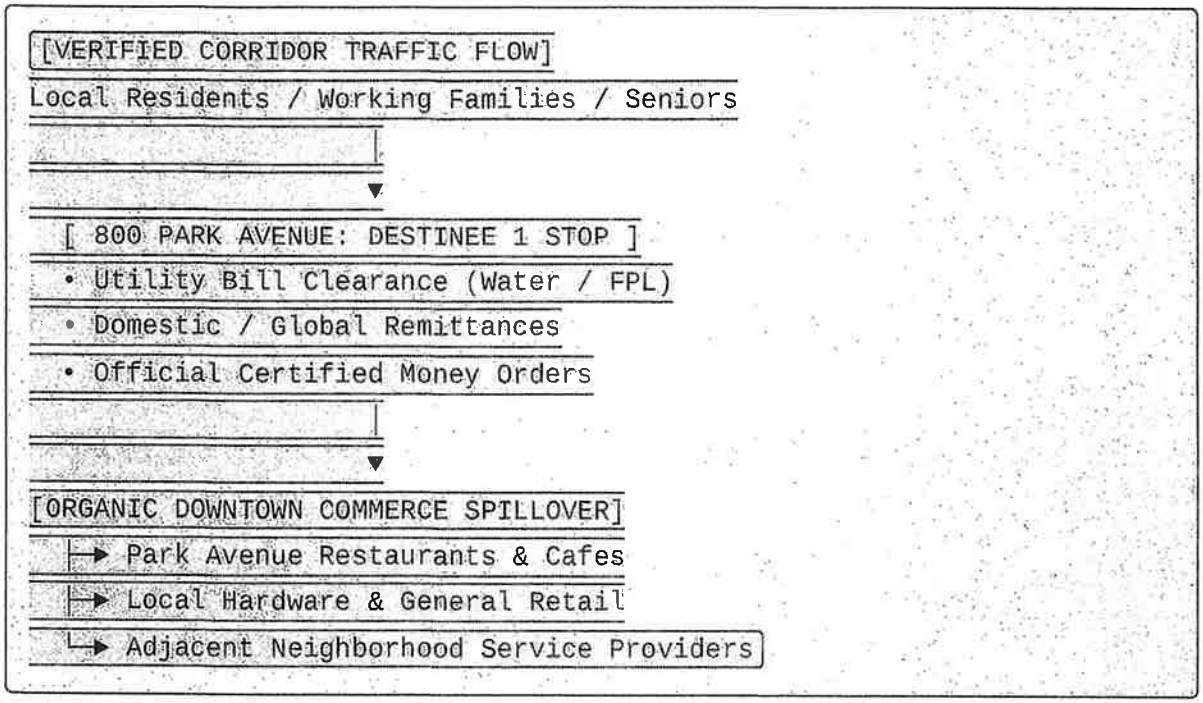
My counter serves as a permanent **digital bridge** for three core constituent groups:

- **Fixed-Income Seniors**: Older residents who distrust smartphone banking applications, fear online data breaches, or lack access to electronic touch interfaces find a secure, patient human touchpoint where monthly utility obligations are handled face-to-face.
- **Cash-Reliant Wage Earners**: Local tradespeople, restaurant workers, and service-industry professionals who receive cash compensation can convert physical earnings into recognized legal remittances, official money orders, and utility receipts without being forced into predatory fringe-banking storefronts.
- **Immigrant and Working-Class Families**: Non-traditional households seeking to send legal, documented support to extended family abroad receive transparent, competitive foreign exchange fees within a dignified, multi-lingual professional setting.

Pedestrian Vitality and Corridor Economic Impact

From an urban planning and redevelopment perspective, housing this regulated financial engine at **800 Park Avenue** generates powerful commercial externalities for the Community Redevelopment Agency.

Processing **hundreds of transactions weekly**, this practice acts as a self-sustaining municipal anchor. Unlike speculative commercial ventures that depend on prospective marketing to attract sporadic footfall, my existing remittance and utility-clearing operations deliver an uninterrupted stream of local foot traffic directly into the Park Avenue corridor:



Without this anchored presence on Park Avenue, residents would be forced to travel outward to high-speed commercial strips along **U.S. Route 1 (Federal Highway)** or cross municipal boundaries into adjacent jurisdictions to satisfy routine payment necessities. By securing a permanent, owner-occupied municipal home at **800 Park Avenue**, the agency prevents corridor retail leakage, captures daily working-class spending, and permanently cements vital non-bank financial infrastructure within the heart of Lake Park.

6. Purchase Offer and Valuation Structure

6.1 Binding Bid Amount and Fair-Market Rationale

6.2 Deposit Structure and Escrow Mechanics

6.3 Closing Conditions and Due Diligence Protocols

7. Dual-Track Financing Plan and Capital Underwriting

7.1 Primary Option: Institutional Financing via Quontic Bank

7.2 Alternative Option: Structured Municipal Seller Financing

7.3 Financial Capacity and Proof of Working Capital

8. Project Schedule and Rapid Occupancy Timeline

8.1 Due Diligence and Closing Milestones

8.2 Cosmetic Renovation and Permitting Phase

8.3 Turnkey Relocation and Operational Commencement

9. Site and Building Cosmetic Improvements Scope

9.1 Exterior Facade Refurbishment and Signage Upgrades

9.2 Interior Modernization and Space Optimization

9.3 Building Systems Review and Preventive Maintenance

10. Community Benefits and Downtown Economic Revitalization

10.1 Downtown Foot-Traffic Generation and Retail Patron Spillover

10.2 Vital Financial Infrastructure for LMI and Senior Constituencies

10.3 Tax Base Stabilization and Municipal Blight Elimination

11. Right of First Offer and Municipal Safeguards

11.1 Proposed Terms for Municipal Right of First Offer

11.2 Anti-Speculation Covenants and Continuous Occupancy Guarantee

11.3 Fiduciary Protections for the Community Redevelopment Agency

12. Requested Community Redevelopment Agency Assistance

12.1 Coordination on Administrative Clearances and Standard Permitting

12.2 Commercial Facade Grant and Business Incentive Eligibility

12.3 Collaborative Downtown Promotional Initiatives

13. Appendix and Technical Verification Exhibits

13.1 Professional Licenses and State Regulatory Certifications

13.2 Bank Pre-Approval Letter and Proof of Funds

13.3 Preliminary Architectural Sketch and Cosmetic Scope Checklist

13.4 Community Reference Letters and Sworn Tenancy Records

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PROPOSAL IN RESPONSE TO

REQUEST FOR PROPOSALS NO. 124-2026

Disposition and Redevelopment of CRA-Owned Property

800 Park Avenue, Lake Park, Florida 33403

FIRST PATIENT CARE CLINIC AT 800 PARK AVENUE

A downtown medical, dental and vision practice with on site dispensing pharmacy and patient transportation

Submitted by

FIRST PATIENT CARE CLINIC, Inc.

600 N. Congress Avenue, Delray Beach, Florida 33445

(561) 266-3487 | info@firstpcc.com | firstpcc.com

Submitted to

Town of Lake Park Community Redevelopment Agency

c/o Office of the Town Clerk, 535 Park Avenue, Lake Park, Florida 33403

Due: Wednesday, September 9, 2026, 2:00 p.m. EST

Table of Contents

Tab A Cover Letter

Tab B Executive Summary

Tab C Development Narrative

Tab D Development Team

Tab E Experience and Qualifications

Tab F Financing Plan

Tab G Purchase Offer

Tab H Redevelopment Schedule

Tab I Site and Building Improvements

Tab J Community Benefits

Tab K Right of First Offer

Tab L Requested CRA Assistance

Proposal Checklist

Acknowledgment of Addenda

Tab A. Cover Letter

September 8, 2026

Town of Lake Park Community Redevelopment Agency
c/o Office of the Town Clerk
535 Park Avenue
Lake Park, Florida 33403

Re: RFP 124-2026, Disposition and Redevelopment of 800 Park Avenue, Lake Park, Florida

Dear Members of the CRA Board:

First Patient Care Clinic submits this proposal for the purchase and redevelopment of 800 Park Avenue as a downtown medical, dental and vision practice with an on site dispensing pharmacy and patient transportation services. We intend to purchase the property, renovate the existing building, and operate it ourselves as our fifth location for the long term.

We are an established Palm Beach and Broward County healthcare provider. We currently operate four locations, in Delray Beach, Riviera Beach, Pompano Beach and Fort Lauderdale, and our providers have more than a decade of experience in this market. We are not a developer seeking a tenant and we are not an investor seeking a return on resale. We are an owner user buying a building we will occupy on the day it opens.

The RFP identifies wellness centers and professional offices among its preferred uses, and asks for uses that encourage daytime activity within the downtown district. A medical, pediatrics, pharmacy, dental, and vision practice fits that description, and we believe it fits Downtown Lake Park for reasons that go beyond the use category. The practice also includes a genuine retail component: our optical dispensary displays and sells eyewear, and that merchandise sits in the Park Avenue storefront window where it is visible to anyone walking the corridor. Our existing locations operate Monday through Friday from 8:00 a.m. to 8:00 p.m. and Saturday from 9:00 a.m. to 3:00 p.m. That is sixty six hours a week, six days a week, including five evenings, and it is our current operating standard rather than a commitment made for the purpose of this proposal. A building on Park Avenue that is staffed, lit and receiving patients until 8:00 p.m. five nights a week directly serves the CRA objective of activity during both daytime and evening hours.

The practice will also employ substantially more people than most uses this building could support. Five integrated service lines in 1,943 square feet make for a labor intensive business, and the positions are skilled and comparatively well compensated. Healthcare demand is also year round. Unlike seasonal downtown retail and dining, our patient volume does not fall away in the summer months, so the building generates traffic on Park Avenue in every month of the year.

Our practice serves a multi ethnic community and delivers care in English, Haitian Creole, Spanish and French. We already operate in Riviera Beach, a short distance from the property, and we already treat patients who live in Lake Park. Our non-emergency transportation service brings patients who cannot drive to their appointments, which means this location will draw people to Park Avenue who would

otherwise not come downtown at all. Those patients, and the family members who accompany them, are customers for the restaurants and shops the CRA has worked to attract.

The information required by the RFP follows, organized in the order prescribed in the Proposal Submission Requirements.

Name of proposing entity	First Patient Care Clinic
Primary contact person	Guerry Faustin, Medical Director
Business address	600 N. Congress Avenue, Delray Beach, Florida 33445
Telephone	(561) 266-3487
Email	info@firstpcc.com
Type of business entity	Corporation
State of organization	Florida
Date of organization	04/13/2028
FEIN	825252164

The undersigned confirms that First Patient Care Clinic has reviewed the Request for Proposals in its entirety, including all exhibits and any addenda issued, and agrees to its terms and conditions. The undersigned further certifies that this proposal is made without any previous understanding, agreement or connection with any person, firm or corporation submitting a proposal for the same property, and without control, collusion, fraud or other illegal action, and that the proposing entity is in compliance with applicable conflict of interest and code of ethics laws. The undersigned is authorized to bind the proposing entity.

We appreciate the CRA's consideration and welcome the opportunity to present this proposal to the Board.

Respectfully submitted,

Guerry Faustin, MD
Medical Director,
First Patient Care Clinic

Tab B. Executive Summary

The redevelopment concept

First Patient Care Clinic proposes to purchase 800 Park Avenue and renovate the existing 1,943 square foot building into a downtown medical, dental and vision practice. The building will house five integrated service lines:

- Medical. Adult and pediatric primary care, preventive care and annual physicals, chronic disease management for conditions including hypertension, diabetes, high cholesterol and thyroid disease, immunizations including the Florida Department of Health Vaccines for Children program, and on site blood work and laboratory draws.
- Dental. Complete examinations, dental x-rays, cleanings, fillings, root canals, extractions, crowns, bridges, dentures, implant placement and restoration, and cosmetic dentistry.
- Optometry and optical. Comprehensive eye examinations, vision testing, contact lens fitting, and an optical dispensary selling prescription eyewear, frames and sunglasses. The optical display occupies the Park Avenue storefront window.
- Dispensing pharmacy. On site dispensing of prescriptions written at the practice, so that patients leave with their medication in hand rather than making a second trip elsewhere.
- Non emergency medical transportation. Door through door patient transportation operated by First Patient Care Clinic, dispatched from this location, bringing patients who cannot drive to appointments in Lake Park and across our network.

The project is an adaptive reuse. We propose to retain and improve the existing building rather than demolish it, and to invest in the facade, storefront glazing, landscaping, exterior lighting, signage, outdoor seating and parking area as described at Tab I.

Intended use of the property

A medical, dental and vision practice with an optical dispensary, an on site dispensing pharmacy and patient transportation. This falls within the preferred uses identified in the RFP under Health, Wellness and Lifestyle, which includes wellness centers, and under Office and Commercial, which includes professional office and other commercial uses that encourage daytime activity within the downtown district. The optical dispensary is a retail component, which brings the concept within the Mixed Commercial Concepts category as well.

Why this proposal is well suited for Downtown Lake Park

Evening and weekend activity, already proven. First Patient Care Clinic operates Monday through Friday from 8:00 a.m. to 8:00 p.m. and Saturday from 9:00 a.m. to 3:00 p.m. across its existing locations. Sixty six staffed hours per week, including five evenings, exceeds the operating hours of most businesses on Park Avenue and directly serves the CRA objective of encouraging activity during both daytime and evening hours.

High employment for the building size. At stabilization the practice is expected to support approximately 25 full time equivalent positions. Five service lines operating in one building are labor intensive relative to floor area, and the roles are skilled and better compensated than typical small

format retail employment. Job creation is both an express CRA objective and an express evaluation factor.

A real retail frontage, not a blank wall. The RFP disfavours uses that generate little or no pedestrian activity, and a medical office with papered windows is the standard example. Our optical dispensary is merchandise retail: frames and sunglasses on lit display, facing Park Avenue through clear glass, changing with the seasons and visible to every person who walks past. Eyewear is also bought on sight rather than by appointment, so the window does the work a storefront window is supposed to do.

Year round, recession resistant activity. Healthcare demand does not follow the Palm Beach County season. Patient volume in July is comparable to patient volume in January. The practice sustains downtown activity in the months when seasonal retail and dining contract, which the RFP identifies as an objective under Encourage year round commercial activity.

Repeat visitation. The RFP lists encouraging repeat visitation among its desired project characteristics. Dental and vision practice are built on it. Hygiene recall runs on a six month cycle, eye examinations annually, chronic disease management quarterly, and prescriptions are refilled monthly. Between five service lines, this is a customer base that returns to Park Avenue on a schedule and often for more than one reason on the same trip.

Transportation brings people downtown who would not otherwise come. Our non emergency transportation service delivers patients who cannot drive themselves. Those patients, and family members accompanying them, are on Park Avenue for a reason unrelated to shopping or dining, and they eat and shop while they are there. This is additive traffic for existing merchants, and the use competes with none of them.

No vacancy risk. The RFP identifies long term vacancy or underutilization as a disfavored outcome. An owner user acquisition eliminates it structurally. There is no lease up period, no requirement to find a tenant, and no possibility that the building sits empty while a developer markets it.

An operator already serving this community. We operate in Riviera Beach a short distance away, we already treat Lake Park residents, and we deliver care in English, Haitian Creole, Spanish and French. Locating on Park Avenue places services where our patients already live.

Major community benefits

Benefit	Measure
New permanent jobs created	25 full time equivalent positions at stabilization, plus construction period employment
Total private capital investment	**$779,000**
Return of the property to the tax roll	Property converts from CRA ownership to private, taxable ownership, generating ad valorem revenue and tax increment within the CRA
Weekly hours of downtown activity	66 hours per week, six days, including five evenings until 8:00 p.m.
Year round operation	Non seasonal patient volume sustains Park Avenue activity through the summer months

Healthcare access	Medical, dental and vision care, plus on site prescription dispensing, delivered in English, Haitian Creole, Spanish and French
Retail frontage	Optical dispensary with eyewear display in the Park Avenue storefront window
Transportation access	Non emergency patient transportation brings residents who cannot drive to Downtown Lake Park

Estimated investment

Component	**Estimated amount**
Purchase price	$550,000
Interior renovation and adaptive reuse	$120,000
Facade, landscaping, streetscape, lighting and signage	$20,000
Medical, dental and ophthalmic equipment and fixtures	$10,000
Pharmacy fit out, secure storage and optical display casework	$2000
Soft costs (design, permitting, legal, closing)	$2000
Working capital and contingency	$75000
Total estimated investment	**$779,000**

Tab C. Development Narrative

Proposed business concept

First Patient Care Clinic is a multi-site primary care practice serving Palm Beach and Broward Counties. Our mission is to provide excellent, quality primary healthcare with dignity, compassion, loyalty, respect and competence, using best practices and evidence based medicine in a safe environment. We propose to bring five of our service lines to 800 Park Avenue: medical, dental, optometry and optical dispensing, an on site dispensing pharmacy, and non emergency patient transportation.

Operational model

The practice operates on a mixed model of scheduled appointments, same day sick visits and walk-ins. Our standing practice is to provide same day office visits where possible and to accept walk-ins for the first available slot for sick visits. Scheduling across the service lines is coordinated so that patients can combine visits, a physical and an eye examination on the same morning for example, and so that arrivals are distributed evenly across the operating day rather than concentrated into peaks. The dispensing pharmacy fills prescriptions written at the practice, so a patient completes the visit and collects medication in a single trip. The optical dispensary is open to patients selecting and collecting eyewear during all operating hours.

The transportation service is dispatched from this location. Vehicles operate on scheduled routes to and from patient residences. The service reduces the number of patients arriving by private vehicle, which lowers parking demand relative to a comparable use.

Customer base

The practice serves four overlapping groups:

- Lake Park residents and residents of the surrounding corridor, including Riviera Beach, Mangonia Park, North Palm Beach and adjacent unincorporated Palm Beach County, a number of whom we already treat at our Riviera Beach location.
- Families with children, served by our pediatric, pediatric dental and pediatric vision care, including participation in the Florida Department of Health Vaccines for Children program. Children's eye examinations and eyewear are a recurring family need with an annual cycle.
- Older residents and residents managing chronic conditions, for whom proximity, extended hours and available transportation remove real barriers to care.
- Downtown Lake Park employees and business owners, for whom a practice within walking distance of work, open until 8:00 p.m. and on Saturdays, is a meaningful convenience, and for whom the optical dispensary is a walk in retail destination in its own right.

Hours of operation

Service line	Monday to Friday	Saturday
Medical	8:00 a.m. to 8:00 p.m.	9:00 a.m. to 3:00 p.m.
Dental	9:00 a.m. to 6:00 p.m.	9:00 a.m. to 3:00 p.m.

Optometry and optical dispensary	9:00 a.m. to 6:00 p.m.	9:00 a.m. to 3:00 p.m.
Dispensing pharmacy	9:00 a.m. to 6:00 p.m.	9:00 a.m. to 3:00 p.m.
Transportation dispatch	8:00 a.m. to 6:00 p.m.	9:00 a.m. to 3:00 p.m.

This equates to sixty six hours of staffed, patient facing operation per week, six days per week, including five evenings until 8:00 p.m.

Number of employees

At stabilization the location is anticipated to support approximately 25 full time equivalent positions, comprising physicians, nurse practitioners, dentists, dental hygienists, dental assistants, optometrist, optician, pharmacist and pharmacy technician, medical assistants, drivers, front office and administrative staff. First Patient Care Clinic will advertise openings through the Town and the CRA in addition to standard channels and will give hiring preference to qualified applicants residing in the Town of Lake Park and the Community Redevelopment Area.

Long term vision

First Patient Care Clinic intends to own and operate 800 Park Avenue indefinitely as a permanent location. Our four existing offices have each been held and operated by us since opening. Our long term vision for this location is a stable, growing neighborhood practice that becomes the medical and dental home for Lake Park families, and a permanent employer and taxpayer in the Community Redevelopment Area. As the practice matures we anticipate adding provider capacity and extending service lines within the building as space and demand allow.

Why this location was selected

Patient demand, corridor fit and permanence. We already serve patients living in Lake Park and the adjacent corridor from our Riviera Beach location, and a downtown Lake Park office places care where those patients live. Park Avenue is the Town's primary commercial corridor, visible, walkable and the subject of sustained public and private investment, which makes it a better long term home for a neighborhood practice than a suburban medical park. And ownership rather than tenancy lets us invest in the building itself and commit to the corridor without an expiring lease.

How the project advances the CRA's redevelopment objectives

CRA objective	**How this project advances it**
Increase private investment within the CRA	$779,000 of private capital deployed at acquisition and renovation, with continuing reinvestment in equipment and improvements over the ownership period.
Generate new employment opportunities	25 permanent full time equivalent positions, plus construction period employment. Clinical roles are skilled and comparatively well compensated, with entry points from front office and driver through assistant, hygienist, nurse practitioner and physician.

Expand the local tax base	Conveys the property from CRA ownership into private taxable ownership, generating ad valorem revenue and contributing tax increment within the Community Redevelopment Area.
Encourage year round commercial activity	Healthcare demand is non seasonal. Patient volume does not contract in summer, so the property generates activity in every month of the year.
Attract businesses that complement existing establishments	The use competes with no existing Park Avenue restaurant, boutique, gallery or service business, and brings patients and their families onto the corridor who then dine and shop.
Foster attractive mixed commercial environments	Clinical, retail optical and pharmacy dispensing uses combined in a single small building, which the RFP identifies under Mixed Commercial Concepts.
Promote long term business success	An established operator with four locations, more than a decade of provider experience and an owner user capital structure.
Activity during daytime and evening hours	Open until 8:00 p.m. Monday through Friday and on Saturday, exceeding the hours of most Park Avenue businesses.
Increase pedestrian activity	Patients and accompanying family members arrive, wait, depart and walk the corridor throughout a twelve hour day. The optical dispensary presents merchandise to the sidewalk through clear glazing and draws walk-in browsing. Dental recall, annual eye examinations, quarterly chronic care visits and monthly prescription refills produce sustained repeat visitation rather than one time trips.
Community character and appearance	Facade restoration, replacement of the existing opaque storefront glazing with clear glass, new landscaping, pedestrian scale lighting, outdoor seating and coordinated signage at a prominent Park Avenue location.
Public benefit beyond the property	Accessible medical and dental care delivered in four languages, and patient transportation that brings residents who cannot drive into Downtown Lake Park.
Avoid vacancy or underutilization	Owner user acquisition. The purchaser occupies the building on opening day. No lease up risk, no interim vacancy.

Tab D. Development Team

First Patient Care Clinic will act as owner, developer and operator.

Role	Firm / individual	Scope
Ownership entity	Guerry Faustin	Purchaser and title holder. Members or shareholders identified in the attached ownership disclosure.
Managing principal	Renize Faustin	Decision authority, authorized signatory, capital commitment.
Medical director	Guerry Faustin, MD	Medical program design, staffing, licensure and regulatory compliance.
Pediatrician	Fabio Mehrgut, MD	Pediatric program design, staffing, licensure and regulatory compliance.
Dental director	Wooy Jean Baptiste, D.D.S.	Dental program design, operatory configuration, equipment specification, licensure.
Optometric director	Erin Shannon, O.D.]	Optometry program, refracting lane configuration, ophthalmic equipment specification, optical dispensary and licensure.
Transportation manager	Beeroth Vernet	Fleet, dispatch, driver staffing, vehicle compliance and insurance.
Project manager	Jose Santana/Jean Ylteus	Design, permitting and construction management. Single point of contact for Town and CRA staff.
Architect	Designdrafting78.com ,inc, Andrew Slack	Adaptive reuse design, facade and streetscape design, construction documents, permitting support.
General contractor	Vittorium Design Corporation	Construction, scheduling, cost control, subcontractor management.

Tab E. Experience and Qualifications

Years in business and organizational history

First Patient Care Clinic has operated continuously since 2018. The practice was founded to provide accessible, high quality primary care to a multi ethnic, multilingual community in Palm Beach and Broward Counties, and has grown from a single office to four locations:

- 600 N. Congress Avenue, Delray Beach, Florida 33445
- 4431 Westroads Drive, Riviera Beach, Florida 33407
- 3228 Davie Boulevard, Fort Lauderdale, Florida 33312
- 440 E. Sample Road, Pompano Beach, Florida 33064

Our providers have more than a decade of experience managing hypertension, diabetes, hyperlipidemia, thyroid disease and other chronic conditions. Service lines across the organization include primary care, pediatrics, dentistry, optometry and optical dispensing, pharmacy dispensing, diagnostic imaging, laboratory and blood work, immunizations and non-emergency medical transportation. We participate in the Florida Department of Health Vaccines for Children program and deliver care in English, Haitian Creole, Spanish and French.

Relevance of this experience

The CRA has asked for evidence of the ability to complete a project and operate it successfully over the long term. First Patient Care Clinic has done this four times. Each location required site selection, buildout of clinical space to code, medical, dental and ophthalmic equipment procurement and installation, regulatory licensure and inspection including pharmacy permitting, staff recruitment and training, and sustained operation afterward. Delivering a fifth location is a repetition of a process we have executed and refined, not a first attempt.

Healthcare buildout is also delivered under a stricter regulatory regime than general commercial construction, including accessibility, infection control, sterilization, dental vacuum and compressed air, imaging shielding, hazardous waste handling, and pharmacy security, storage and controlled substance requirements. An operator accustomed to that regime is well positioned to deliver a straightforward downtown renovation on schedule.

Three comparable projects

Comparable Project 1

Project name	First Patient care Pediatric in Delray
Location	600 North Congress Ave, suite 420, Delray Beach
Size and scope	973 SF; Medical, Pediatric, dental, and vision care, plus on site prescription dispensing, delivered in English, Haitian Creole, Spanish and French
Total investment	$ 150, 000
Completed	06/2019

Delivered on time and on budget	Well Planned and delivery on time

Comparable Project 2

Project name	First Patient Care clinic Delray
Location	600 north Congress Ave, Delray Beach, Fl 33445
Size and scope	6,153 SF; Medical, Pediatric, dental, and vision care, plus on site prescription dispensing, delivered in English, Haitian Creole, Spanish and French
Total investment	$200000
Completed	07/2021
Delivered on time and on budget	Well Planned and delivery on time

Comparable Project 3

Project name	First Patient Care Clinic Davie
Location	3228 Davie BLVD, Ft Lauderdale, Fl 33312
Size and scope	2,700 SF; Medical, Pediatric, dental, and vision care, plus on site prescription dispensing, delivered in English, Haitian Creole, Spanish and French
Total investment	$325, 000
Completed	May 2023
Delivered on time and on budget	Well Planned and delivery on time

References

The CRA is invited to contact the following references.

Name	**Organization / relationship**	**Telephone**
Knox Wolaver	EBG Holdings	561.362.7224 (Ext 308]
Frantzo Thelusma	Frantzo Thelusma, P.A.	754.244.6410
Charlemagne Metayer	Real State Agent	561.385.1648

Experience working with public agencies

First Patient Care Clinic operates within regulated, publicly administered programs as a matter of routine, including participation in the Florida Department of Health Vaccines for Children program, state medical, dental and facility licensure and inspection, and Medicaid and Medicare participation. We understand public procurement timelines, public records obligations under Chapter 119, Florida Statutes, and performance under a publicly negotiated development agreement.

Readiness to proceed

First Patient Care Clinic is prepared to execute a Purchase and Sale Agreement within hours of selection and to commence design immediately upon execution. Our design and construction team has been identified. Our lender has reviewed the transaction and issued the letter attached at Tab F. We do not require a tenant, an anchor commitment or a capital partner in order to proceed.

Tab F. Financing Plan

First Patient Care Clinic has secured financing for the acquisition and redevelopment of 800 Park Avenue. A letter from our lender confirming this is attached to this Tab as Exhibit F-1. The purchase will be funded through a combination of proposer equity and lender financing, and the project is not contingent on any CRA grant, incentive or public subsidy.

First Patient Care Clinic is an established operator with four existing locations and has financed and completed each of them. We acknowledge the CRA's right under Section F of the Proposal Submission Requirements to request revised, updated or more detailed financing information, and we will respond promptly and in full to any such request.

Exhibit F-1

Conditional Terms Sheet

Lender:	Silvera Capital Inc	Date:	September 03, 2026
Lender/Agent:	Glenn Silvera	Applicant:	Guerry Faustin
Phone:	5617682010	Loan #:	6723372097
Email:	gsilvera@complending.net		

RE: The real property located at: 800 Park Avenue, Lake Park, FL 33403

With respect to the above mentioned loan request, we are pleased to inform you that we have accepted your application and have conditionally approved your loan subject to the following terms:

Loan Request:	A new first lien in the amount of $385,000
Property Type:	Retail
Term:	360 Month Term & Amortization
Fixed Rate Period:	30 years
Interest Rate:	11.490%
P&I:	$3,809.68
Prepayment Penalty:	Prepay Penalty = 3 Years: 5%, 4%, 3%
Rate Buydown:	None
Prepay Buydown:	0.750% Fee to reduce prepayment period by 2.00 year(s)
Lender Fee	Per borrower agreement with Competitive Lending LLC
	Lender Origination Fee: 3.00% ($11,550)
Appraisal Cost:	$2,900 appraisal fee
Loan Costs:	$2,995 Underwriting Fee + Environmental Diligence fee - $2,050.58 paid at closing
Deal Summary:	Retail Purchase

These loan terms are subject to Silvera Capital Inc's underwriting, appraisal review, and quality control standards. A personal guarantee is required. Silvera Capital Inc impounds for taxes and insurance. We pride ourselves on exceptional customer service and look forward to a mutually beneficial relationship. Broker is not now, nor has ever been, an employee or agent of Lender.The Broker is acting as an independent third party in this transaction, without any authority to make any representations or warranties on behalf of the Lender. The Broker does not have any authority or power to bind the Lender.

It is further understood that the execution of this document by Guerry Faustin is a request to Silvera Capital Inc to commence its loan underwriting process. The decision to approve your loan application can only be made by Silvera Capital Inc's credit department upon completion of our internal underwriting process. The above mentioned loan terms do not represent a promise to lend. To the extent of any inconsistency or conflict between the loan terms set forth in the final documents and this letter, the loan documents shall supersede this letter and shall be binding. Final rate is not approved until final loan documents have been drawn. This letter supersedes any and all prior or contemporaneous discussions, representation, offers or statements, whether written or oral made by Silvera Capital Inc and is governed by the laws of the State of California.

Tab G. Purchase Offer

Proposed purchase price	$550,000] (five hundred fifty thousand dollars), all cash at closing, payable by wire transfer of immediately available funds.
Earnest money deposit	$200,000, delivered to an Escrow Agent within [1] business days of full execution of the Purchase and Sale Agreement.
Requested due diligence period	[30] days from full execution. Scope: title and survey, Phase I environmental site assessment, building condition and roof assessment, structural review, mechanical, electrical and plumbing capacity for dental, medical, optometric and pharmacy use, zoning and permitted use confirmation for each proposed service line, pharmacy permitting feasibility, parking analysis and utility capacity.
Proposed closing timeframe	On or before [30] days following expiration of the due diligence period, or earlier as the parties may agree. First Patient Care Clinic can close on an accelerated schedule if the CRA prefers.

First Patient Care Clinic acknowledges that the highest purchase price will not necessarily receive the highest overall evaluation, and that selection of a preferred proposer creates no contractual right until a Purchase and Sale Agreement has been fully executed. We are prepared to negotiate purchase price, schedule, performance milestones and development agreement terms in good faith following selection.

Tab H. Redevelopment Schedule

The schedule below assumes CRA Board selection in September 2026. First Patient Care Clinic has capacity to accelerate design and permitting if the CRA wishes to advance the schedule.

#	Milestone	Target date	Notes
1	CRA Board selection and authorization to negotiate	09/15/2026]	Negotiation begins immediately upon authorization.
2	Execution of Purchase and Sale Agreement	10/15/2026	Target within 30 days of selection. Earnest money deposited.
3	Due diligence period	[11/15/2026	Title, survey, Phase I, building condition, MEP capacity, zoning and parking confirmation.
4	Schematic design and informal CRA design review	[11/30/2026	Facade, glazing, landscaping and signage concepts shared with CRA staff before permit submission.
5	Closing and acquisition	12/15/2026	Deed recorded. Property conveyed to private taxable ownership.
6	Construction documents complete	[12/20/2026]	Sealed drawings by architect and engineer of record.
7	Building permit application submitted	[01/01/2027]	Town of Lake Park Building and Zoning.
8	Permit issuance	03/01/2027	Subject to Town review timelines.
9	Construction commencement	[03/15/2027	Notice to proceed issued to the general contractor.
10	Substantial completion	06/15/2027	Facade, landscaping and exterior improvements completed in this phase.
11	Certificate of Occupancy	06/30/2027	Town of Lake Park.
12	Equipment installation, licensure and staff training	[07/30/2027	Medical and dental licensure and inspections.
13	Practice opening	09/01/2027	Opening publicized in coordination with the Town and the CRA.

Anticipated period from CRA Board selection to opening: approximately 12 months. First Patient Care Clinic is prepared to accept reasonable performance milestones and commencement and completion deadlines in the Purchase and Sale Agreement or Development Agreement, with an appropriate remedy for failure to perform.

Tab I. Site and Building Improvements

First Patient Care Clinic proposes adaptive reuse of the existing 1,943 square foot building rather than demolition. The building has an established scale and street presence that fits the Park Avenue frontage, and retaining it is faster, less disruptive to the corridor, and more consistent with the CRA's stated interest in respecting the architectural character and identity of Downtown Lake Park than clearing the site.

Highest and best use

The RFP asks proposers to explain how their approach represents the highest and best use of the property. For a 1,943 square foot building on 0.14 acres with nine parking spaces, the constraint is not demand but capacity. A destination restaurant on this site would be parking constrained precisely at the hours it needs parking most, and would concentrate all of its traffic into a few hours. A single small retail tenant would employ two or three people and would be exposed to the seasonality that makes small downtown retail fragile in Palm Beach County.

Five integrated healthcare service lines generate high revenue and high employment per square foot, distribute traffic across a twelve hour day rather than concentrating it, operate year round, and include a genuine retail component in the optical dispensary that faces the street. The building is owned by an operator with four other locations and the balance sheet to sustain it through a downturn. It also puts the building back on the tax roll permanently under an owner who cannot walk away at the end of a lease term. On this particular site, that is the highest and best use.

Proposed improvements

Building exterior and facade

- Restoration and repainting of the existing facade, with colors and materials coordinated with Town and CRA design guidance.
- Replacement of the existing opaque and frosted storefront glazing with clear glass, so that the Park Avenue frontage reads as an occupied, transparent, active building rather than a blank wall. The optical dispensary display and the reception and waiting area sit behind this glazing, putting lit eyewear merchandise in the storefront window. Clinical areas, which require privacy, are located to the rear.
- Repair of the tile roof feature, parapet and decorative tile elements.
- New awning or canopy over the primary entry for shade and pedestrian comfort.
- Repair and improvement of entry doors and thresholds for full accessibility compliance.

Interior renovation and adaptive reuse

- Complete interior demolition and reconfiguration to the program at Tab C.
- New mechanical, electrical and plumbing systems sized for medical and dental use.
- Dental operatory infrastructure including vacuum, compressed air, operatory plumbing and a dedicated equipment room.
- Sterilization area meeting infection control requirements.

- Medical exam rooms, provider work area, phlebotomy station, vaccine storage, and clean and soiled utility.
- Optometry refracting lane and pretest area, with lighting and sight line requirements accommodated in the layout, and a contact lens fitting and frame adjustment station.
- Optical dispensary casework, lit frame display and dispensing counter at the Park Avenue frontage.
- Dispensing pharmacy meeting Florida Board of Pharmacy requirements, including dispensing counter, secure storage, controlled substance storage, refrigeration and a patient counselling area.
- Accessible restrooms and an accessible route throughout.
- Life safety, fire alarm and sprinkler work as required by code.

Landscaping

- New Florida Friendly landscaping along the Park Avenue frontage using drought tolerant species, coordinated with the Town's downtown streetscape palette.
- Shade tree planting where site conditions and utilities permit.
- Planters and low landscape edging to define the pedestrian edge and soften the parking area.
- Irrigation, and permanent maintenance of all landscaping at the owner's expense.

Lighting

- Pedestrian scale exterior lighting on the Park Avenue frontage, improving evening safety and supporting the CRA objective of evening activity. This matters here because the practice operates until 8:00 p.m. six days a week.
- Facade and signage accent lighting, dark sky compliant and directed to avoid spill onto adjacent residential property.
- Upgraded parking area lighting.

Signage

- New building mounted primary signage designed to the Town sign code and downtown design guidance, without internally illuminated box signs.
- Window and blade signage appropriate to a pedestrian oriented frontage, including optical dispensary display signage.
- All signage subject to Town permit and CRA design input.

Tab J. Community Benefits

Increase economic activity

The project deploys $779,000 of private capital into the Community Redevelopment Area and establishes a permanent, year round business generating an estimated $1,200,000 in annual net revenue at stabilization. Healthcare demand is neither seasonal nor cyclical, so the property produces activity on Park Avenue in every month of the year, including the summer months when seasonal downtown retail and dining contract. Back to school demand for eye examinations, eyewear and dental visits in fact peaks in late summer, when the corridor is otherwise at its quietest. The property also moves from CRA ownership into private, taxable ownership, generating ad valorem revenue and contributing tax increment within the CRA.

Support surrounding businesses

The practice brings people to Park Avenue who are downtown for a reason unrelated to shopping or dining, and who shop and dine while they are there. A patient with a mid morning appointment eats lunch on the corridor. A parent bringing a child to a dental appointment stops for coffee. A family member accompanying a transported patient browses the shops while waiting. This is additive traffic for existing merchants, and the use competes with none of them. First Patient Care Clinic will:

- Join and participate in the Lake Park downtown merchants organization and the Chamber of Commerce.
- Source printing, signage, landscaping, maintenance and routine services from Lake Park businesses where competitively available.
- Use Lake Park and Palm Beach County based contractors and subcontractors for the construction of the project where competitively available.

Generate employment

Approximately 25 permanent full time equivalent positions at stabilization, plus construction period employment. This is a high employment use relative to the size of the building. Five service lines operating in one building require physicians, nurse practitioners, dentists, hygienists, an optometrist, an optician, a pharmacist and pharmacy technicians, medical and dental assistants, drivers, dispatch and front office staff. The positions are skilled and better compensated than typical small format retail employment, and the roles offer multiple entry points, from front office, optician and driver through assistant, hygienist and pharmacy technician to nurse practitioner, optometrist, dentist, pharmacist and physician. First Patient Care Clinic will advertise all openings through the Town of Lake Park and the CRA in addition to standard channels, and will give hiring preference to qualified applicants residing within the Town and the Community Redevelopment Area.

Enhance Downtown Lake Park and improve the appearance of the Property

The improvements at Tab I convert an underutilized building into an operating business with a restored facade, transparent storefront glazing, new landscaping, outdoor seating, upgraded lighting and coordinated signage, at a prominent location on the Town's primary commercial corridor. First Patient

Care Clinic will maintain the building, landscaping and frontage in first class condition at its own expense throughout its ownership, and is prepared to accept a maintenance covenant to that effect in the Purchase and Sale Agreement.

Provide value to residents

The practice delivers medical, dental and vision care within Downtown Lake Park, in English, Haitian Creole, Spanish and French, with evening and Saturday hours that accommodate residents who work during the day. Because prescriptions are dispensed on site and eyewear is made up at the optical dispensary, a resident completes the examination, the prescription and the collection in a single visit rather than making separate trips to separate providers. Our non-emergency transportation service brings patients who cannot drive to their appointments, which extends access to residents for whom transportation is otherwise a barrier to care. These are direct, measurable benefits to Town residents that extend beyond the property itself.

Tab K. Right of First Offer

First Patient Care Clinic accepts the Right of First Offer condition in full, without qualification, exception or requested modification.

As a condition of sale, First Patient Care Clinic agrees that:

1. It shall grant the Town of Lake Park a Right of First Offer should the property be offered for sale at any time in the future.
2. Prior to marketing or otherwise offering the property for sale to a third party, the owner shall first provide written notice to the Town of Lake Park of its intent to sell.
3. The Town shall have the opportunity to negotiate for the purchase of the property based upon its then current fair market value, determined by independent appraisals obtained by both parties, and, should the appraised values materially differ, by a process mutually agreed by the parties.
4. The specific terms and conditions of the Right of First Offer shall be incorporated into the Purchase and Sale Agreement and any subsequent Development Agreement approved by the CRA Board, and First Patient Care Clinic will execute and record such instruments as are necessary to give it effect against successors in title.

This condition is consistent with our intentions. We are acquiring 800 Park Avenue to occupy and operate it for the long term, not to resell it, and a Right of First Offer imposes no practical burden on an owner user who does not intend to sell.

Tab L. Requested CRA Assistance

First Patient Care Clinic leaves any CRA incentive, assistance, grant, subsidy, tax increment rebate or purchase price reduction at the discretion of the city.

Non financial cooperation requested

We request the following, none of which involves any expenditure of CRA funds:

- Coordinated or expedited review of building permit and site plan applications, to the extent such coordination is available to redevelopment projects within the CRA generally.
- The opportunity to present schematic design to CRA staff for informal comment before permit submission, so that facade, glazing, landscaping, lighting and signage align with the CRA's expectations before drawings are finalized.
- Coordination on any Town or CRA funded streetscape, sidewalk, lighting or parking improvements planned near the property, so that our frontage work is sequenced and designed consistently with them.

Proposal Checklist

The following required items are included, organized behind tabbed dividers in the order prescribed by the Request for Proposals.

Tab	Required item	Included
A	Cover Letter	☒ Yes
B	Executive Summary	☒ Yes
C	Development Narrative	☒ Yes
D	Development Team	☒ Yes
E	Experience	☒ Yes
F	Financing Plan	☒ Yes
G	Purchase Offer	☒ Yes
H	Project Schedule	☒ Yes
I	Site Improvements	☒ Yes
J	Community Benefits	☒ Yes
K	Right of First Offer	☒ Yes
L	Requested CRA Assistance	☒ Yes

Guerry Faustin, MD
First Patient Care Clinic
Date: 09/08/2026


IZZY'S
GOURMET MARKET
800
FRESH
HERBS

OUR NEXT CHAPTER

We are now looking for our **forever home—a property we can own, invest in, and become a permanent part of the community.**

This location was carefully selected because it keeps us within reach of our existing and loyal customer base while positioning us in an area that we believe has strong potential for continued growth and development. After more than two decades of serving customers throughout Palm Beach County and across Florida, maintaining those relationships is extremely important to us.

At the same time, we believe this location gives us an opportunity to bring **something truly different to the surrounding residents and community—an experience and combination of offerings that currently does not exist in the immediate area.** By bringing together our bakery, gourmet market, deli, florist, plants and orchids, specialty foods, grab-and-go options, local products, classes, events, and community-focused activities, we can create a destination that serves customers in many different ways.

SUPPORTING BUSINESS GROWTH

Owning our location would provide the stability and flexibility necessary to take the business into its next phase. Rather than continuing to operate around the limitations of leased space, ownership would allow us to make long-term improvements, invest in the property, and build an environment specifically designed around how our business operates and how our customers shop.

The additional space and expanded offerings would allow us to increase sales across multiple areas of the business while creating opportunities to introduce new products, services, events, and experiences. We also see significant potential to strengthen our catering, prepared-food, specialty-market, floral, plant, educational, and community-event offerings.

Most importantly, this move would allow us to **grow without losing the personal service and character that made the business successful in the first place.** Our goal is not simply to become bigger—it is to become stronger, more sustainable, and better positioned for the next generation.

CREATING COMMUNITY IMPACT

We also see this property as an opportunity to contribute to the surrounding community in meaningful ways.

Our vision is to create more than a retail store. We want the property to become a place where people can **shop, gather, learn, celebrate, and connect.** Classes, tastings, seasonal events, community gatherings, floral and gardening activities, and partnerships with local businesses and organizations could give residents additional reasons to visit and make the property an active part of the neighborhood.

As the business grows, so does our ability to support the local economy through **new employment opportunities, local purchasing, partnerships with area vendors, and increased activity within the surrounding community.**

We also want to continue the relationships and traditions that have been important to our business over the past 20-plus years. We believe a permanent location gives us the opportunity to deepen those

relationships and establish new ones.

Our goal is to upgrade the existing building **without major construction**, allowing us to open with a relatively quick turnaround while improving and activating the property.

For more than two decades, we have survived recessions, changing markets, COVID, and the challenges that come with growing a small business. Each time, we adapted, evolved, and found a way forward.

We built this business the **old-fashioned way—through hard work, customer relationships, community involvement, and word of mouth.**

We are not simply looking for another location. We are looking for a permanent home where we can continue building our brand, creating jobs, supporting local businesses, serving the community, and growing for generations to come.

A STRONG REDEVELOPMENT FIT

A Gourmet Destination for Lake Park

Our proposed concept checks many of the boxes identified for CRA redevelopment. It brings together food and beverage, specialty retail, arts and education, healthy living, and community-focused economic growth in one welcoming destination.

Food & Beverage

- Destination restaurant
- Chef-driven dining concept
- Specialty dessert establishment
- Specialty food market
- Farm-to-table options

Retail & Local Commerce

- Small boutique retail
- Artisan shop
- Seasonal home decor selection
- Hobby and maker spaces
- A strong focus on local merchants

One location. Multiple reasons to visit.

Dining | Shopping | Learning | Local Products | Community Connection

ARTS, CULTURE AND ENTERTAINMENT

Learning, Making & Gathering

We currently offer educational and instructional classes and plan to expand our calendar with activities designed for all ages.

Classes & Workshops

- Pastry and bread-making classes
- Charcuterie board classes
- Orchid care and design classes
- Holiday centerpiece workshops
- Gingerbread-making classes
- Cookie design classes

Interactive Experiences

- Activities for all ages
- Hands-on workshops
- Live product demonstrations
- Pop-up events
- Vendor collaborations
- Cross-promotions with local businesses

HEALTH, WELLNESS & LIFESTYLE

Fresh choices with a Florida connection

Our concept promotes nutritional and healthy lifestyle choices while supporting our Fresh From Florida vendors. We also produce 25 flavors of sourdough bread on site.

A COMPLETE LOCAL DESTINATION

Built to Serve and Grow

Florist	**Plants & Orchids**	**Bakery**
Grab-and-Go	**Gourmet Grocery**	**Deli**

Outdoor dining will be added if permitted.

Why We Are a Strong Candidate

Experience, Stability & Local Job Creation

- More than 30 years of experience serving this local market
- An established wholesale business that can support the new location as we grow with Lake Park
- Expanded production capacity to accept wholesale orders that our smaller location could not accommodate
- New local employment opportunities created through increased retail, food-service, production and wholesale operations
- Ready to open as soon as possible, with flexibility to coordinate timing with the CRA

We are prepared to invest, create jobs and grow alongside Lake Park.

A proven local business with the experience and capacity to build long-term community value.

LOCAL FLORIDA VENDOR PARTNERS

Fresh products. Local ingredients. Stronger communities.

We work with local Florida businesses to offer their products and use their ingredients in our store. Supporting local helps our community grow while bringing fresh, high-quality ingredients and healthier choices to our customers.

The Upper Crust	2015 N. Dixie Hwy., Lake Worth Beach, FL
Bio Farm Grass-Fed Provisions	21810 NW 270th St., Okeechobee, FL
Kennesaw Fruit & Juice	1300 SW 1st Ct., Pompano Beach, FL
Sutton Milk & Ice Cream	5818 US-98, Okeechobee, FL
McCoy's Honey	Okeechobee, FL
Mediterranean Market	327 Fifth St., West Palm Beach, FL
Benders Farms	10066 Lee Road, Boynton Beach, FL
LaGringuita Cookies	West Palm Beach, FL
Papa G's	12309 51st C North
Painter Quarters Cattle	15845 Warfield Blvd., Indiantown, FL
Duci Gelato	1445 N. Congress Ave., Delray Beach, FL

Community Giving & Local Partnerships

We are proud to support local charities, nonprofit organizations, community programs, and youth initiatives, including:

- Fighting Hunger — One Bite at a Time PBC
- Jonathan's Landing Cares (JLC)
- Peggy Adams Animal Rescue League
- Palm Beach Gardens Youth Sports Sponsorships
- NextEra Energy Giving Campaign
- Heathcote Botanical Garden
- Mounts Botanical Garden
- Chasin A Dream Foundation
- Palm Beach County Victim Services
- Sawgrass Nature Center Wildlife Hospital
- Sari Center PBG

We remain committed to giving back and supporting organizations that make a meaningful difference throughout our community.

PROJECT SCHEDULE & SITE IMPROVEMENTS

Initial Improvement Plan | Estimated Investment: Approximately $400,000

The initial phase of improvements is projected at approximately **$400,000.** Because we already own a portion of the necessary commercial kitchen and operating equipment, this investment can be focused primarily on construction, infrastructure, and improvements to the property.

PHASE 1 - PERMITTING, PLANNING & INFRASTRUCTURE

- Finalize architectural, engineering, and permitting requirements
- Install grease trap, if required and permitted
- Complete necessary gas service and connections
- Install and connect roll-in/commercial oven
- Install commercial kitchen hood and required ventilation/fire suppression
- Complete required electrical and plumbing upgrades

PHASE 2 - INTERIOR BUILD-OUT

- Complete commercial kitchen build-out
- Complete bathroom build-out and required upgrades
- Install walk-in cooler and walk-in freezer
- Build out gourmet market and retail areas
- Install retail and display lighting
- Install interior signage and branding
- Prepare dedicated areas for bakery, deli, grab-and-go, florist, plants/orchids, and specialty grocery products

PHASE 3 - EXTERIOR & SITE IMPROVEMENTS

- Paint and refresh the building exterior
- Add new awnings consistent with the proposed design
- Upgrade landscaping and overall curb appeal
- Install exterior building and directional signage
- Replace the existing garage door
- Create an outdoor seating/dining area, if permitted
- Enhance the storefront to create an inviting, destination-style gourmet market appearance consistent with the inspiration rendering

ESTIMATED INITIAL INVESTMENT

Approximately $400,000

The goal of these improvements is not simply to renovate the existing space, but to **significantly enhance the property and create a distinctive destination for the surrounding community.** The improvements will modernize both the interior and exterior while creating an attractive, functional space that supports food service, specialty retail, local products, and community-oriented activities.


BATHROOM
HVAC
WALK-IN COOLER
WALK-IN FREEZER
PROOFER
HALLWAY (TO BATHROOM)
3-COMP SINK
HOOD
PREP TABLE
HAND SINK
OVEN
MOP
OVEN
GARAGE DOOR
PASTRY DISPLAY
BAKERY
GRAB & GO
DELI COUNTER
GROCERY
GROCERY
FLOWERS & PLANTS
DISPLAY

Letter of Intent to Purchase Commercial Property

September 9, 2026
Date

Re: *Letter of Intent to Purchase* 800 PARK AVE, LAKE PARK, FL 33403
Property Address

Dear PARK C LAKE :
Recipient/Seller

This Letter of Intent (this "Letter") sets forth the preliminary understanding of the terms under which Taylor Basnight / Direct Floral LLC
Buyer Name
("Buyer"), or another affiliated entity now or hereinafter formed by Buyer proposes to acquire the property detailed in Section 1 below (the "Property") from PARK C LAKE ("Seller"). This Letter is only intended to detail certain business terms of the proposed transaction and
Seller Name
is not a comprehensive recital of our understanding. Except with respect to the Confidentiality and Exclusive Dealings Sections, nothing in this Letter is intended to create a binding agreement.

1. **PROPERTY.**
   Address: 800 PARK AVE, LAKE PARK, FL 33403
   Tax Parcel ID: 36-43-42-20-01-006-0010

2. **PURCHASE AGREEMENT.** Within 45 days (30 days if blank) of executing this Letter by Seller and Buyer, the party indicated below will prepare a Purchase and Sale Agreement (the "**Purchase Agreement**") regarding the proposed transaction which incorporates the specific terms in this Letter. Buyer and Seller each require a formal Purchase Agreement, in such form and substance acceptable to each party in their sole discretion. Nevertheless, neither Buyer nor Seller shall be obligated to enter into a Purchase Agreement, except in their sole and absolute discretion.
   (Check only one)
   ☒ *Seller will prepare the Purchase Agreement.*
   ☐ Purchaser will Prepare the Purchase Agreement.
3. **PURCHASE PRICE.** The Purchase Price will be $ 600,000.00 in immediately available funds, subject to any adjustments, credits or prorations set forth in the Purchase Agreement.
4. **EARNEST MONEY & ESCROW.** Buyer will deposit $ 120,000.00 in immediately available funds to be held in escrow in accordance with the terms of the Purchase Agreement.
   The Escrow Agent for the proposed transaction shall be:
   (Check one)
   ☒ agreed in the Purchase Agreement.
   ☐ _____.
5. **RESERVED.**
6. **DUE DILIGENCE/INSPECTION PERIOD.** Buyer will have 60 days (90 days if blank) following the execution of this Letter (the "Inspection Period") to review all matters pertaining the proposed transaction and the Property. Buyer shall have the right, at Buyer's sole cost and expense, to obtain a Phase I Environmental Site Assessment of the Property during the Inspection Period. If the Phase I Assessment recommends further investigation, Buyer may conduct a Phase II Environmental Site Assessment, and the Inspection Period shall be automatically extended by 60 days (60 days if blank) to accommodate such assessment. Seller shall deliver to Buyer copies of all environmental reports or studies in Seller's possession or control relating to the Property within 30 days (30 days if blank) of the execution of this Letter.
7. **ANTICIPATED CLOSING DATE.** Closing shall occur within 30 days (30 days if blank) following the expiration of the Inspection Period, or on such other date as may be agreed upon in the Purchase Agreement.

TAYLOR BASNIGHT
561-685-3233
BASNIGHT04@aol.com

Item 2.

Please click File | Print in your browser's menu to print this page.

CHARLES E BASNIGHT

[redacted]

Balances as of market close on 07/22/2026

Account Details

By Position | **By Contribution Type**

Total Market Value: **$462,493.09**
Vested Amount: **$462,493.09**

Expand, Collapse Account Detail

Name	Symbol	Market Value	Quantity	Price	% of Account	Veste Amou
[redacted] Account		$288,180.68			62.32%	$288,180.6 100
American Beacon Large Cap Value R5	AADEX	$50,929.47	1,730.5290	$29.43	11.01%	
Fidelity Contrafund K6	FLCNX	$92,474.31	2,530.0770	$36.55	20.00%	
Vanguard Small Cap Index Admiral Shares	VSMAX	$24,677.51	173.8220	$141.97	5.34%	
American Century Mid Cap Value I	AVUAX	$44,662.86	2,685.6800	$16.63	9.66%	
Vanguard Mid Cap Index Admiral	VIMAX	$24,302.99	60.9510	$398.73	5.25%	
Fidelity Small Cap Growth K6	FOCSX	$27,197.12	1,154.8670	$23.55	5.88%	
American Funds EUPAC R-6	RERGX	$7,712.34	123.1020	$62.65	1.67%	
T. Rowe Price Stable Value Common Tr-B	TSVB	$0.08	0.0800	$1.00	0.00%	
Participant Loan Fund		$16,224.00			3.51%	

123

American Funds EUPAC R-6	RERGX	$1,207.33	19.2710	$62.65	0.26%	
Participant Loan Fund		$7,064.32			1.53%	
Total		$462,493.00			100%	$462,493.09

TOTAL

BANK OF AMERICA

P.O. Box 15284
Wilmington, DE 19850

BofA REWARDS

Customer service information

Customer service: 1.800.432.1000

En Español: 1.800.688.6086

bankofamerica.com

Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

TAYLOR M BASNIGHT
POD [redacted]
5998 SE SPLIT OAK TRL
HOBE SOUND, FL 33455-8315

Your Bank of America Advantage Savings
BofA Rewards Preferred Honors

for July 17, 2026 to August 14, 2026 [redacted] 0541

TAYLOR M BASNIGHT [redacted]

Account summary

Beginning balance on July 17, 2026	$97,019.43
Deposits and other additions	3.08
ATM and debit card subtractions	-0.00
Other subtractions	-0.00
Service fees	-0.00
Ending balance on August 14, 2026	**$97,022.51**

Annual Percentage Yield Earned this statement period: 0.04%.
Interest Paid Year To Date: $25.73.

Cash back deals are better than ever.

Find more cash back deals from thousands of top brands. Check it out today!

Explore your deals at bankofamerica.com/deals.

When you use the QRC feature, certain information is collected from your mobile device for business purposes. You must be enrolled in Online Banking or Mobile Banking to participate in the deals program and have either an eligible Bank of America® debit or credit card or Merrill credit card. Earned cash back will be credited into the eligible consumer deposit or credit account used to make the purchase. This deals program may not include deals available through other rewards programs. Data connection required. Wireless carrier fees may apply. For SafeBalance Banking® for Family Banking accounts, the parent owner can participate in the deals program but their child using the account cannot. Mobile Banking requires that you download the Mobile Banking app and may not be available for select mobile devices. Message and data rates may apply.

SSM-04-26-0252.B | 8865347

Truist

Account Transaction History

AIF Name DIRECT FLORAL LLC

09/08/2026

5998 SE SPLIT OAK TRL
HOBE SOUND FL 33455-8315

Account # [redacted]426

Posting Date	Effective Date	Debit Credit	Tran Code	Description	Reference #	Check/ Serial #	Amount	Ending Balance
08/31/2026	08/31/2026	C	0450*	INTEREST PAYMENT	7713927	0	$16.38	$77,155.65

Please be aware that the Ending Balance only reflects items posted. It **does not** include holds or unavailable deposit funds that may reduce the available balance used to pay items.
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Home Value:

$ 600000

Down Payment:

$ 120000.00 20.00 %

Loan Amount:

$ 480000

Interest Rate:

8.00 %

Loan Term:

30 years

Start Date:

December 2026

Property Tax:

10740 $/year

PMI:

0.00 %

Home Insurance:

8000 $/year

Monthly HOA:

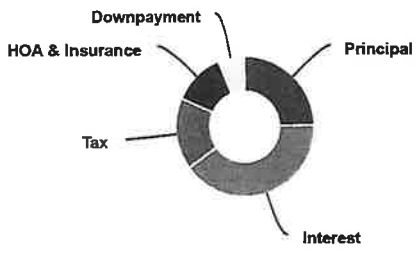
$ 0

$5,083.74

Your estimated monthly payment.

Monthly Tax Paid:	$895.00
Monthly Home Insurance:	$666.67

Loan Breakdown



Show Amortization Table

Mortgage Details

Loan Amount:	$480,000.00	26.23%
Down Payment:	$120,000.00 (20.00%)	6.56%
Total Interest Paid:	$787,945.18	43.05%
Total PMI to Dec, 2026:	$0.00	0.00%
Total Tax Paid:	$322,200.00	17.61%
Total Home Insurance:	$240,000.00	13.11%

Total of 360 Payments: **$1,830,145.18**
Loan pay-off date: **Nov, 2056**

Monthly Vs Bi-Weekly Payment

$5,083.74
Monthly Payment

$2,541.87
Bi-weekly Payment

Nov, 2056
Monthly Pay-off Date

Sep, 2049
Bi-weekly Pay-off Date

$787,945.18
Total Interest Paid

$566,054.78
Total Interest Paid

Total Interest Savings: $221,890.41

PROPOSAL FOR THE PURCHASE & REDEVELOPMENT OF

800 PARK AVENUE

Lake Park, Florida

Lake Park Community Redevelopment Agency, RFP 124-2026

The Flagship Studio of
Piper Gonzalez Designs, LLC

Submitted to:

Town of Lake Park, Town Clerk, 535 Park Avenue, Lake Park, FL 33403

September 9, 2026

SIGNED ORIGINAL

	ITEM	INCLUDED
A	Cover Letter	☐
B	Executive Summary	☐
C	Development Narrative	☐
D	Development Team	☐
E	Experience	☐
F	Financing Plan	☐
G	Purchase Offer	☐
H	Project Schedule	☐
I	Site Improvements	☐
J	Community Benefits	☐
K	Right of First Offer	☐
L	Requested CRA Assistance	☐
M	Exhibits	☐

SECTION A

COVER LETTER

PIPER GONZALEZ
DESIGNS

1764 Annandale Circle, Royal Palm Beach, FL 33411 · 561-635-6623 · piper@emailpgd.com

September 9, 2026

Town of Lake Park Community Redevelopment Agency
Attn: Town Clerk
535 Park Avenue, Lake Park, FL 33403

Re: **RFP 124-2026, Disposition and Redevelopment of 800 Park Avenue**

Dear Members of the Community Redevelopment Agency Board:

On behalf of **Piper Gonzalez Designs, LLC,** I am pleased to submit this proposal to purchase and redevelop 800 Park Avenue as the flagship studio of our established interior design firm. Piper Gonzalez Designs is an established Florida business with a loyal, high-end clientele. Acquisition of this property is our opportunity to invest directly in downtown Lake Park, renovate a signature building into a design forward showcase, bring our clientele and ongoing business into the district and commit to Park Avenue for the long term.

Proposing entity and contact information:

Proposing Entity: Piper Gonzalez Designs, LLC

Primary Contact: Piper Gonzalez, Manager

Business Address: 1764 Annandale Circle, Royal Palm Beach, FL 33411

Telephone: 561-635-6623

Email: piper@emailpgd.com

Entity Type: LLC

State of Incorporation: Florida (Doc. L11000017657)

After our review of the Request for Proposals in its entirety, including any issued Addenda (of which we found none issued), we agree to its terms and conditions. The undersigned is authorized to bind the proposing entity.

Respectfully submitted,

Piper Gonzalez, Manager/Owner
Piper Gonzalez Designs, LLC

SECTION B

EXECUTIVE SUMMARY

REDEVELOPMENT CONCEPT

Piper Gonzalez Designs, LLC (PGD) proposes to acquire and fully renovate the 1,943 SF building at 800 Park Avenue, establishing the location as our flagship studio. The renovation will transform the property into a polished, design forward anchor on Park Avenue. The building will house our growing practice and demonstrate the standard of design the CRA envisions for downtown Lake Park.

INTENDED USE

800 Park will serve as a creative studio and office, a collaborative workspace where our team creates, clients experience the design process and contractors, and trade partners regularly meet and collaborate.

WHY IT IS WELL SUITED TO DOWNTOWN LAKE PARK

PGD is a stable business whose high-end clientele seek the firm out by reputation and referral. Rather than relying on existing foot traffic to support its business, Piper Gonzalez Designs introduces its high-income clients and professional colleagues as new foot traffic to the Lake Park business community. Its customer base is ready-built and will utilize the district's restaurants, cafés, and shops. PGD offers the CRA a durable, long-term occupant for a signature property and an immediate source of new patrons for its neighbors.

AN ASSET THAT ATTRACTS BUSINESS TO DOWNTOWN

PGD's proposes a full, high-quality renovation that turns the building into a design forward asset, elevating the corridor and drawing clientele, design trade activity, and spending into the commercial downtown district. As an established local business ready to close promptly. With financing in place, a committed builder partner, and a goal of being operational by May 2027, PGD offers the CRA a proposal that it can count on to get it done professionally and fully in sync with the ambitions of the CRA.

MAJOR COMMUNITY BENEFITS

A full private-investment renovation of a signature building; five professional positions relocating into downtown Lake Park, growing to eight onsite by occupancy; a commitment to hire a local FBLA student from Palm Beach Gardens High School each year; construction delivered in part by contributed work from three local trade partners; ongoing patronage of existing Lake Park businesses; and an elevated streetscape and design standard for Park Avenue.

ESTIMATED INVESTMENT

A proposed purchase price of $800,000, financed by a $600,000 Chase commercial mortgage, with the balance covered by owner, plus a $300,000 Chase draw loan for the renovation, budgeted at approximately $250,000. Both facilities are pre-approved under a Chase loan proposal dated August 12, 2026, subject to final underwriting and an executed Purchase & Sale Agreement. Total private investment of $1,085,000 including closing and soft costs. PGD separately holds a $500,000 revolving line of credit, undrawn and fully available. This line of credit is not a source of funds for this transaction and is held as additional reserve liquidity.

PGD's offer of $800,000 exceeds the property's current appraised value of $600,000, significantly above the appraisal established for this property. This acquisition by PGD is not intended to be a speculative purchase to be improved and resold. It is the permanent home of a firm that has served this market for fifteen years and commits to be fully operational by May 2027. Piper Gonzalez Designs is investing in 800 Park Avenue and in downtown Lake Park and the offer is set to reflect the value of both.

SECTION C

DEVELOPMENT NARRATIVE

PROPOSED CONCEPT: THE FLAGSHIP STUDIO OF PIPER GONZALEZ DESIGNS

Piper Gonzalez Designs is an established interior design firm specializing in high-end residential renovation and design. This proposal is for the acquisition of 800 Park Avenue and establishment of it as the flagship studio of the firm, renovating the building itself into a polished, design forward property that demonstrates, right on Park Avenue, the exact standard of work PGD's studio delivers for its clients. In effect, the building becomes Piper Gonzalez Design's most visible portfolio piece and a permanent example of the design quality the CRA envisions for the corridor. This is an owner-occupied, long-term commitment: We intend to purchase, renovate, and operate from this location, not to lease, flip, or hold the property.

OPERATIONAL MODEL

PGD operates as a full-service interior design studio, with the Park Avenue location serving as a hub for design, client meetings, project coordination, and collaboration with vendors and subcontractors. Daily activity will include staff working on-site, scheduled client appointments, material and product presentations, and regular visits from the trade partners who support our projects.

CUSTOMER BASE

Piper Gonzalez Designs arrives at 800 Park Avenue as a single occupant signature property with its clientele, its staff, and its revenue already in place, having a decade and a half of operating profitably. The U.S. Bureau of Labor Statistics survival data shows that roughly half of all new U.S. businesses close within five years, and that survival rates rise sharply with a firm's age and with an established customer base. PGD clears both measures by a wide margin. It is a business already operating successfully before it arrives, and one whose customers will be introduced to Park Avenue.

PGD's success is built on reputation and referral. Established in 2011, Piper Gonzalez Designs has more than fifteen years of developing a loyal, high-end residential clientele. **I bring that established clientele with me to Lake Park**, expanding foot traffic to support local business. Our studio introduces its high-income clients and professional colleagues to the Lake Park business community. PGD will bring consistent, year-round activity to the Park Avenue corridor, with client traffic strongest in winter, and vendor and subcontractor activity increasing through the summer.

HOURS OF OPERATION AND NUMBER OF EMPLOYEES

PGD will maintain traditional weekday business hours from 9:00 AM to 5:00 PM, with extended hours and weekends available by appointment. The firm's team today numbers six: five full-time salaried employees, including the principal, and one full-time contract employee who works remotely. The five salaried positions work from roughly 800 square feet of Studio and Storage space today and would relocate to 800 Park Avenue. Three additional onsite positions are in progress, targeted for January 2027, bringing the studio to eight onsite. The floor plan submitted with this proposal is drawn for eight work positions. PGD additionally engages local contractors, tradespeople and vendors throughout the renovation and on ongoing projects.

LONG-TERM VISION

At 1,943 square feet, 800 Park Avenue is a building that can be meaningfully divided into both Studio space and limited storage space at roughly 600 square feet. The area PGD will use as storage and receiving sits at the rear of the structure, with no Park Avenue frontage.

PGD's floor plan accounts for growth. The 600 square feet of the floor plan devoted to storage and receiving can be relocated to leased or purchased industrial storage within a few miles, freeing that area for additional creative and office space inside the building. Should the firm need additional working space in the years ahead, the receiving and storage function would be moved out of the building and PGD would look in Lake Park first, adding a second local investment rather than moving activity out of town.

The practical effect for the CRA is that growth at 800 Park Avenue happens by reorganizing the building rather than by leaving it. More of the floor plan becomes working space, more people work downtown each day, and the firm stays on Park Avenue. This is a permanent home, not a steppingstone, and the Right of First Offer in Section K reflects that.

WHY THIS LOCATION WAS SELECTED

800 Park Avenue was selected because its size, layout, visibility, and character are exceptionally well suited to PGD's proposed creative office and design studio. The location is strategically positioned near our established client base, with the majority of PGD's work concentrated in Palm Beach Gardens, Jupiter, and North Palm Beach, while also providing a central and convenient location for the subcontractors and trade partners who support our projects throughout the area.

Just as important, Park Avenue offers the surrounding businesses and amenities we want near our studio. Restaurants, cafés, shops, and local services provide convenient options for client meetings, staff lunches, printing, sourcing, and day-to-day business needs, allowing PGD to become part of the district while directing our own business activity and spending into the surrounding community.

HOW THE PROJECT ADVANCES THE CRA'S OBJECTIVES

Economic Development

Increase private investment within the Community Redevelopment Area. PGD will make a substantial private investment in the complete renovation and improvement of 800 Park Avenue, including the building interior, exterior, landscaping, signage, and site improvements.

Generate new employment opportunities. PGD currently employs five full-time team members and intends to add three new positions by occupancy, bringing the initial studio team to eight with additional growth anticipated.

Expand the local tax base. The acquisition will return the property to the Lake Park tax base, generating ongoing tax revenue from a property that is currently publicly owned.

Encourage year-round commercial activity. PGD operates throughout the year. Client activity is strongest during the winter season, while vendor and subcontractor activity increases during the summer, creating a complementary cycle of business activity across all twelve months.

Attract businesses that complement and strengthen existing downtown establishments. PGD does not depend on the same walk-in customer as neighboring businesses. Instead, the studio brings an established network of clients, employees, vendors, subcontractors, and trade professionals into the district, creating additional customers for surrounding restaurants, cafés, shops, and services.

Promote entrepreneurship and long-term business success. Founded in 2011, PGD is an established and growing local business seeking to make 800 Park Avenue its permanent flagship studio. The project represents both continued entrepreneurial growth and a long-term investment in downtown Lake Park.

Downtown Activation

Increase pedestrian activity throughout downtown Lake Park. Eight employees will work from the studio during the week, joined regularly by clients, vendors, subcontractors, and other trade professionals whose visits create recurring pedestrian and commercial activity.

Create an inviting destination for residents and visitors. The renovation will transform 800 Park Avenue into a distinctive creative studio with an attractive, professionally designed presence on one of the Town's primary commercial streets.

Encourage activity during both daytime and evening hours. PGD's traditional weekday hours provide the consistent daytime activity essential to a vibrant commercial district, with eight employees working on Park Avenue and clients, vendors, and trade partners visiting throughout the day. Client meetings and project needs will also regularly extend beyond traditional business hours, with evening and weekend appointments available as needed. This activity complements the corridor's existing restaurants and evening uses, while architectural and landscape lighting will keep the property attractive and visually active after the studio closes.

Support the continued revitalization of Park Avenue as the Town's primary commercial corridor. As a design firm, PGD brings both a business and a design standard to Park Avenue. The transformation of 800 Park Avenue will demonstrate how thoughtful design can elevate an existing property, strengthen the corridor's visual identity, and inspire continued investment in neighboring properties.

Enhance the overall downtown experience through high-quality redevelopment. The building is designed to earn its place on the sidewalk, with thoughtful architecture, full-height glazing, landscaping, signage, lighting, and exterior improvements that contribute to the experience of Park Avenue beyond the property line.

Community Character

Respect and complement the architectural character and identity of downtown Lake Park. As a professional design firm, PGD approaches the redevelopment with a designer's understanding of proportion, materials, scale, and context. The proposal preserves the building's recognizable character while thoughtfully elevating it to complement the continued evolution of Park Avenue.

Enhance the visual appearance of the property through quality design, landscaping, signage, and streetscape improvements. This objective is uniquely aligned with PGD's expertise. Every visible element of the property, including the architecture, entrances, materials, landscaping, lighting, signage, and exterior furnishings, has been considered as part of one cohesive design. The result will be a professionally designed property from façade to sidewalk, not simply a renovated building.

Create an attractive and welcoming environment that contributes positively to the surrounding neighborhood. PGD's work is built around creating environments that are both beautiful and inviting. Full-height glazing, layered landscaping, architectural lighting, and carefully selected materials will create a polished but approachable presence and allow the building to earn its place on the sidewalk.

Reinforce Lake Park's unique sense of place and community identity. PGD will bring an independent, locally established creative business to Park Avenue rather than a standardized commercial concept. The studio and its architecture will have a distinct identity rooted in the existing building and its surroundings, adding another layer of design and character to the emerging identity of downtown Lake Park.

Public Benefit

Provide measurable economic and community benefits that extend beyond the property itself. Benefits include new employment, private capital investment, restoration of the property to the tax base, year-round customer and trade traffic, and spending at surrounding Lake Park businesses.

Encourage redevelopment that improves the pedestrian environment and overall public realm. The project improves the building edge facing Park Avenue through architecture, glazing, landscaping, signage, lighting, and continued maintenance, creating a more attractive experience for people moving through the district.

Support projects that serve residents, businesses, and visitors while contributing to the long-term success of the downtown district. PGD introduces an established business and its existing economic network into downtown Lake Park while supporting neighboring businesses and investing in the long-term quality of the district.

Consistency with the Community Redevelopment Master Plan

Strengthening the local economy. PGD brings an established business, eight initial jobs, an existing client base, and recurring vendor and trade activity into downtown Lake Park.

Supporting redevelopment of commercial corridors. The project makes a substantial private investment in the redevelopment and permanent occupancy of a Park Avenue commercial property.

Encouraging strategic public and private investment. The acquisition converts the property into private ownership accompanied by significant private investment in the building and site.

Improving the quality of public spaces. Improvements to the building frontage, landscaping, lighting, and overall presentation will enhance the property's relationship with Park Avenue.

Enhancing walkability and connectivity. Regular staff and visitor activity, together with an improved street-facing environment, supports greater interaction between 800 Park Avenue and surrounding downtown businesses.

Fostering attractive mixed commercial environments. A creative office and design studio adds a complementary daytime professional use to the existing mix of restaurants, retail, services, and other commercial establishments.

Implementing redevelopment projects that contribute to long-term revitalization. PGD intends for 800 Park Avenue to serve as its permanent flagship studio, making the project a long-term business and property investment rather than a short-term or speculative redevelopment.

Evaluation of Community Impact

Activate the property as a destination within downtown Lake Park. PGD intends to establish 800 Park Avenue as a long-standing anchor and recognizable destination within downtown Lake Park, pairing exceptional design with an elevated client experience and a consistent, year-round presence that adds identity and permanence to the corridor.

Complement nearby businesses and encourage additional investment. PGD introduces complementary creative and professional use that brings an established clientele and business network into the district without competing for the same walk-in customer. The caliber of PGD's redevelopment and long-term investment can help set a benchmark for Park Avenue, encouraging businesses and property investment of similarly high quality to become part of the district.

Generate economic activity and customer traffic. Both PGD and its employees, clients, vendors, subcontractors, and trade representatives will create recurring activity and opportunities for spending at surrounding businesses throughout the year.

Enhance the appearance and functionality of the site. The comprehensive renovation adapts the existing building specifically for PGD's operations while substantially improving its architecture, landscaping, lighting, signage, and overall presentation.

Support implementation of the Community Redevelopment Master Plan. PGD directly advances several of the Plan's priorities by establishing a distinctive business that strengthens Lake Park's identity, supporting and expanding an anchor industry within the CRA's "Creators District", while reinforcing Lake Park as a hub for small business and entrepreneurship. The redevelopment significantly improves the aesthetics, lighting, and pedestrian experience of Park Avenue, while the acquisition and private reinvestment in a Lake Park owned property directly fulfills the Plan's strategy of using property disposition to further redevelopment goals. As a highly visual design business with an established clientele and regional reach, PGD also creates an opportunity to increase awareness of Lake Park and demonstrate the quality of business and redevelopment the district is positioned to attract.

Provide lasting value to the Town of Lake Park and the Community Redevelopment Area. PGD will return the property to the tax base, establish its flagship studio on Park Avenue, invest substantially in the property, and contribute an established business, employment, customer activity, and continued economic participation to downtown Lake Park for years to come.

SECTION D

DEVELOPMENT TEAM

The proposing entity and owner-operator is **Piper Gonzalez Designs, LLC**, a Florida limited liability company. The renovation will be delivered by licensed Florida design and construction professionals retained by PGD.

Ownership Entity: Piper Gonzalez Designs, LLC, Florida LLC (Doc. L11000017657)

Principal / Owner: Piper Gonzalez, Founder & Manager

Project Lead: Piper Gonzalez

Architect: Trieschmann Dumala Architectural Group (FL License AA26002244), 6451 East Rogers Circle, Suite 9, Boca Raton, FL 33487

Engineer: Not anticipated. The renovation involves no alteration to the structural system. Any mechanical, electrical, or plumbing engineering required for permitting will be provided within the architect's package or by the licensed trade contractors.

General Contractor: Atlantic Builders LLC (FL License CBC 1251547), 13620 42nd Road North, West Palm Beach, FL 33411. PGD's exclusive builder partner.

Other Key Consultants: AMB Performance Group, financial modeling and the 10-year pro-forma in Exhibit 11. Cardinal Accountants LLC, certified public accountants, Exhibits 5 and 12.

PRINCIPAL BIOGRAPHY

Piper Gonzalez, Founder & Principal Designer. Piper founded Piper Gonzalez Designs in 2011 and has built the firm into an established interior design practice specializing in high-end residential renovation and design, serving a loyal, elevated clientele. She leads a firm of five full-time salaried staff, herself included, together with one full-time contract employee. She holds a bachelor's degree in marketing and an MBA with an emphasis in Customer Service from the University of Central Florida and studied Interior Design at the Art Institute of Pittsburgh. Prior to founding the firm, she was a Florida Certified Marketing teacher and DECA program advisor in Orange County, mentoring students in entrepreneurship and business. That experience continues to inform the firm's discipline and community focus.

Bruce Ringuette, Owner, Atlantic Builders LLC. Bruce holds Florida Certified Building Contractor License CBC 1251547, a classification that authorizes commercial construction, and has 32 years of experience in construction. He is thoroughly versed in Florida building codes and permitting requirements and manages PGD projects through architectural review and municipal permitting across Palm Beach County. On PGD projects he is on site daily, manages the trade schedule, and maintains the subcontractor relationships the schedule depends on. Atlantic Builders LLC works exclusively on Piper Gonzalez Designs projects and is the general contractor for this renovation; its priced and signed proposal is included in Exhibit 6.

SECTION E

EXPERIENCE & QUALIFICATIONS

Years in Business: Established February 2011

ORGANIZATIONAL HISTORY

Piper Gonzalez Designs, LLC is a Florida-based interior design firm specializing in high-end residential renovation and design. Since 2011 the firm has grown from a single practitioner into a full studio team, serving an established, elevated clientele built through reputation and referral.

Growth trend. Since its founding in February 2011, PGD has grown from $485,941 of annual revenue in 2015 to $4,829,073 in 2025, an increase of 894%, or approximately 25.8% compounded annually. Revenue has held near $4.8 million for the last three consecutive years, reflecting a mature and stable practice rather than a firm still finding its market. Full figures are presented at Section F and in the 10-year pro-forma in Exhibit 11.

COMPARABLE PROJECTS

These PGD whole-property renovations are of homes more than twenty years old and are examples of projects in our portfolio that most closely exemplifies the work proposed at 800 Park Avenue.

Project 1: Jacobs Residence, Mirasol, Palm Beach Gardens, Florida

Scope included a new roof, new windows and doors, exterior façade, driveway, landscaping and the entire rear yard with a new pool, spa and outdoor kitchen, together with a full interior renovation of the kitchen, main living spaces and four and a half bathrooms, and all furnishings and fixtures.

Design was presented in late March 2024, construction ran from May to December 2024, and the project was delivered on schedule and on budget. The owners resided in New York throughout and were not on-site during construction; every field decision was made by PGD and carried out by its team and licensed contractors.

A signed reference letter from the owner of this property is included in Exhibit 1.



Project 2: Slomsky Residence, Frenchman's Creek, Palm Beach Gardens, Florida

A whole-property renovation centered on significant reconfiguration of the floorplan, including relocation of the kitchen to the opposite side of the home to produce a more current flow. Scope included new windows and doors, removal of the rear screen enclosure in favor of motorized screens, a rebuilt pool and spa with new decking, a new outdoor kitchen, new exterior colors, four and a half bathrooms, the kitchen and main living spaces, and all furnishings and fixtures.

Design was presented in early July 2025, construction began in late July 2025, and the owners moved into the completed home in January 2026 as promised, on budget. The owners were out of state for the duration.

Two concealed conditions were encountered and absorbed. After trenching for new plumbing, the original under-slab piping was found to be compromised and required rerouting. Separately, the HVAC ductwork serving the main living area was discovered never to have been connected and required extensive remediation. Both were resolved with the project remaining on schedule.



Project 3: Goodman Residence, Mirasol, Palm Beach Gardens, Florida

A complete interior renovation with reconfiguration of the main living space, together with a full renovation of the kitchen and three and a half bathrooms. PGD also consulted on pool finishes and exterior colors. The owners rented locally for the duration of construction.

Design was presented in February 2021, construction began in March 2021, and the owners returned to a completed home in August 2021, on schedule and on budget.

Delivered through the 2021 Covid supply-chain disruption. The principal risk on this project was procurement rather than construction: securing materials and fixtures against record lead times so that the move-in date would hold. The owner also introduced a home-automation requirement immediately before construction began, which materially increased the electrical scope. Both the original budget and the original completion date were met.

A signed reference letter from the owner of this property is included in Exhibit 2.



Germane to this proposal, PGD delivered on budget and on time across all three projects. In each case the owner lived elsewhere during construction and, as a measure of their confidence in PGD, relied on the firm to make field decisions on their behalf. Signed reference letters from the property owners of Project 1 and Project 3 are included as Exhibits 1 and 2, describing those projects directly.

ATLANTIC BUILDERS LLC PARTNERSHIP

Atlantic Builders LLC has worked in partnership with Piper Gonzalez Designs for nearly fifteen years and now performs construction exclusively for PGD projects. Led by Bruce Ringuette, a Florida Certified Building Contractor (CBC 1251547) with 32 years of construction experience, the firm provides the construction expertise and dedicated capacity behind PGD's renovation work.

The partnership provides PGD with an unusual degree of construction continuity and scheduling certainty. Atlantic Builders does not take outside construction contracts, so its capacity for 800 Park Avenue is not dependent upon securing or completing unrelated client work. Additionally, any occupancy or permitting requirements will be addressed by Trieschmann Dumala Architectural Group and Atlantic Builders through the Town's standard review and inspection process.

Atlantic Builders has already priced the renovation at $102,500, including a $41,500 contribution at no charge, resulting in a payable construction cost of $61,000. For this project, the firm applies no markup to PGD and provides labor at or below cost. General liability and workers' compensation are carried within Atlantic Builders' overhead; subcontractor coverage is verified before work begins; certificates naming the Town of Lake Park and PGD as additional insureds will be furnished prior to construction; and bonding can be provided at cost if required. Atlantic Builders remains a separate, independently licensed company, and its proposal in Exhibit 6 independently documents its pricing, qualifications, insurance, and exclusive commitment to PGD. The longstanding partnership is further documented in Exhibit 7.

REFERENCES

The following four references have direct knowledge of PGD's work and have agreed to be contacted. Signed letters from each are included in Exhibits 1 through 4. A fifth reference, the firm's certified public accountant, has provided a written reference in Exhibit 5 together with a separate normalization letter in Exhibit 12, and is available to the Board on request.

Peter Jacobs. Client, Jacobs Residence, Mirasol, Palm Beach Gardens.
Whole-property renovation completed December 2024, including roof, windows, façade, driveway, landscaping, pool and full interior. Resident in New York throughout construction.

105 Via Quantera, Palm Beach Gardens, FL 33418
(917) 825-7002
pjacobs@hartreepartners.com

Peter Goodman. Client since 2021, Goodman Residence, Mirasol, Palm Beach Gardens.
Complete interior renovation with reconfiguration of the main living space, delivered on schedule and on budget through the 2021 supply-chain disruption. Continuing client relationship.

128 Monte Carlo Dr, Palm Beach Gardens, FL 33418
(617) 513-0959
goodman@gkc.com

Mario Rodriguez. Business Relationship Manager, JPMorgan Chase Bank, N.A.
Banking relationship for Piper Gonzalez Designs, LLC. Acquainted with the principal since 2021.

6710 Forest Hill Blvd, West Palm Beach, FL 33413
(561) 313-2352
mario.f.rodriguez@chase.com

Shelly Manes. Client since 2013, Ballen Isles, Palm Beach Gardens.
Four separate projects across twelve years, most recently in 2025, including custom cabinetry and built-in millwork. Has entrusted PGD and its contractors with unsupervised access to her home during summers away.

113 San Marita Way, Palm Beach Gardens, FL 33418
(513) 659-8600
shellyjm@me.com

Robert Desmond, CPA. Owner of Cardinal Accountants LLC.
Has provided a written reference addressing PGD's financial record in Exhibit 5, together with a separate letter in Exhibit 12 confirming the normalizing adjustments underlying the 10-year pro-forma at Section F. He is available to the Board on request.

2424 North Federal Hwy, Suite 203, Boca Raton, FL 33431
(561) 391-4848
robert@cardinalaccountants.com

SECTION F

FINANCING PLAN

PROJECT BUDGET

Purchase Price: $800,000

Renovation Costs: $283,000 of delivered scope, of which $61,000 is contributed by local trade partners at no cost to the project. The resulting cash budget is $244,200, including a 10% contingency, against the $250,000 renovation allowance carried in the 10-year pro-forma funded by the Chase draw loan. The detailed budget showing hard costs is presented in Exhibit 13.

Soft costs not reflected in the project budget include in-house design, shop drawings, preliminary permit drawings, and sourcing which have been absorbed by PGD as part of the preparation of this proposal. These services represent an additional investment by PGD beyond the costs shown above. Permitting, insurance and any legal fees are reflected in the budget as shown in Exhibit 13.

Cost and Schedule Control: Through PGD's exclusive builder partnership with Atlantic Builders, renovation costs and timing remain within the firm's direct control, materially reducing budget and completion risk for the CRA.

Cost Basis Advantage: The renovation budget reflects a cost structure available to few proposers. Atlantic Builders provides labor and installation at or below cost and applies no markup to the 800 Park Avenue project, while PGD purchases fixtures, finishes, cabinetry, and furnishings directly at designer trade cost, substantially below retail pricing for comparable goods. In addition, three established local trade partners are contributing $61,000 of installed work at no charge, in recognition of the forward-looking financial benefit to their firms that they anticipate from a continued relationship with PGD and the establishment of its permanent studio on Park Avenue.

Those contributions include $41,500 from Atlantic Builders LLC for demolition, framing and drywall, interior and exterior painting, and project supervision; $12,000 from Majestic Cabinets Creations toward kitchen cabinetry, with remaining cabinetry and millwork supplied at cost; and $7,500 from Alchemy in Art for the commissioned rear mural and hand-applied faux finish to the entry doors. These contributions are documented in Exhibits 6, 8, and 9.

The practical effect is that $222,000 in cash investment produces approximately $283,000 in finished-building value, before accounting for the additional value created through PGD's trade pricing and absorbed in-house design services. The budget nevertheless maintains a full contingency, ensuring that project delivery does not depend upon these pricing advantages. The complete Renovation Budget is provided in Exhibit 13, with the Atlantic Builders construction proposal included in Exhibit 6.

SOURCES OF FINANCING

PGD's acquisition and renovation of 800 Park Avenue are supported by two pre-approved Chase commercial facilities plus owner equity, giving the CRA assurance of PGD's ability to close and complete. Both facilities are pre-approved under a JPMorgan Chase loan proposal dated August 12, 2026 (attached), subject to final underwriting and an executed Purchase & Sale Agreement. This is the standard sequence of a lender issuing its firm commitment once a signed contract exists.

Source	Amount	Terms & use
Chase commercial mortgage, 1st lien	$600,000	25-yr term and amortization · 7.026% fixed · funds the bulk of the $800,000 purchase
Chase commercial draw loan, 2nd lien	$250,000	Prime + 200 bps · second lien · drawn as construction proceeds, then a 12-yr term loan at the final amount
Owner equity, retained operating earnings	$235,000	Funds the balance of the $800,000 purchase and $35,000 of closing costs concurrent to the mortgage
Total sources and uses	$1,085,000	Purchase $800,000 · renovation $250,000 · closing and soft costs $35,000

The $600,000 first-lien mortgage funds the bulk of the $800,000 purchase. The improvement facility draws against construction progress rather than at closing, so the acquisition is funded by the mortgage and owner equity alone: $600,000 of loan proceeds against $835,000 of purchase price and closing costs, leaving $235,000 of owner equity drawn on retained operating earnings and held separately from client deposit balances. The improvement facility then funds the $250,000 renovation as the work proceeds and converts at completion to a term loan at the final amount drawn. Total sources and uses are $1,085,000. PGD separately holds a $500,000 revolving line of credit, undrawn and fully available; it is not a source of funds for this transaction and is not relied upon anywhere in the attached projection. It is reserve liquidity, and it exceeds three and a half times the largest annual debt service figure in the ten years projected.

Note on Exhibit 11: The 10-year pro-forma presents both facilities as fully drawn at closing, a simplifying convention that predates the lender's confirmation of how the improvement facility funds. Two consequences follow, and both are stated here so the Board can read the exhibit accurately. Owner equity required at closing is $235,000 rather than the $185,000 shown, because the improvement facility is not available on the closing date. And first-year debt service is lower than the exhibit models, because the facility carries interest only during construction before converting to a term loan, so the coverage ratios in Exhibit 11 understate actual coverage. The exhibit is therefore conservative on coverage, and this proposal states the higher equity figure.

Financing Terms (from Chase Loan Proposal): Mortgage: $600,000, 25-year term and amortization, 7.026% fixed, first lien. Improvement facility – up to $300,000, Prime + 200 bps, second lien, advanced as construction proceeds and converting at completion to a 12-year term loan at the final amount drawn. Both subject to full application and an executed Purchase & Sale Agreement; estimated fees TBD.

Banking History: Piper Gonzalez Designs has maintained continuous commercial banking relationships since its founding in 2011, beginning with a business account at Bank of America that remains open today. The firm moved its primary banking relationship to JPMorgan Chase in 2024.

BUSINESS PLAN AND 10-YEAR PRO-FORMA

Summary 10-Year Pro-Forma:

Year	Collections	Net Operating Cash Flow	Cash Flow After Debt Service	DSCR
2027	$5,720,000	$486,660	$350,763	3.58×
2028	$5,948,800	$517,848	$381,951	3.81×
2029	$6,186,752	$550,635	$422,938	4.31×
2030	$6,434,222	$585,095	$465,698	4.90×
2031	$6,691,591	$621,307	$501,910	5.20×
2032	$6,959,255	$659,352	$554,355	6.28×
2033	$7,237,625	$699,315	$594,318	6.66×
2034	$7,527,130	$741,283	$636,286	7.06×
2035	$7,828,215	$785,350	$680,353	7.48×
2036	$8,141,344	$831,613	$726,616	7.92×

The attached 10-year pro-forma projects positive cash flow in every year and debt service coverage of 3.58 times in year one, rising to 7.92 times by 2036, against a minimum standard of 1.20 times. The full projection, assumptions, basis of preparation and sensitivity analysis are set out in the 10-year pro-forma in Exhibit 11.

A 10-year pro-forma cash flow projection prepared by AMB Performance Group is included in Exhibit 11, together with a normalization letter from the firm's certified public accountants in Exhibit 12 confirming the historical figures on which it is built.

The projection covers 2027 through 2036 and is built on the trailing twelve months ended June 30, 2026, a period spanning a full operating cycle. It presents projected collections, operating disbursements, acquisition costs, debt service and cash position for each year, together with net income, gross margin and debt service coverage. First-

year coverage is 3.58 times against a 1.20 standard, rising each year thereafter as two existing obligations retire. The projection carries no margin improvement and no acceleration in growth. Coverage holds above the required standard even if collections stall entirely and gross margin compresses four full points.

PGD was formed in 2011 and has operated profitably, carrying no outside investors and never drawing on its working capital line. Revenue held essentially flat through 2020 and grew sharply in 2021, demonstrating resilience through the COVID-19 disruption, and has held near $4.8 million for the last three consecutive years. Choosing PGD is choosing an established, proven business rather than a startup.

Financial Foundation - Revenue Growth 2015-2025: The firm keeps its books on a cash basis. Piper Gonzalez Designs grew revenue from $485,941 in 2015 to $4,829,073 in 2025, an increase of 894% and a compound annual growth rate of approximately 25.8%, with only two minor single-digit dips in eleven years.

EVIDENCE OF FINANCING AND FINANCIAL CAPACITY

Included in Exhibit 10: the JPMorgan Chase loan proposal dated August 12, 2026, pre-approving a $600,000 first-lien mortgage and approval for up to $300,000 second lien draw loan, of which $250,000 is anticipated to be used, subject to final underwriting and an executed Purchase & Sale Agreement. The equity contribution of $235,000 is funded from retained operating earnings against projected first-year cash flow after debt service of $350,763. Financial capacity of lenders and equity sources: both facilities are offered by JPMorgan Chase Bank, N.A., a national banking association, with which PGD has held its primary commercial banking relationship since 2024 and a continuous banking history since 2011. The equity source is PGD's own retained operating earnings, buttressed by the $500,000 undrawn line of credit. The firm carries no outside investors and no third-party equity; the supporting record is the revenue history above, the 10-year pro-forma in Exhibit 11, and the letters from the firm's certified public accountant in Exhibits 5 and 12.

PUBLIC FINANCING ASSISTANCE REQUIRED

None required. The project is fully privately financed. *(See Section L regarding any non-financing CRA incentives.)*

SECTION G

PURCHASE OFFER

Proposed Purchase Price: $800,000 The offer exceeds the prior 2025 appraisals of $600,000 and $525,000 and the county's 2025 total market value of $445,712.

Earnest Money Deposit: $40,000 (5% of the proposed purchase price), to be deposited with the designated escrow agent upon execution of the Purchase & Sale Agreement and credited toward the purchase price at closing.

Financing: pre-approved Chase commercial mortgage ($600,000) plus a $300,000 draw loan, of which $250,000 is anticipated to be used for improvements; owner equity covers the purchase balance and closing costs. Chase's firm commitment issues upon the executed Purchase & Sale Agreement (per the attached loan proposal).

Proposed Closing Timeframe: PGD is prepared to close within 60 days of an executed Purchase and Sale Agreement and would prefer to close before December 31, 2026. Financing is pre-approved, due diligence can begin immediately on execution, and PGD's general contractor is already engaged. PGD's preferred sequence is design and permitting through the winter, construction commencing January 2027, and the studio fully operational by May 2027. PGD is flexible, however, on the closing date and will work with whatever timetable suits the Town.

Contingencies: customary and limited. PGD requests four: completion of satisfactory due diligence within the 45-day period described above; delivery of clear and marketable title; closing of the Chase facilities described in Section F; and approval of the CRA Board. Regarding the Chase facilities, PGD notes that both facilities are already pre-approved and that Chase issues its firm commitment upon execution of the Purchase and Sale Agreement. This contingency reflects the ordinary sequence of a commercial closing rather than an open question about PGD's ability to fund. The attached 10-year pro-forma shows first-year debt service coverage of 3.58 times against a 1.20 standard, and coverage holding above that standard even if collections stall entirely and gross margin compresses four full points. PGD requests no financing contingency beyond the mechanical step of the loan closing itself.

Requested Due Diligence Period: 45 days from execution of the Purchase & Sale Agreement. PGD has already toured the property and has its general contractor engaged, so inspections can begin immediately upon execution.

SECTION H

REDEVELOPMENT SCHEDULE

PGD's goal is to be fully operational in 800 Park Avenue by May 2027, and the schedule below accommodates that objective. That timeline is realistic rather than aspirational. The design is substantially complete as submitted with this proposal, so the work remaining before construction is the preparation of a signed and sealed permit package rather than a design process. The firm's exclusive partnership with Atlantic Builders keeps construction within PGD's control: Atlantic Builders works only on PGD projects, so its capacity is not committed to other clients (see Section E).

ESTIMATED TIMELINE

Milestone	Target Timeframe
CRA award and PSA negotiation	Fall 2026
Design: substantially complete as submitted; signed and sealed permit set prepared	Q4 2026
Property acquisition (closing)*	Before 31 December 2026
Permitting	Q4 2026 - Q1 2027
Construction / renovation**	January - May 2027
Completion of construction	May 2027
Business opening: studio fully operational	May 2027

***Property Acquisition:** PGD understands that the Lake Park Recreation Office presently operates from the building and that a relocation plan may not yet be settled. PGD does not require delivery of vacant possession at closing and will accommodate a reasonable transition period, on terms to be agreed in the Purchase and Sale Agreement. PGD notes that award, contract negotiation and closing will provide several months of notice and will work with the Town on sequencing from the date of award rather than from closing, so that relocation planning and the transaction can proceed in parallel. PGD would rather work around the Town's schedule than have the Town work around ours and does not wish the relocation question to become a point of contention.

****Construction Schedule Flexibility:** PGD's construction window is January through May. The firm's own project load runs with the Palm Beach season, and it is in those months that Atlantic Builders and PGD's trade partners have the capacity to deliver this renovation quickly and to contribute the $61,000 of work described in Section F. PGD raises this not as a condition but rather for the CRA to see the trade-off clearly: a building available for construction in January 2027 is renovated inside a single window and at the cost stated in this proposal, while a later handover moves the work into the following off-season. PGD remains willing to proceed either way and will hold its offer in either instance, but the Town gets the fastest and best-value outcome by working toward a January 2027 construction start. PGD can begin design and permitting during due diligence and the post-closing period so that no time is lost while relocation is arranged.

SECTION I

SITE & BUILDING IMPROVEMENTS

PROPOSED IMPROVEMENTS

PGD's proposal centers on high-quality adaptive reuse of the existing building. Elevating properties is our core competency, and this renovation will serve as a live demonstration of the firm's work, and the strongest possible assurance to the CRA that the finished building will enhance Park Avenue. Planned improvements include:

Renovations: Interior of the 1,943 SF building into a refined, functional design studio.

Building Additions: None proposed; the work is interior and exterior renovation within the existing footprint.

Adaptive Reuse: The project reuses the existing 1962 structure rather than demolishing it; no new construction is proposed.

New Construction: N/A

Landscaping: Streetscape enhancements at the frontage, including planters and plant material and a decorative coating to the existing front walk.

Exterior Improvements: Façade restoration and refresh consistent with the character of downtown Lake Park: removal of the existing façade tile detail, stucco repair, full exterior repaint, and refurbishment of the existing storefront glazing and service door. **A commissioned exterior mural** on the rear elevation by local artist Jen Lewis of Alchemy in Art, joining the existing murals on neighboring buildings and contributing to the district's established public-art character.

Outdoor Seating: N/A

Lighting: Architectural and exterior lighting to enhance the building's evening presence, including wall sconces at the front columns and an illuminated, professionally styled window presentation.

Signage: New exterior signage designed to complement the streetscape, permitted separately, together with fabric awnings to both storefront windows and the delivery entrance.

Parking: the 9 existing on-site spaces are retained; PGD will restripe and refresh them as needed.

The renovation will be delivered through PGD's exclusive partnership with Atlantic Builders, keeping cost and schedule within the firm's control. The detailed renovation budget is presented at Section F. The design presented here is substantially complete: plans, elevations, finishes, fixtures and furnishings have been selected and specified, and the building has been measured by PGD's own staff. What remains before construction is the preparation of a signed and sealed permit package by a licensed Florida architect, which PGD will commission on award.

Conceptual plans and renderings, included in Exhibit 14. The presentation that accompanies this proposal was produced in house by Piper Gonzalez Designs. Its layout, typography, photography direction and production are the firm's own work, prepared by the same team that would design and deliver the renovation of 800 Park Avenue. It is submitted as the concept presentation for this project, and it is also offered as a work sample. The concept it presents is for this building, drawn from the firm's own measurements and site review, rather than a generic proposal adapted to the address. The standard of presentation the Town is holding in its hands is the standard the firm applies to every project it takes on. The plan is drawn at 2,100 SF, consistent with the 2010 permitted renovation set and with PGD's own field measurements; the 1,943 SF figure used throughout this proposal is the area stated in RFP 124-2026, and the Palm Beach County Property Appraiser records 2,200 SF gross.

STUDIO LAYOUT

PROPOSED FLOOR PLAN

800 PARK AVENUE | LAKE PARK, FLORIDA



Purpose-built studio combining client-facing presentation space, collaborative workspace, material displays, private office functions and on-site storage within a single efficient footprint

Conceptual space plan shown for illustrative purposes only. Final layout subject to permitting and construction documentation.

STUDIO CONCEPT





A cohesive vision for 800 Park Avenue, pairing a refined, welcoming storefront with a client-focused interior studio designed to showcase PGD's work, materials and craftsmanship.

SECTION J

COMMUNITY BENEFITS

The flagship studio delivers concrete, lasting benefits to downtown Lake Park and the Community Redevelopment Area.

INCREASE ECONOMIC ACTIVITY

The project injects $1,085,000 of private investment into the purchase and renovation of 800 Park Avenue and generates ongoing economic activity by bringing established clientele and design trade partners into the district and directing recurring studio spending to local businesses.

The sale also returns a currently tax-exempt, government-owned building to the property tax rolls, creating new recurring ad-valorem revenue for the Town, a direct municipal benefit and a concrete justification for the disposition to which the Commission can reference. In addition, PGD's dedicated subcontractors and trade partners travel to the studio and through the neighborhood year-round for consultations and coordination, adding steady professional foot traffic that supports surrounding businesses.

SUPPORT SURROUNDING BUSINESSES

Every client meeting, trade visit, and project coordination at 800 Park Avenue brings new customers onto Park Avenue for its restaurants, cafés, and shops. We will be recurring customers of local businesses and the clients I bring to Lake Park become new patrons for the entire district.

GENERATE EMPLOYMENT

The project brings **five existing professional positions into downtown Lake Park and adds three more onsite within twelve months** as the practice grows into the new building, bringing the studio to eight onsite staff. The project also engages local contractors, tradespeople, and vendors throughout the renovation and on subsequent design projects.

ENCOURAGE PEDESTRIAN ACTIVITY

The studio contributes to the pedestrian experience first through a **design forward, well-lit façade and window presentation** that enhances the streetscape every day, and through the affluent clientele and design trade visitors my studio draws into the district.

ENHANCE DOWNTOWN LAKE PARK

The renovation transforms an aging building into a polished anchor on Park Avenue, complete with upgraded façade, signage, lighting, and landscaping, raising the design bar for the corridor and giving other investors visible confidence in the district's direction.

SUPPORT THE COMMUNITY REDEVELOPMENT MASTER PLAN

The project directly advances the Master Plan's emphasis on private investment, high-quality redevelopment, entrepreneurship, and the revitalization of Park Avenue as the Town's primary commercial corridor.

PGD's alignment with the specific goals and objectives of the Community Redevelopment Master Plan is detailed relative to each objective in Section C "HOW THE PROJECT ADVANCES THE CRA'S OBJECTIVES".

IMPROVE THE APPEARANCE OF THE PROPERTY

The redevelopment will contemporize 800 Park Avenue while preserving the character that gives the building its identity. Thoughtful façade, landscaping, lighting, and signage improvements will elevate the streetscape, while a commissioned rear mural will connect the property visually with neighboring murals and Lake Park's growing creative character. **Complete concept renderings and design details are provided in the Design Pitch Deck at Exhibit 14.**

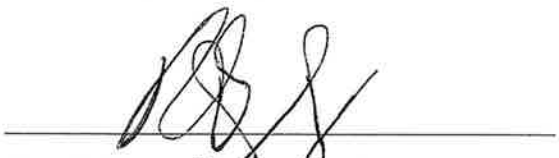
ADDITIONAL COMMUNITY BENEFIT

Community engagement and local student opportunity. Education and mentorship have always been central to how I work. Building on my background as a teacher and DECA advisor and on an established relationship with the Future Business Leaders of America (FBLA) program at Palm Beach Gardens High School, where my oldest served as chapter president and Florida State FBLA President, Piper Gonzalez Designs will hire an FBLA student each year, giving a local student real-world experience in a growing design business. This is a concrete, deliverable workforce commitment that supports the CRA's entrepreneurship goals, and is offered alongside the project's economic and municipal benefits, not in place of them.

RIGHT OF FIRST OFFER

As a condition of the sale, Piper Gonzalez Designs, LLC agrees to grant the Town of Lake Park a Right of First Offer should the property be offered for sale at any time in the future. Prior to marketing or otherwise offering the property to any third party, PGD shall provide written notice to the Town of its intent to sell, and the Town shall have the opportunity to negotiate a purchase at the property's then-current fair market value, determined by independent appraisals as described in the RFP. PGD agrees that these terms shall be incorporated into the Purchase and Sale Agreement and any subsequent Development Agreement approved by the CRA Board.

Acknowledged and agreed.



9/8/2026

Piper Gonzalez, Manager/Owner

Piper Gonzalez Designs, LLC

Signature

Date

REQUESTED CRA ASSISTANCE

Type of Assistance Requested: None requested.

Piper Gonzalez Designs, LLC is not requesting financial assistance, incentives, grants, abatements, or concessions of any kind from the Community Redevelopment Agency or the Town of Lake Park. The acquisition and renovation of 800 Park Avenue is privately financed through the pre-approved commercial facilities and the firm's capital as described in Section F.

Estimated Value: Not applicable. No assistance is requested.

Public Benefit: The community benefits described in Section J are delivered entirely at private expense. The project invests $1,085,000 of private capital into a signature downtown property, returns a currently tax-exempt, government-owned building to the Town's property tax rolls at an estimated $16,800 of annual ad valorem revenue, and establishes a professional employer on Park Avenue carrying approximately $547,500 of annual payroll, while leaving CRA funds fully available for other projects in the district.

Why Assistance Is Necessary: Not applicable. Financing is in place and the project proceeds on its own resources.

EXHIBIT 4

Reference letter

Peter Jacobs (Jacobs Residence, Mirasol)

From: **Jacobs, Peter** pjacobs@hartreepartners.com
Subject: Jacobs - Business Reference
Date: August 17, 2026 at 7:12 PM
To: piper@pipergonzalezdesigns.com

08/17/2026

Town Clerk

535 Park Avenue

Lake Park Florida

33403

To The Town of Lake Park Community Redevelopment Agency

Attention Town Clerk:

My name is Peter Jacobs and I am writing this letter in reference to a project Piper Gonzalez led and completed for my family in Palm Beach Gardens Florida. I understand Piper is proposing to buy and renovate 800 Park Avenue in downtown Lake Park. I bought a home in a gated community that was over twenty years old and hired Piper and her team to initiate and complete a renovation both inside and outside of the structure. She managed the replacement of the roof, windows, façade, landscaping, driveway and entire back yard including overseeing the design and build out of a new pool. The construction ran from May 2024 to December 2024 and was finished on schedule and on the forecasted budget. I was living in New York the entire time the work was ongoing and although was never on site in Florida I was able to be in constant communication with Piper and her team to ensure all work was in line with plans and designs. All on-site decisions were made by Piper and carried out by her team and contractors and her choices and results were fantastic. I have referred Piper and her team to other friends and acquaintances, and the results are all in line with the work she executed on my project. We had an underground slab leak post renovation (nothing to do with Piper's work) and her team was responsive and agreeable to working together to help correct the issue so the product she designed and executed would be to her standard and that I would be more than satisfied.

Piper and team know how to run a business and the work she provided for me was impeccable. Please feel free to reach out to me directly with any questions or follow-up

Peter Jacobs

105 Via Quantera

Palm Beach Gardens

Florida

33418

(917) 825-7002

EXHIBIT 2

Reference letter

Peter Goodman (Goodman Residence, Mirasol)

From: **peter goodman** goodman@gkc.com
Subject: Recommendation from Peter Goodman
Date: August 16, 2026 at 2:03 AM
To: Piper Gonzalez piper@emailpgd.com



August 15, 2026

Town of Lake Park Community Redevelopment Agency
Attn: Town Clerk
535 Park Avenue
Lake Park, FL 33403

Re: Recommendation for Piper Gonzalez Designs LLC

To the Members of the Lake Park Community Redevelopment Agency:

It is my pleasure to offer my strongest recommendation for Piper Gonzalez and Piper Gonzalez Designs LLC.

Piper managed the complete renovation and redesign of my home in Palm Beach Gardens from March through August 2021. The project was extensive and involved a full renovation of the entire home, including the kitchen and all bathrooms, as well as a significant reconfiguration of the home's overall layout. This was not a simple decorating project—it was a comprehensive renovation involving substantial construction, coordination, and project management.

The timing made this accomplishment even more remarkable. The project took place during one of the most challenging periods imaginable for construction. Supply chains were severely disrupted, lumber prices were at record highs, appliances and windows were backordered, and contractors and materials were extraordinarily difficult to secure. I knew many people whose projects during that period experienced significant delays, escalating costs, or both.

My experience with Piper was entirely different. **My project was completed on schedule and on budget.** When materials or products became unavailable, Piper didn't simply bring me the problem—she found solutions. She anticipated issues, identified alternatives, managed the many moving pieces, and kept the project moving without compromising the quality or integrity of the finished home.

Five years later, my opinion of Piper has only grown stronger. She remains

extraordinarily responsive whenever something comes up at my home, often helping with small needs without even charging me unless I insist. That says a great deal about the way she views her relationships with her clients. For Piper, the relationship clearly doesn't end when the project does.

I have referred Piper Gonzalez Designs LLC to others without hesitation and would do so again. Piper is exceptionally professional, smart, resourceful, dependable, and a person of genuine integrity. Based on my experience with her, I believe she would bring those same qualities to the renovation and stewardship of 800 Park Avenue and would be an outstanding addition to downtown Lake Park.

I recommend Piper Gonzalez and Piper Gonzalez Designs LLC with complete confidence and without reservation.

Sincerely,

Peter Goodman
Goodman@GKC.com

peter goodman
Tel - 617-513-0959
Fax - 617-663-6116
Email: goodman@gkc.com

EXHIBIT 3

Reference letter

Mario Rodriguez, JPMorgan Chase Bank, N.A.



JPMorgan Chase Bank, N.A.
6710 Forest Hill Blvd
West Palm Beach, FL 33413

August 17th 2026

Town of Lake Park Community Redevelopment Agency Board
535 Park Avenue
Lake Park, FL 33403

Re: Banking Reference - Piper Gonzalez Designs, LLC

Dear Board Members,

This letter confirms that Piper Gonzalez Designs, LLC maintains a business banking relationship with Chase. Ms. Piper Gonzalez is the owner and an authorized signer on the business banking relationship. The business accounts are open and in good standing with no known restrictions.

I have known Ms. Gonzalez since 2021, when we were both members of a BNI networking group in West Palm Beach. She was among the most senior members of the chapter and was, and continues to be, highly respected by its members. Through that connection, I later invited her to establish her business banking relationship with Chase in 2024 when I moved from another bank.

Based on my experience working with Ms. Gonzalez, she manages her business banking conservatively and has maintained a strong deposit and credit relationship.

Please feel free to contact me if additional information is needed.

Sincerely,

Mario Rodriguez

Mario Rodriguez
Business Relationship Manager
T: 561-313-2352
E: mario.f.rodriguez@chase.com

EXHIBIT 4

Reference letter
Shelly Manes

August 17, 202

Town of Lake Park Community Redevelopment Agency

Attn: Town Clerk

I am very happy to recommend Piper Gonzalez Designs based on more than a decade of working with Piper and her team. When we purchased our furnished home in Palm Beach Gardens in 2011, I found Piper Gonzalez through a completely random web search for interior designers in Palm Beach County. I interviewed four designers, and after meeting Piper and her team, I knew pretty quickly that they were the right fit for us. I have worked with Piper Gonzalez Designs consistently since 2013, and what started with a simple request for "new drapes and paint" eventually turned into a complete transformation of our home.

One of the things I have always appreciated most about Piper is her ability to work within a budget without sacrificing the quality or beauty of the finished product. She and her team have always given us thoughtful options and helped us make decisions based on what mattered most to us. I never felt pressured to spend more than we wanted to. Instead, Piper was always creative about finding ways to achieve the look we wanted while staying within our budget. The work eventually went far beyond furnishings and paint. Piper took on the project as a whole, including custom cabinetry in the kitchen and bathrooms and a full-wall custom unit in our family room. She paid attention to both the functionality and the details, and everything was designed specifically for our home and the way we live.

Just as important to us has been the trust we have in Piper and her entire team. Most of our projects were completed during the summer while we were living up north. Piper, her team, and the various contractors had complete access to our home, and we never once worried about leaving our house or belongings in their hands. They were always responsible, honest, respectful, and kept us informed throughout the process.

Over the years, Piper Gonzalez Designs has become much more than a design firm to us. They have been a trusted partner in creating a home that we truly love. Piper and her team bring an incredible combination of talent, professionalism, integrity, and genuine care to everything they do. I have personally recommended PGD to many of my friends, and I would not hesitate to recommend them again. What I particularly loved about working with Piper was the way she handled the entire process from beginning to end. She really took a "soup to nuts" approach and never lost sight of the details. From the initial ideas to the very last finishing touches, she was involved and made sure everything came together the way it should. The result was a home that is not only beautiful, but also feels like it is truly ours.

It has also been wonderful to see PGD grow their team and network of contractors over the years while maintaining the same level of quality and personal attention. That consistency says a lot about Piper and the way she runs her business.

It is my understanding that Piper Gonzalez Designs would like to purchase and renovate the property at 800 Park Avenue, Lake Park. You could not choose a better addition to your community. I recommend Piper Gonzalez Designs without hesitation. They have been a pleasure to work with and I would be happy to speak personally about our experience.

Sincerely,

Shelly Manes

Shelly Manes
113 San Marita Way
Palm Beach Gardens, FL 33418
(513) 659-8600
Shellyjm@me.com

EXHIBIT B

Reference letter

Robert Desmond, CPA, Cardinal Accountants LLC

CARDINAL
ACCOUNTANTS

9/1/2026

Town of Lake Park Community Redevelopment Agency
Attn: Town Clerk
535 Park Avenue
Lake Park, FL 33403

Re: Piper Gonzalez Designs, LLC

Dear Board,

Piper Gonzalez Designs, LLC was formed on February 10th 2011 and Cardinal Accountants has served this business since 2014. All Tax Returns and filings have been filed timely and represent accurate information. Accurate financial statements are kept as well through monthly bookkeeping services. The business has operated continuously and profitably, with results in any single period reflecting the timing differences inherent in cash basis reporting. The business held steady through Covid, when many competitors struggled and saw decreased revenue. The business is managed on a budget and there is always a healthy cash reserve for operating expenses and other potential unforeseen expenses.

If there is any additional information needed, please reach out and we will do our best to provide it.

Thank you,

Robert Desmond, CPA
Owner

Cardinal Accountants LLC
2424 N Federal Highway Suite 203
Boca Raton, FL 33431
561-391-4848
www.cardinalaccountants.com

EXHIBIT B

Construction proposal
Atlantic Builders LLC

Atlantic Builders LLC
13620 42nd Road North
West Palm Beach, FL 33411
Cell: 561-644-9661
atlanticbuilder@gmail.com
State License: CBC 1251547

PROPOSAL

Date: September 1, 2026
Proposal submitted to: Piper Gonzalez Designs, LLC
Project address: 800 Park Avenue, Lake Park, FL 33403
Reference: Town of Lake Park RFP 124-2026 · 1,943 SF · built 1962 · Mercantile (Store)

Atlantic Builders has reviewed the proposed renovation of 800 Park Avenue with Piper Gonzalez Designs, walked the property, and priced the work described below. We are prepared to perform this scope on the terms stated in this proposal.

Atlantic Builders supplies all building materials, labor and installation. Fixtures and finishes are purchased directly by Piper Gonzalez Designs at trade cost, and installation of those items is included in our price except where noted under Exclusions.

GENERAL SCOPE OF WORK

- Coordinate all subcontractors throughout construction and maintain the trade schedule
- Coordinate plan review, permitting and inspections with the Town of Lake Park
- Supply all building materials, labor and installation for the scope priced below
- Interior demolition, removal of closets, partition wall and existing built-in, drywall repair and floor preparation
- Removal of the existing exterior façade tile detail and preparation of the existing front walk
- Infill of three existing window openings on the rear elevation
- Framing and drywall at both new partition walls
- Stucco repair, full exterior repaint, and painting of the storefront windows and service door
- Plumbing, electrical and HVAC work performed by subcontractors and included in this proposal (warranties provided by subcontractors)
- Washroom and kitchen brought to current code; rough-in for display lighting and owner-supplied fixtures
- Interior painting, flooring installation, washroom tile and kitchen backsplash installation
- Haul away construction debris, protect adjacent surfaces, and maintain site protection throughout

SCOPE AND PRICE

Section	Amount
A. Exterior and facade	$41,000
B. Interior demolition and preparation	$5,000
C. Partitions, doors and trim	$17,500
D. Interior finishes	$20,000

E. Mechanical, electrical and plumbing	$10,500
F. General conditions	$8,500
Total, Atlantic Builders	**$102,500**

A detailed scope of work supporting each section above is on file with Piper Gonzalez Designs and available to the Town on request.

CONTRIBUTED WORK

Atlantic Builders is contributing the following work to this project at no charge, in recognition of our long working relationship with Piper Gonzalez Designs and of the value of this building as a working showroom on Park Avenue.

Demolition and site preparation, in house crew, labor	$5,000
Framing and drywall at both new partition walls, in house crew, labor	$10,000
Interior and exterior painting, labor only	$18,000
Supervision, insurance, debris removal and site protection	$8,500
Total contributed	**$41,500**

These amounts are included in the section totals above and are deducted from the amount payable. Contributions above are labor only. Building materials for this work are supplied by Atlantic Builders at cost and are included in the section totals above.

Total, Atlantic Builders	$102,500
Less contributed work	($41,500)
Amount payable to Atlantic Builders	**$61,000**

EXCLUSIONS

- Fixtures and finishes supplied by Piper Gonzalez Designs. Installation is included except as noted. Covers light fixtures, plumbing fixtures, tile, flooring, furniture and furnishings, cabinetry, built-ins, countertops, wallcoverings, awnings, signage and entry doors.
- Installation of cabinetry, built-ins, countertops, entry doors, signage, awnings and the six-panel divider, which are supplied and installed by Piper Gonzalez Designs or its trade partners
- Architectural and engineering design, and the signed and sealed permit package
- Permit and review fees (billed to owner at cost)
- Faux finishes and specialty painting (by others)
- Costs associated with any change of building code occupancy classification
- Final cleaning and window washing
- Roof work of any kind. The existing roof remains unchanged.
- Unforeseen conditions behind existing finishes, in the slab, or in concealed mechanical and electrical

LICENSING, INSURANCE AND BONDING

Atlantic Builders LLC holds Florida Certified Building Contractor License CBC 1251547, a classification that authorizes commercial construction.

Atlantic Builders carries general liability and workers' compensation insurance. That coverage is carried in the firm's own overhead and is not priced as a separate line item in this proposal. Certificates of

insurance naming the Town of Lake Park and Piper Gonzalez Designs, LLC as additional insureds will be furnished before work commences.

All subcontractors engaged on this project are required to carry their own general liability and workers' compensation coverage. Certificates are collected before any subcontractor begins work.

Payment and performance bonds are not included in this proposal. If the Town requires bonding as a condition of the disposition, Atlantic Builders will provide it at cost.

TERMS

- Atlantic Builders applies no markup on projects for Piper Gonzalez Designs. The amounts above reflect our cost, and labor for 800 Park Avenue is provided at or below cost.
- Atlantic Builders works exclusively on Piper Gonzalez Designs projects and takes on no outside contracts. Our capacity for this renovation is therefore not contingent on winning, finishing or sequencing another client's work.
- Atlantic Builders LLC is an independently licensed company. Bruce Ringuette is not an employee of Piper Gonzalez Designs and is not carried on its payroll. The pricing above is presented on that basis.
- This proposal is open for acceptance through March 1, 2027. Once accepted, the pricing above is firm through completion of the work and is not contingent on financing, scheduling or any other condition on our part.
- Work would commence upon issuance of permits and is estimated at sixteen to twenty weeks to substantial completion, subject to permitting and material lead times.

ACCEPTANCE OF PROPOSAL

The scope, specifications, and conditions outlined above are satisfactory and are hereby accepted. Atlantic Builders LLC is authorized to perform the work as specified.



Bruce Ringuette, Atlantic Builders LLC
Signature

9/1/2026
Date



Piper K. Gonzalez, Piper Gonzalez Designs, LLC
Signature

9/1/2026
Date

EXHIBIT 7

PGD website article

"Meet Bruce: The Contractor Behind Our Seamless Home Renovations," August 5, 2026

Meet Bruce: The Contractor Behind Our Seamless Home Renovations



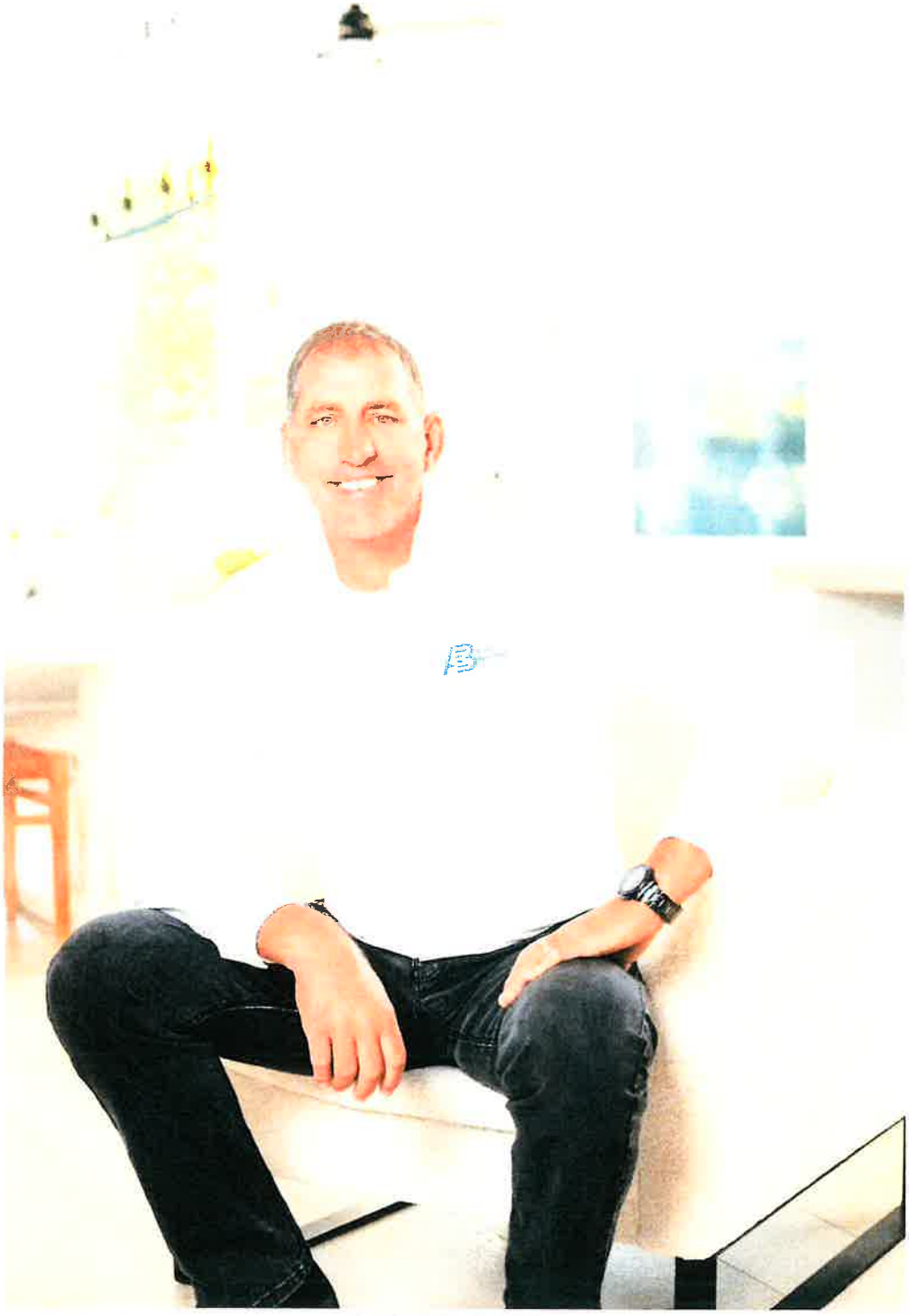
August 5, 2026

Each year, snowbirds return to Florida to enjoy the homes they've created as a retreat from colder months up north. For many, those homes are more than seasonal getaways. They are places where families gather, traditions are made, and memories are built.

But when it's time to renovate, the seasonal lifestyle creates a unique challenge. Many homeowners begin planning their projects while they are in Florida during the fall and winter, then return north in the spring just as construction begins. The goal is to have everything completed and ready to enjoy when they return in October.

That's where our exclusive partnership with contractor Bruce Ringuette and his team at Atlantic Builders becomes so important. For nearly fifteen years, Bruce has been [illegible] trusted construction partner behind many of our renovation projects in Palm [illegible]h Gardens, North Palm Beach and Jupiter, helping us give clients the

confidence that their homes are being cared for even when they are hundreds or thousands of miles away.



Bruce Ringuette from Atlantic Builders

Meet Bruce: The Partnership Behind The Process

Piper and Bruce's relationship began years ago through a local networking group, when Bruce helped with a small project. Over time, that relationship grew into a trusted partnership as we brought him in for larger permitted renovations and more complex construction work.

When the pandemic changed the construction industry and made finding reliable licensed subcontractors more challenging, Bruce remained the one constant. His attention to detail, organization, and commitment to quality never wavered.

That's when we had a conversation that changed the way we work: What if every renovation project we managed went through Bruce and his team?

The answer was simple. We became exclusive partners. We do not use another contractor for our renovation projects, and Bruce does not take on outside work that conflicts with our clients' needs.

That level of collaboration allows us to provide something that is especially valuable for second-home owners: peace of mind.

Renovating A Second Home In Florida Requires A Different Approach

Renovating a primary residence is already a major undertaking. When you are managing a home renovation from another state, the process requires even more trust, planning, and coordination.

You are relying on your team to make hundreds of decisions, solve unexpected issues, and keep the project moving forward without you being there to walk through the space every day.

For our snowbird clients, that means having a team in place that understands both the design vision and the construction process. Bruce's daily involvement on site allows us to stay connected to every detail and make sure the project continues moving according to plan.

How Piper And Bruce Divide The Work

The strength of the partnership comes from the fact that we each bring something different to the process.

Piper manages the client relationship, design direction, and overall vision for the home. Her approach combines creative problem-solving with technology-driven project management, helping clients stay informed and confident throughout the renovation.

Bruce brings decades of construction experience, along with a meticulous approach to managing every detail of the job site. His team tracks schedules, coordinates trades, and ensures that each phase of construction stays organized.

Together, that combination gives clients a unique advantage. Piper's space-planning expertise and Bruce's construction background often allow projects to move forward without the need for a separate architect for interior layout decisions. When

engineering or additional expertise is required, we bring in the appropriate professionals to ensure everything meets code and project requirements.

Most importantly, we share the same philosophy: team first, customer second, solution always. When challenges arise, the focus is never on assigning blame. It is on finding the best path forward and protecting the client's experience.



Livable Luxury | Mirasol, Palm Beach Gardens

What Keeps A Long-Distance Renovation On Track

The biggest factor in keeping a renovation moving is not just communication tools or scheduled check-ins. It is having the right people overseeing the work every day.

Construction delays often happen when subcontractors fall behind, schedules shift, or small issues are discovered too late. A strong general contractor with established relationships and a reliable network of trades can identify those challenges early and keep the project moving.

Bruce's experience and long-standing relationships with subcontractors allow us to coordinate each phase of construction with greater efficiency and accountability.

Local Experience Matters In Palm Beach Communities

Many of the homes we renovate are located in communities such as Frenchman's Creek, Mirasol, BallenIsles, and other private neighborhoods throughout Palm Beach Gardens and the surrounding areas.

Each community has its own architectural review process, permitting requirements, and guidelines that must be carefully followed. Having experience with these communities helps us anticipate requirements, prepare submissions properly, and avoid unnecessary delays. That local knowledge is especially valuable for homeowners managing renovations from another state. They can trust that their project is being handled by a team familiar with the details that keep everything moving.



Project in progress | Palm Beach Gardens

Thoughtful Renovations Without Sacrificing Quality

A well-established partnership also creates efficiency. On one recent project, we took two primary closets from finished design to fully built and installed in just three days.

That kind of turnaround does not happen because steps are skipped. It happens because relationships, communication, and systems have been built over years of

working together.

Many homeowners come to us after experiencing renovation delays elsewhere. Our goal is to create a process that feels organized, transparent, and enjoyable from beginning to end.

For snowbirds planning a renovation in Palm Beach Gardens, Jupiter, North Palm Beach, or surrounding areas, the right team can make all the difference. Having a trusted designer and contractor working together means your home is in capable hands, even when you are miles away.

We'd love to talk through what a long-distance renovation could look like for your home.

Explore our work and reach out to start the conversation.

Meet the team

← BACK TO BLOG

Luxury interior design firm in Palm Beach Gardens and Jupiter Florida
Services in Palm Beach Gardens, Jupiter, and North Palm Beach

We're Hiring!
We're looking for a part-time Procurement & Office Coordinator. Click for details.

☎ (561) 331-6331 ✉ piper@emailpgd.com

©2026 Piper Gonzalez Designs

EXHIBIT 8

Contribution letter
Majestic Cabinets Creations (Maria Rean)

MAJESTIC
CABINETS CREATIONS
OLD WORLD CRAFTSMANSHIP FOR THE NEW WORLD

September 2, 2026

Dear Members of the Board,

My name is Maria Rean and I am the owner of Majestic Cabinets Creations. We build custom cabinetry, and we have worked with Piper Gonzalez Designs on her projects for many years.

When Piper told me about the building at 800 Park Avenue and her plan to make it her studio, I offered to build the kitchen for her at no charge. I would like to explain why, because I think it is important that you understand it is not simply a favour.

For a cabinet shop, the best way to find new clients is for people to see the work with their own eyes and to touch it. A photograph is never the same. Piper's studio will have her clients coming through it, and those are exactly the people who buy this kind of cabinetry. To have one of our kitchens standing in that room, finished the same way we would finish it for a paying client, is worth more to my company than the price of the job. It is a good exchange for me, and I would rather spend on this than on advertising.

What we will provide at no charge is the complete kitchen cabinetry for the studio, built and finished in our shop. The value of that work is $12,000. No invoice will be issued to Piper Gonzalez Designs for it. If she is awarded the building, we will build it.

I should also mention that we are supplying the remaining cabinetry and millwork for the studio at our cost, without profit. The kitchen is the piece that visitors will notice first, so that is the one I wanted to give outright.

I have seen what Piper plans to do with the property and I hope very much that you will support it. It would be a beautiful thing for that street.

If you have any questions for me, please call. My number is below.

With kind regards,

Maria Rean
Owner, Majestic Cabinets Creations

7656 Byron Drive, Suite B5, Riviera Beach, FL 33404
(561) 602-8886 · majesticcabinets@gmail.com · instagram.com/majesticcabinet

EXHIBIT 9

Contribution letter

Alchemy In Art (Jen Lewis)

August 26, 2026

Dear Members of the Board,

I am the artist behind Alchemy In Art. I paint murals and do decorative and faux finish work, most of it on walls and surfaces people live with every day. Piper Gonzalez and I have worked together on a number of her interiors over the years, and I have come to trust the way she sees a room before it exists.

When she asked me if I would paint a mural on the back wall of 800 Park Avenue if the building becomes hers, I said yes before she finished asking. There are already murals on the buildings nearby, so the wall would be joining a conversation that is already going on. A blank rear wall on a corner like that one is an invitation.

There are two pieces of work I would like to give to this project. The first is the mural itself, on the rear elevation, designed together with Piper and painted by me. The second is the finish on the new front entry doors. They are metal, and I will work them by hand until they read as white oak, which is a slower kind of painting and one I love. Together the two come to $7,500, and I am contributing all of it at no charge.

Almost everything I have ever been hired for came from someone walking past something I made and asking who did it. A mural on Park Avenue and a set of doors that people put their hands on as they walk into a design studio will be seen by more of the right people than anything I could ever afford to advertise. So this is not only generosity. It is how a painter finds her next wall, and I would rather find mine here than somewhere else.

If it would help the Board, I am glad to send sketches or photographs of past work. I would also welcome a conversation with anyone at the Town about the mural itself. It is going on a wall this neighborhood has to look at long after the paint dries, and I want it to be right for that block and not only for Piper.

With thanks for your consideration,

Jennifer Lewis

Jennifer Lewis
Alchemy In Art
(561) 632-1471
instagram.com/alchemyinart

EXHIBIT 10

Loan proposal
JPMorgan Chase Bank, August 12, 2026

CHASE

JPMorgan Chase Bank, N.A.
6710 Forest Hill Blvd
West Palm Beach, FL 33413

August 12th 2026

We appreciate the opportunity to work on your requested financing, and look forward to building our relationship to meet your business needs.

Loan 1

Borrower(s):	Piper Gonzalez Designs LLC
Guarantor(s):	Piper Gonzalez
Facility Type:	Permanent Commercial Mortgage
Amount:	$600,000
Term and Amortization:	25/25
Indicative Interest Rate:	7.026 Fixed
Purpose and Use of Proceeds:	Purchase Owner Occupied Commercial Real Estate
Collateral:	1st Lien Office Flex
Prepayment Premium:	Prepayment Premium May Apply
Estimated Fees:	TBD
Other Considerations:	Subject to full application with Executed Purchase Agreement.

Loan 2

CONFIDENTIAL

Borrower(s):	Piper Gonzalez Designs LLC
Guarantor(s):	Piper Gonzalez
Facility Type:	Commercial Draw Loan
Amount:	$300,000
Term and Amortization:	12/12
Indicative Interest Rate:	Prime = 200bp
Purpose and Use of Proceeds:	Improve Owner Occupied Commercial Real Estate
Collateral:	2nd Lien Office Flex
Prepayment Premium:	None
Estimated Fees:	TBD
Other Considerations:	Subject to full application with Executed Purchase Agreement.

Mario Rodriguez

Mario Rodriguez
Business Relationship Manager
T: 561-313-2352
E: mario.f.rodriguez@chase.com

EXHIBIT 11

10-year pro-forma cash flow
AMB Performance Group

EXHIBIT — FINANCIAL CAPACITY & TEN-YEAR FORECAST

Ten-Year Pro Forma Cash Flow

Piper Gonzalez Designs, LLC — submitted in support of the firm's proposal to acquire and renovate 800 Park Avenue, Lake Park, Florida. Acquisition and improvement financing is pre approved.

Prepared September 2026 **Projection period** 2027–2036 **Basis** Trailing twelve months ended 6/30/2026

OFFER PRICE

$800,000

$200,000 above the Town's August 2026 appraised value of $600,000, and 1.79× the county's 2025 market value of $445,712

TOTAL INVESTMENT

$1,085,000

Purchase, renovation, closing and soft costs

YEAR 1 COVERAGE

3.58×

Against all obligations; 1.20× is the standard

YEAR 1 OPERATING CASH FLOW

$486,660

Before debt service and owner distributions

PURPOSE

What this exhibit demonstrates

Piper Gonzalez Designs, LLC was formed in February 2011 and has grown from $485,941 of annual revenue in 2015 to $4,829,073 in 2025 — an increase of 894%. The firm has operated profitably throughout, carries no outside investors, and has never drawn on a working capital line.

The firm keeps its books on a cash basis. Revenue figures above reflect recognized revenue; the projection that follows is built on collections, which lead recognized revenue because client deposits are received in advance of the vendor costs they fund.

Five people work from the owner's residence today and would relocate to 800 Park Avenue. Three additional onsite positions are in progress, targeted for January 2027, bringing the studio to eight. The floor plan submitted with this proposal is drawn for eight work positions. The proposal would move the firm and its payroll into the building, fund a renovation of approximately $250,000, and return a Town-owned, tax-exempt property to the tax roll in owner-occupied commercial use.

This exhibit projects ten years of operating results and cash position to demonstrate that the applicant can acquire the property, complete the renovation, meet every obligation on it, and remain solvent through a full economic cycle. Financing is pre approved under a bank loan proposal dated August 12, 2026, included in this package, subject to final underwriting and an executed purchase and sale agreement; the coverage ratios below are presented as evidence of durability rather than as an open credit question.

ADDRESS

800 Park Avenue
Lake Park, FL 33403

PARCEL

36-43-42-20-01-006-0010

BUILDING

1,943 SF per RFP 124-2026 · built 1962 · Mercantile

SITE

0.1435 acres · zoned PADD

2025 MARKET VALUE

$445,712 · assessed $418,570

CURRENT TAX STATUS

Town-owned, fully exempt
$0 ad valorem · $506 non-ad valorem

Building area is stated per RFP 124-2026. The Palm Beach County Property Appraiser records 2,200 SF gross, and the 2010 permitted renovation set shows 2,100 SF, consistent with the applicant's own field measurements. Occupancy classification confirmed as Mercantile (Store) by the Town of Lake Park Building Department, with a current occupant load of 25 persons.

WORKING CAPITAL

How the firm is funded

Piper Gonzalez Designs collects **75% of the cost of goods in advance, together with the full design fee**, at the time a client engages the firm. Vendor costs for furnishings and materials are paid later, as goods are ordered and delivered. The firm is therefore funded by client deposits rather than by borrowing. It has never drawn a working capital line, carries no revolving debt, and generates cash as it grows.

Because deposits arrive ahead of the vendor payments they fund, bank balances cycle through the year, and any single date includes client funds committed to furnishings not yet ordered. The firm's capacity is therefore measured by annual operating cash flow — $513,974 for the trailing twelve months and $486,660 projected for the first year in the building — rather than by a balance on any one day. Monthly statements prepared by the firm's CPA are available on request.

Against that cycle the firm also holds a **$500,000 revolving line of credit, undrawn and fully available.** It is not a source of funds for this transaction and is not relied upon anywhere in this projection. It is reserve liquidity, and it exceeds three and a half times the largest annual debt service figure in the ten years that follow.

TRANSACTION

Sources and uses of funds

SOURCES

First mortgage — commercial, 25 yr	55%	600,000
Second — commercial draw loan, 12 yr	28%	300,000
Equity — retained operating earnings	17%	185,000
Total sources		**1,085,000**

Both facilities pre approved by the firm's bank under a loan proposal dated August 12, 2026, subject to final underwriting and an executed purchase and sale agreement. Borrower Piper Gonzalez Designs, LLC; guarantor Piper Gonzalez. A separate $500,000 line of credit is undrawn and is not a source of funds for this transaction.

USES

Property acquisition	74%	800,000
Renovation	23%	250,000
Closing costs and soft costs	3%	35,000
Total uses		**1,085,000**

Renovation is priced on a contractor scope of work. The applicant's general contractor and trade partners are providing labor at or below cost, and the applicant purchases materials and furnishings at trade cost as a licensed design firm, so the delivered scope exceeds what this budget would buy at market rates.

No public funds, grants, or incentives are requested. The equity contribution is funded from retained operating earnings and held separately from client deposit balances; projected first-year cash flow after debt service is $350,763, roughly double the amount required at closing.

Projected statement of cash flows

PIPER GONZALEZ DESIGNS, LLC	AT CLOSING	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
CASH RECEIVED											
Client collections	–	5,720,000	5,948,800	6,186,752	6,434,222	6,691,591	6,959,255	7,237,625	7,527,130	7,828,215	8,141,344
Mortgage and draw loan proceeds	900,000	–	–	–	–	–	–	–	–	–	–
Total cash received	**900,000**	**5,720,000**	**5,948,800**	**6,186,752**	**6,434,222**	**6,691,591**	**6,959,255**	**7,237,625**	**7,527,130**	**7,828,215**	**8,141,344**
CASH DISBURSED – OPERATIONS											
Furnishings, materials, trades	–	4,061,200	4,223,648	4,392,594	4,568,298	4,751,030	4,941,071	5,138,714	5,344,262	5,558,033	5,780,354
Operating expenses and compensation	–	1,138,150	1,172,295	1,207,463	1,243,687	1,280,998	1,319,428	1,359,011	1,399,780	1,441,774	1,485,028
Property operating costs	–	33,990	35,010	36,060	37,142	38,256	39,404	40,586	41,803	43,058	44,349
Total operating disbursements	**–**	**5,233,340**	**5,430,952**	**5,636,117**	**5,849,127**	**6,070,284**	**6,299,903**	**6,538,310**	**6,785,846**	**7,042,864**	**7,309,731**
CASH DISBURSED – ACQUISITION											
Property purchase	800,000	–	–	–	–	–	–	–	–	–	–
Renovation	250,000	–	–	–	–	–	–	–	–	–	–
Closing and soft costs	35,000	–	–	–	–	–	–	–	–	–	–
Total acquisition disbursements	**1,085,000**	**–**	**–**	**–**	**–**	**–**	**–**	**–**	**–**	**–**	**–**
Net operating cash flow	**(185,000)**	**486,660**	**517,848**	**550,635**	**585,095**	**621,307**	**659,352**	**699,315**	**741,283**	**785,350**	**831,613**
DEBT SERVICE											
Interest — acquisition loans	–	69,762	67,700	65,451	62,998	60,321	57,401	54,215	50,737	46,941	42,797
Principal — acquisition loans	–	23,235	25,297	27,546	29,999	32,676	35,596	38,782	42,260	46,056	50,200
Existing debt service	–	42,900	42,900	34,700	26,400	26,400	12,000	12,000	12,000	12,000	12,000
Total debt service	**–**	**135,897**	**135,897**	**127,697**	**119,397**	**119,397**	**104,997**	**104,997**	**104,997**	**104,997**	**104,997**
Cash flow after debt service	**(185,000)**	**350,763**	**381,951**	**422,938**	**465,698**	**501,910**	**554,355**	**594,318**	**636,286**	**680,353**	**726,616**
Owner tax distributions	–	115,223	125,198	135,709	146,783	158,450	170,739	183,684	197,318	211,677	226,798
Net change in cash	**(185,000)**	**235,540**	**256,753**	**287,229**	**318,915**	**343,461**	**383,616**	**410,634**	**438,969**	**468,677**	**499,817**
Cumulative net cash generated	**(185,000)**	**50,540**	**307,293**	**594,522**	**913,437**	**1,256,898**	**1,640,514**	**2,051,148**	**2,490,117**	**2,958,794**	**3,458,611**
Memo: net income	–	*384,077*	*417,327*	*452,363*	*489,277*	*528,166*	*569,131*	*612,280*	*657,726*	*705,589*	*755,995*
Memo: gross profit margin	–	*29.0%*	*29.0%*	*29.0%*	*29.0%*	*29.0%*	*29.0%*	*29.0%*	*29.0%*	*29.0%*	*29.0%*
Debt service coverage ratio	**–**	**3.58×**	**3.81×**	**4.31×**	**4.90×**	**5.20×**	**6.28×**	**6.66×**	**7.06×**	**7.48×**	**7.92×**

All figures in U.S. dollars, cash basis. Collections and furnishing costs are stated on a steady-state basis, with each year's cost of goods shown at 71% of that year's collections; in practice deposits arrive roughly one to two quarters ahead of the vendor payments they fund, which advances cash within the year without changing annual totals at a stable growth rate. Net income is stated after interest and depreciation of $32,821. Coverage is net operating cash flow divided by total debt service, existing and new obligations combined; the minimum standard is 1.20×. Operating ses include owner compensation, with the detail available to the Town on request. Cumulative net cash generated is stated from closing forward and excludes cash balances held at the da uisition. Figures are rounded to the nearest dollar and columns may differ from their components by $1.

ASSUMPTIONS

What the model holds constant

REVENUE GROWTH	**4.0%** per year. The firm compounded at 25.8% annually from 2015 to 2025, but revenue has held near $4.8M for three consecutive years. Four percent reflects the recent plateau, not the ten-year record.
GROSS MARGIN	**29.0%**, held flat for ten years. Matches the trailing-twelve-month actual of 28.7%. No margin improvement is assumed.
DEPOSIT TERMS	**75%** of cost of goods collected in advance together with the full design fee, with vendor costs paid as goods are ordered and delivered. Modeled on a steady-state basis, so deposit timing advances cash within a year without changing annual totals.
EXPENSE INFLATION	**3.0%** per year on operating expenses, officer compensation, and property operating costs.
BASE YEAR	**$5,500,000** of fiscal 2026 collections — $3,086,887 received through June plus a second half held slightly below the prior year's second half.
FIRST MORTGAGE	**$600,000** at **7.026%** fixed, 25-year term and amortization, first lien. Pre approved.
IMPROVEMENT LOAN	**$300,000** commercial draw loan at Prime plus 200 basis points, 12-year term and amortization, second lien. Pre approved. Modeled at 9.50%; each 50 basis points of movement changes annual debt service by approximately $1,000.
PROPERTY OPERATING COSTS	**$33,000** in year one, inflating at 3% — approximately $16,800 ad valorem tax on the purchase price, $9,000 insurance, and $7,200 maintenance and reserves. The firm operates from the owner's residence today, so this is modeled as entirely new cost with no rent savings offset.
EXISTING DEBT	**$42,900** in year one, declining as two existing term obligations retire.
OWNER DISTRIBUTIONS	**30%** of net income, distributed for pass-through tax liability. The firm is taxed as an S corporation; no entity-level tax is modeled.
DEPRECIATION	**$32,821** annually — building basis over 39 years, renovation over 15. Non-cash; excluded from cash flow, included in net income.

How the base year was set

The firm keeps its books on a cash basis, and the deposit structure described above means collections and the vendor costs they fund fall in different reporting periods. The effect on any single period is large. The twelve months ended December 2025 closed at essentially breakeven on $4.83M of revenue, because that year absorbed vendor payments on work sold in 2024. The six months ended June 2026 show $1.04M of net income on $3.09M of collections, because deposits on newly signed work arrived ahead of the furnishings they will pay for — cost of goods ran at 50.3% of collections against a long-run rate of 71% to 78%.

Neither figure describes the underlying business. This projection is therefore built on the **trailing twelve months ended June 30, 2026**, which spans a full cycle and nets those swings against one another: **$5,522,333** of collections, a **28.7%** gross margin, and **$513,974** of normalized operating earnings — reported net income of $526,380, plus depreciation of $18,960 and interest of $6,647, less the one-time $38,013 gain on the sale of a company vehicle. Owner compensation remains charged against that figure, as it does in every projected year, and is included within operating expenses throughout. The detail is available to the Town on request. Fiscal 2026 is projected at $5,500,000 of collections, roughly $24,000 of operating earnings below trailing twelve-month actual, and every year that follows builds forward from that base. A normalization letter from the firm's certified public accountants is included in this package, and the supporting adjustment schedule is available to the Town on request.

SENSITIVITY

What protects the coverage

Because the acquisition is small relative to the operating business, coverage is governed by gross margin rather than by the debt. The base case carries no margin improvement and no acceleration in growth.

Base case

+4% collections growth
29.0% gross margin

YEAR 1 COVERAGE

3.58×

Trailing-twelve-month economics carried forward with no improvement in either variable.

Downside

0% collections growth
25.0% gross margin

YEAR 1 COVERAGE

1.49×

Collections stall entirely at $5.5M and margin compresses four full points. Coverage still clears the 1.20× standard.

Breakeven margin

0% collections growth
coverage held at 1.20×

GROSS MARGIN REQUIRED

24.3%

The margin at which coverage would fall to the minimum standard, against a trailing-twelve-month actual of 28.7%.

Where the risk actually sits

Margin discipline, not sales volume, is what protects this property. A further consideration is that because client deposits fund the business, a sustained contraction releases working capital as well as earnings: a 20% decline in volume would draw down roughly $150,000 of deposit balance as a one-time cash cost, well inside projected first-year cash flow after debt service of $350,763 and separately covered by the firm's undrawn $500,000 line of credit.

The complete sensitivity model, including scenarios beyond those shown here and the monthly statements underlying the base year, is available to the Town on request.

COMMUNITY IMPACT

What the Town gets

$1,085,000

Private capital deployed

Including $250,000 of renovation to a 1962 building, at no public cost and with no grants or incentives requested.

$0 → ~$16,800

Returned to the tax roll

The parcel is Town-owned and fully exempt today, paying no ad valorem tax. Owner occupancy restores it to the roll as recurring annual revenue.

5 → 8

Jobs in the building

Five positions relocate from a private residence, growing to eight onsite by occupancy. The submitted floor plan is drawn for eight work positions.

$547,500

Annual payroll

Total annual payroll at full staffing, including wages, remote staff and officer compensation, annualized from the six months ended June 30, 2026. Payroll taxes add approximately $76,000.

$156,500

Sales tax remitted annually

On furnishings and materials purchased through the firm, annualized from first-half 2026 collections.

CONCLUSION

Assessment

Piper Gonzalez Designs can acquire 800 Park Avenue at the offered price of $800,000, complete a renovation of approximately $250,000, and carry the resulting obligations without strain. Acquisition debt service of $92,997 annually, or $135,897 including existing obligations, represents 2.4% of projected collections and roughly 28% of operating cash flow, producing first-year coverage of 3.58× against a 1.20× standard and improving every year thereafter as two existing obligations retire. The firm is funded by client deposits rather than borrowing, has never drawn a working capital line, and holds a $500,000 revolving facility undrawn as reserve liquidity. The $185,000 equity contribution comes from retained operating earnings against projected first-year cash flow after debt service of $350,763, and requires no outside capital, no grant, and no public subsidy. Acquisition and improvement financing is pre approved under a bank loan proposal dated August 12, 2026, subject to final underwriting and an executed purchase and sale agreement. Coverage holds above the required standard even if collections stall entirely and gross margin compresses four full points. Piper Gonzalez Designs is financially capable of acquiring this property, completing the renovation, and holding it in productive use — returning a currently exempt Town asset to the tax roll and bringing eight jobs to Park Avenue.

Prepared by AMB Performance Group for Piper Gonzalez Designs, LLC. Sources — Cardinal Accountants LLC, comparative and monthly profit & loss and balance sheets for the six months ended June 30, 2026, and comparative statements for the twelve months ended December 31, 2025; revenue history 2015–2025 prepared by the firm; bank loan proposal dated August 12, 2026; RFP 124-2026; Town of Lake Park Building Department; Palm Beach County Property Appraiser records for parcel 36-43-42-20-01-006-0010. Property operating costs and the improvement loan rate are estimated pending confirmation of current millage and Prime. These are forward-looking projections prepared by management based on current operating trends; they are estimates and are not a guarantee of future results.

EXHIBIT 12

Normalization letter
Cardinal Accountants LLC

CARDINAL
ACCOUNTANTS

9/1/2026

Re: Piper Gonzalez Designs, LLC

Dear Board,

Cardinal Accountants prepares and maintains the financial records for Piper Gonzalez Designs, LLC on the Cash Basis. When using the Cash Basis to report, many times deposits come in ahead of the vendor costs and results in any single period can differ materially from the real operating economics of the business. We have reviewed the normalizing adjustments for the trailing twelve months ending June 30th, 2026 and they are consistent with our records. In summary, it shows $5,522,333 of collections, and a 28.7% gross margin. Normalized operating earnings were $513,974, consisting of reported net income of $526,380, plus depreciation of $18,960 and interest of $6,647, less the one-time $38,013 gain on the sale of a company vehicle.

In our professional view, the trailing twelve months is a more representative measure of the results than calendar year 2025 or the first half of 2026 on its own.

Please let us know if there is any additional information that is needed.

Thank you,

Robert Desmond, CPA
Owner

Cardinal Accountants LLC
2424 N Federal Highway Suite 203
Boca Raton, FL 33431
561-391-4848
www.cardinalaccountants.com

EXHIBIT 13

Section F Renovation Budget

Section F: Renovation Budget

800 Park Avenue, Lake Park FL | RFP 124-2026 | 1,943 SF

This is the filed summary. A detailed scope of work and itemized estimate are available to the Town on request.

Demolition and site preparation	Removal of closets, partition wall and existing built-in, drywall repair, floor preparation, exterior façade tile removal, preparation of existing front walk	$5,000		**$5,000**
Exterior and facade	Stucco touchups, storefront window and service door painting, full exterior paint, decorative coating to existing front concrete walk, planters and plant material, infill of three rear window openings	$41,000	$5,000	**$46,000**
Partitions, doors and trim	New partition walls, six-panel divider, glass pocket doors, interior doors and hardware, baseboards and trim	$17,500	$8,000	**$25,500**
Interior finishes	Herringbone luxury vinyl flooring, interior paint, washroom tile and wallcovering, kitchen backsplash	$20,000	$12,000	**$32,000**
Built-ins and millwork	Kitchen cabinetry and countertops, front of studio displays, sample display wall, desks with shelving, work tables, front tables, office desk and credenza, receiving shelving		$72,000	**$72,000**
Mechanical, electrical and plumbing	Electrical distribution, HVAC modification, washroom and kitchen updated to code, display and fixture rough-in	$10,500		**$10,500**
Lighting, plumbing fixtures and appliances	Entry chandelier, island pendants, exterior sconces, picture lights, washroom and kitchen fixtures, appliances		$20,000	**$20,000**
Furniture and furnishings	Desk and swivel seating, chat table, area rugs, art		$5,000	**$5,000**
Exterior mural and entry door faux finish	Commissioned mural, rear elevation, and faux white oak finish to the entry doors, by a Lake Park area artist		$7,500	**$7,500**
Signage, awnings and entry doors	Exterior building sign, three storefront and delivery awnings, impact-rated metal entry doors, primed for faux finish		$29,000	**$29,000**
Architecture, engineering and permitting	Signed and sealed permit package, occupancy classification, permit and review fees		$20,000	**$20,000**
General conditions	Supervision, insurance, debris removal, site protection, final cleaning and window washing	$8,500	$2,000	**$10,500**

CONTRIBUTED SCOPE

Established local trade partners are contributing installed work at no cost to the project, in exchange for presence in a working design showroom on Park Avenue. Each contribution is confirmed by letter from the

Atlantic Builders LLC	Supervision, insurance, debris removal, site protection	$8,500
Atlantic Builders LLC	Demolition and site preparation, in house crew	$5,000
Atlantic Builders LLC	Framing and drywall at both new partition walls, in house crew	$10,000
Atlantic Builders LLC	Interior and exterior paint, labor only	$18,000
Majestic Cabinets	Kitchen cabinetry, fabrication and finish (includes installation)	$12,000
Alchemy In Art	Exterior mural, rear elevation, and faux white oak finish to the entry doors	$7,500

RECONCILIATION

Total delivered scope			$283,000
Less contributed scope, at no cost to the project			($61,000)
Subtotal, cash			**$222,000**
Contingency	*Percentage of cash subtotal*	10%	$22,200
CASH RENOVATION BUDGET			$244,200

Cash renovation budget of $244,200 sits within the $250,000 renovation allowance carried in the ten-year pro forma at Exhibit 11.
Construction figures are per the Atlantic Builders proposal included in this package. Materials and furnishings figures are PGD's, at trade cost as a licensed design firm.
Atlantic Builders applies no markup on PGD projects and provides labor at or below cost.

EXHIBIT 14

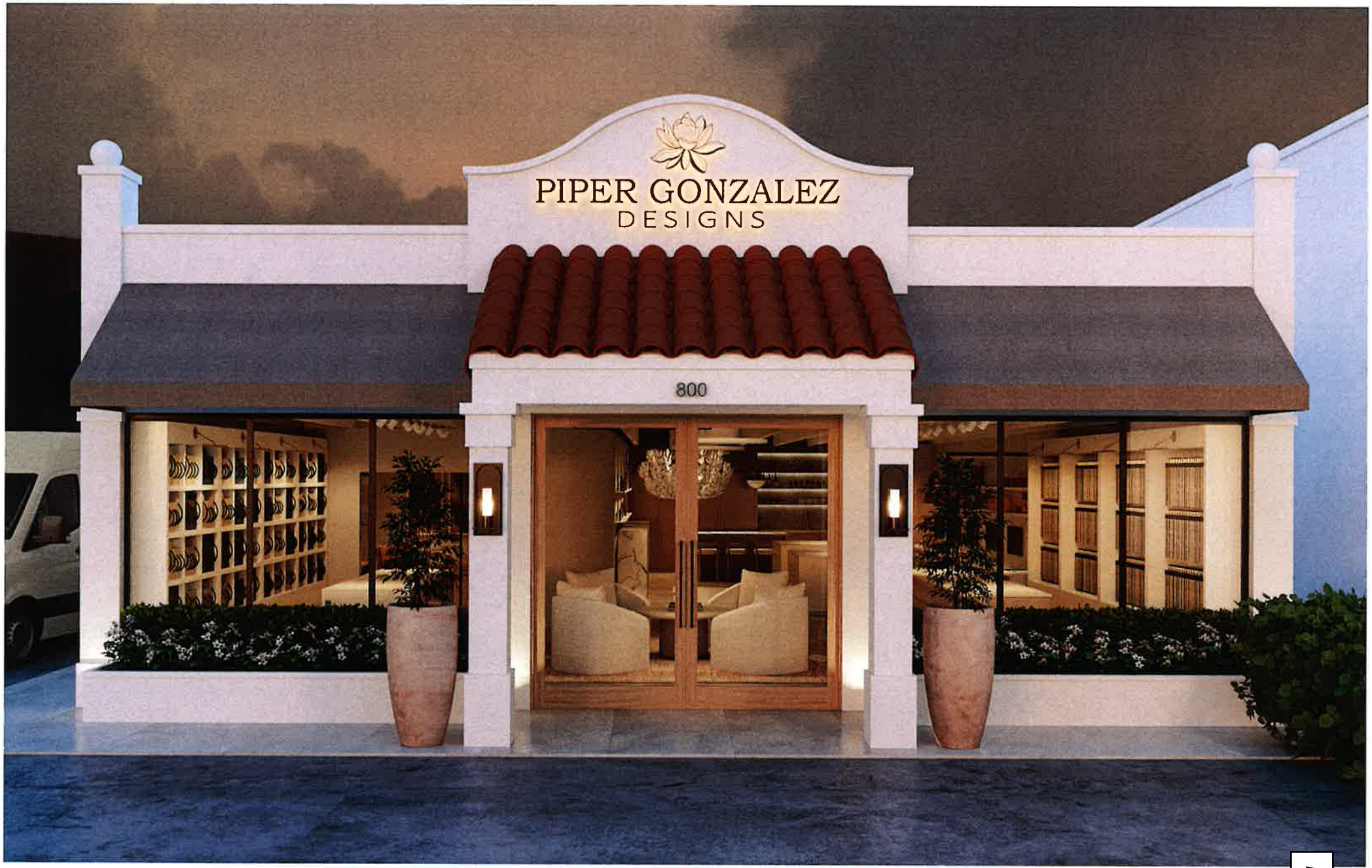
Conceptual plans and renderings



The Flagship Studio of

Piper Gonzalez Designs

800 Park Ave



Exterior



Exterior Left







Before & After






Roof Tile


Mural


Pots



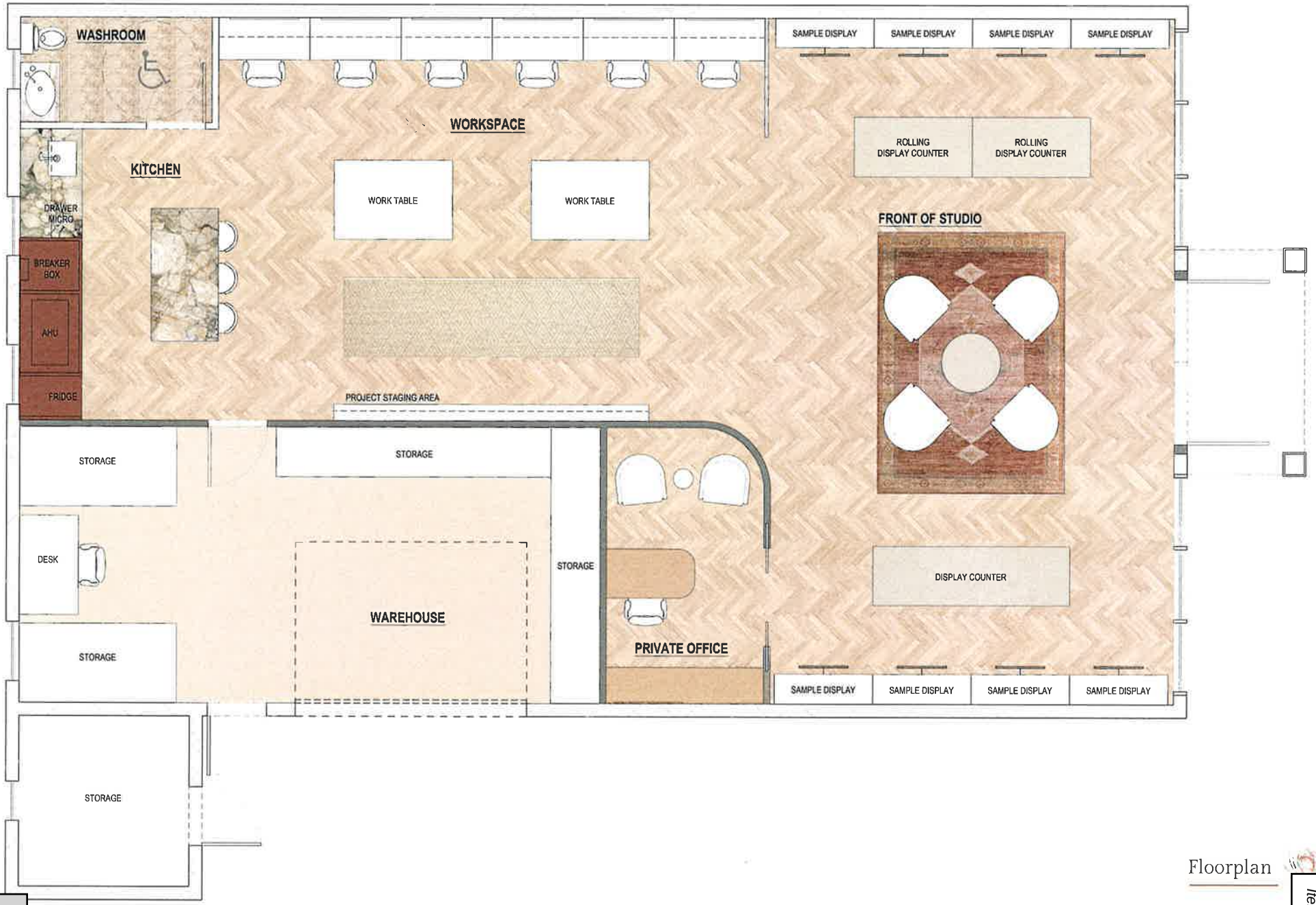

Front Doors


Paint Color


Awning



Exterior Finishes


WASHROOM
KITCHEN
DRAWER MICRO
BREAKER BOX
AHU
FRIDGE
WORKSPACE
WORK TABLE
WORK TABLE
PROJECT STAGING AREA
STORAGE
STORAGE
STORAGE
DESK
WAREHOUSE
STORAGE
STORAGE
PRIVATE OFFICE
SAMPLE DISPLAY
SAMPLE DISPLAY
SAMPLE DISPLAY
SAMPLE DISPLAY
ROLLING DISPLAY COUNTER
ROLLING DISPLAY COUNTER
FRONT OF STUDIO
DISPLAY COUNTER
SAMPLE DISPLAY
SAMPLE DISPLAY
SAMPLE DISPLAY
SAMPLE DISPLAY

Floorplan









Overall Flooring



Area Rug



Chandelier



Accent Pillow



Front of Studio









Overall Flooring



Table Top



Table Base

Front of Studio



Workspace + Kitchen













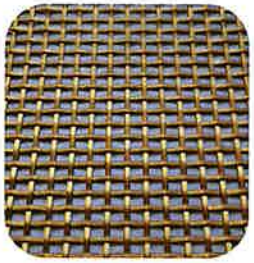
Countertops



Perimeter (High Gloss)



Island



Metal Grill Accent



Backsplash









Overall Flooring



Client Seating

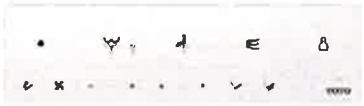


Desk



Private Office















Countertop



Floor Tile



Wallpaper



Washroom

LEGAL NOTICE

NOTICE OF DISPOSITION AND REQUEST FOR PROPOSALS

RFP 124-2026

800 PARK AVENUE

LAKE PARK COMMUNITY REDEVELOPMENT AGENCY (CRA)

NOTICE IS HEREBY GIVEN pursuant to Section 163.380(3)(a), Florida Statutes, that the Lake Park Community Redevelopment Agency ("CRA") is accepting sealed proposals for the purchase and redevelopment of real property located at **800 Park Avenue, Lake Park, Florida**, within the CRA district.

The CRA intends to dispose of this property for community redevelopment purposes consistent with the Lake Park CRA Redevelopment Plan. Interested private redevelopers or persons are invited to submit proposals for acquisition and redevelopment of the property.

Proposals must include a cover letter, executive summary, development narrative, development team, experience and qualifications, financing plan, purchase offer, redevelopment schedule, site and building improvements, community benefits, and right of first offer.

It is the desire of the CRA to encourage active commercial uses at this location, including but not limited to food and beverage, retail, arts, culture, and entertainment, health, wellness, and lifestyle, office commercial, and mixed commercial concepts.

Date of Issuance: Friday July 24, 2026 10:00am

RFP documents are available electronically on the Town of Lake Park's website and through the Demandstar (Euna Bids) website.
RFP documents can also be requested by phone or email through the clerk's office 561-881-3311 townclerk@lakeparkflorida.gov

Submission of Questions Deadline: Wednesday September 2, 2026 5:00pm

Response Due Date: September 9, 2026 2:00pm

Sealed proposals must be clearly marked:
800 PARK AVENUE
RFP 124-2026

Mail or Hand-deliver Proposals to:
TOWN OF LAKE PARK
Town Clerk
535 Park Avenue Lake Park, Florida 33403

Proposals must be submitted in accordance with the requirements set forth in the Request for Proposals. The full RFP document is available at: DemandStar.com or on the Town of Lake Park's website under the Town Clerk/RFP-Bids section or by contacting the Town Clerk's Office.

The CRA reserves the right to accept or reject any or all proposals, to waive irregularities, and to negotiate with qualified proposers as deemed in the best interest of the CRA.

All CRA Board considerations shall be made at a duly noticed public meeting.

For additional information, contact:

Town Clerk Vivian Mendez or
Deputy Town Clerk Laura Weidgans
561-881-3311
townclerk@lakeparkflorida.gov
Advertised in the Palm Beach Post 7-24-26

Laura Weidgans

Digitally signed by Laura Weidgans
DN: cn=Laura Weidgans, o=Town of Lake Park, ou=Deputy Town Clerk, email=lweidgans@lakeparkflorida.gov, c=US
Date: 2026.07.21 11:42:33 -04'00'



REQUEST FOR PROPOSALS

FOR THE DISPOSITION OF 800 PARK AVENUE
FOR THE
LAKE PARK COMMUNITY REDEVELOPMENT AGENCY (CRA)

NOTICE IS HEREBY GIVEN that the Lake Park Community Redevelopment Agency (hereinafter referred to as the (CRA) is accepting Sealed Proposals for the purchase of 800 Park Avenue.

ISSUE DATE
FRIDAY, JULY 24, 2026
PROPOSAL SUBMISSION DEADLINE
WEDNESDAY, SEPTEMBER 9, 2026 by 2:00PM
CONTACT:

Town Clerk's Office
535 Park Avenue Lake Park, FL 33403
townclerk@lakeparkflorida.gov
(561)881-3311

Table of Contents

Invitation 3

RFP Overview 5

Property Information 7

Redevelopment Objectives 8

Desired Uses 10

Proposal Submission Requirements 13

Submission Instructions 18

Evaluation Criteria 21

Selection Process 25

General Terms and Conditions 27

Invitation

Town of Lake Park Community Redevelopment Agency
Request for Proposals (RFP)
Disposition and Redevelopment of CRA-Owned Property
800 Park Avenue, Lake Park, Florida

The Town of Lake Park Community Redevelopment Agency ("CRA") invites qualified developers, investors, owner-users, business owners, and redevelopment teams to submit proposals for the purchase and redevelopment of the CRA-owned property located at 800 Park Avenue, Lake Park, Florida.

The CRA is seeking a redevelopment partner that shares its vision of creating a vibrant, economically sustainable destination that enhances Downtown Lake Park and advances the goals and objectives of the Lake Park Community Redevelopment Plan. The selected proposal should demonstrate a commitment to high-quality redevelopment, private investment, and long-term economic vitality while contributing to an active, pedestrian-friendly downtown environment.

The property occupies a prominent location within the Downtown Lake Park Community Redevelopment Area and represents an opportunity to invest in one of Palm Beach County's emerging downtown districts. As described in the Property Information section, the property benefits from its location along Park Avenue, the Town's primary commercial corridor, and is surrounded by ongoing public and private investment intended to strengthen Downtown Lake Park as a destination for residents, visitors, and businesses.

The CRA encourages creative redevelopment concepts that support the goals of the Community Redevelopment Master Plan. Proposals may include adaptive reuse of the existing building, renovation and expansion, or redevelopment of the site, provided the proposed use advances the CRA's redevelopment objectives and complies with applicable land development regulations.

While the CRA welcomes innovative concepts, proposals that create year-round economic activity, activate the pedestrian environment, encourage private investment, strengthen the Downtown business district, complement surrounding businesses, and enhance the overall character of the redevelopment area will receive favorable consideration.

Examples of desired uses include, but are not limited to:

- Destination restaurants and cafés
- Specialty food and beverage establishments
- Artisan markets and specialty retail
- Boutique retail businesses
- Breweries, wine bars, and similar hospitality concepts
- Health and wellness businesses
- Arts, cultural, and entertainment venues
- Creative office or entrepreneurial workspace

- Mixed-use or other redevelopment concepts that further the goals of the Community Redevelopment Plan

The CRA reserves the right to consider any proposal that, in the judgment of the CRA Board, best advances the public purpose of community redevelopment.

Proposals should demonstrate the proposer's financial capacity, redevelopment experience, project vision, implementation schedule, and the anticipated economic and community benefits resulting from the proposed project. The CRA intends to select the proposal that represents the overall best value to the community and most effectively advances the redevelopment objectives established for Downtown Lake Park, rather than solely the highest purchase price.

The disposition of the property will be conducted in accordance with the requirements of Sections 163.370 and 163.380, Florida Statutes, the Lake Park Community Redevelopment Master Plan, and all applicable federal, state, and local laws. The CRA reserves the right to reject any or all proposals, waive minor irregularities, negotiate with one or more proposers, request additional information, or terminate this solicitation if doing so is determined to be in the best interest of the CRA.

Florida Statute 163.380(3)(a) allows Community Redevelopment Agencies to dispose of property within its boundaries to private persons for community redevelopment purposes. Persons acquiring properties pursuant to this statute can only redevelop the property for uses that are specified in the agency's redevelopment plan. Any disposal of real property for less than the fair value shall require board approval following a duly noticed public hearing.

Prior to any disposal of real property, the Community Redevelopment Agency must issue a public notice of the disposition at least 30 days prior to execution of any contract transferring the property. Such notice shall make all pertinent information available to, and invite proposals from private redevelopers or any persons interested in undertaking the redevelopment.

The notice shall identify the disposal area and shall state that proposals must be made within said days of the date of publication. The agency shall consider all proposals and the financial and legal ability of the persons making such proposals to carry them out.

The agency may accept proposals as it deems to be in the public interest.

Interested parties are encouraged to carefully review this Request for Proposals prior to preparing their submission.

RFP Overview

RFP ISSUED	Friday, July 24, 2026
Questions Submittal Deadline	Wednesday, September 2, 2026 by 5:00pm EST Questions must be submitted in writing via email to: Townclerk@lakeparkflorida.gov
Proposal Submission Due Date and Location	Wednesday, September 9, 2026 by 2:00pm EST Mail or Hand-deliver Proposals to: TOWN OF LAKE PARK Town Clerk 535 Park Avenue Lake Park, Florida 33403

*Responses must be clearly marked on the outside of the package referencing

“RFP 124-2026 800 Park Avenue”

*The CRA reserves the right to advance or delay the above scheduled dates.

*Mailed Proposals will be considered timely when received at the stated Location on or before the stated Due Date and Time. The CRA shall not be responsible for late, delayed, misdelivered, or undelivered Proposals. Proposals not received by the Due Date and Time at the stated Location shall not be reviewed or considered.

CONTACT PERSON

Any questions regarding the RFP documents and/or solicitation process must be submitted in writing to the Town Clerk at townclerk@lakeparkflorida.gov. Questions must be received prior to the Question Submittal Deadline. Oral explanations, information, and instructions shall not be considered binding on the CRA. All prospective Proposers are encouraged to independently verify the accuracy of any information provided. Neither the CRA nor any of its agents or employees shall be responsible for the accuracy of any oral information provided to any Proposer.

ADDENDA

Any interpretations, corrections, clarifications, or changes to this RFP will be made by addenda. Sole issuing authority shall be vested in the CRA. Addenda will be posted and available through the CRA notification methods shown above.

LATE PROPOSALS

Proposers must submit complete Proposals before the stated Proposal Submission Due Date and Time. Proposals received after the Proposal Submission Due Date and Time shall be returned unopened and shall be found non-responsive. It is the sole responsibility of Proposer to ensure its Proposal is received by the Town Clerk by the stated Proposal Submittal Due Date and Time. The CRA is not responsible for any delayed, late, misdelivered, or non-delivered Proposal(s), no matter the cause.

SUBMITTAL FORMAT REQUIREMENTS

Proposer(s) shall submit (1) printed original and (5) printed copies. All submittals must be on 8 1/2” x 11” paper, neatly typed on one side only, with normal margins, and spacing. Handwritten responses will not be accepted. Said proposal must be submitted in sealed envelope Clearly Labeled "RFP 124-2026" and delivered only to the following address:

TOWN OF LAKE PARK
Town Clerk
535 Park Avenue
Lake Park, Florida 33403

Responses must be clearly marked on the outside of the package referencing

“RFP 124-2026 800 Park Avenue”

Note: Submissions will not be accepted at any other location. Responses received after the date and time stated will not be accepted and shall be returned unopened to the proposer(s).

PROPOSAL OMISSIONS, ERRORS, DEVIATIONS

Proposers are advised that Proposals submitted with irregularities, omissions, errors, deviations, and/or technicalities that, at the sole discretion of the CRA, do not meet the minimum requirements of the RFP, may result in a non-responsive determination. Proposers will not be given the opportunity to cure any irregularity, omission, error, deviation, and/or technicality. It is at the sole discretion of the CRA to waive or not waive any irregularity, omission, error, deviation, and/or technicality.

AWARD

The CRA reserves the right to accept any Proposal(s), or combination of Proposal(s), deemed to be in the best interest of the CRA, to waive any minor irregularities, scrivener’s errors, omissions, deviations, and/or technicalities in any Proposal(s), negotiate terms with Successful Proposer(s), or to reject any or all Proposal(s), and to re-advertise for new Proposal(s). The best interest of the CRA shall be determined solely by the CRA.

The CRA intends to evaluate proposals based on multiple factors, including the proposer's qualifications, financial capacity, redevelopment experience, project feasibility, anticipated community benefits, consistency with the Community Redevelopment Master Plan, and the overall ability of the proposed project to advance the CRA's redevelopment objectives.

The CRA views this solicitation as an opportunity to partner with an organization that shares its commitment to responsible redevelopment and community investment. Through this partnership, the CRA seeks to facilitate a project that will contribute to the continued revitalization of Downtown Lake Park while creating long-term value for residents, businesses, and visitors alike.

Property Information

Property Address	800 Park Avenue, Lake Park, FL 33403
Building Size	1,943 SF
Site Area	0.14 Acres
Zoning	TCC (Town Center Commercial)
Parking	9 Existing Spaces
Current Owner	Town of Lake Park Community Redevelopment Agency
Current Status	Available for Purchase and Redevelopment
Location	Downtown Lake Park Community Redevelopment Area

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Redevelopment Objectives

The disposition and redevelopment of the CRA-owned property located at 800 Park Avenue represents an important opportunity to further the goals and objectives of the Town of Lake Park Community Redevelopment Agency ("CRA") and the Lake Park Community Redevelopment Master Plan. The CRA seeks a redevelopment project that serves as a catalyst for continued investment, strengthens the downtown business district, and contributes to the long-term economic vitality of the Community Redevelopment Area.

Proposers are encouraged to develop innovative and financially feasible concepts that demonstrate a clear understanding of Downtown Lake Park's character while advancing the redevelopment vision established by the CRA. The selected proposal should complement existing businesses, attract new visitors and customers, encourage private investment, and create a vibrant, pedestrian-oriented destination along Park Avenue.

At a minimum, proposals should demonstrate how the proposed redevelopment will advance one or more of the following objectives:

Economic Development

- Increase private investment within the Community Redevelopment Area.
- Generate new employment opportunities.
- Expand the local tax base.
- Encourage year-round commercial activity.
- Attract businesses that complement and strengthen existing downtown establishments.
- Promote entrepreneurship and long-term business success.

Downtown Activation

- Increase pedestrian activity throughout Downtown Lake Park.
- Create an inviting destination for residents and visitors.
- Encourage activity during both daytime and evening hours.
- Support the continued revitalization of Park Avenue as the Town's primary commercial corridor.
- Enhance the overall downtown experience through high-quality redevelopment.

Community Character

- Respect and complement the architectural character and identity of Downtown Lake Park.
- Enhance the visual appearance of the property through quality design, landscaping, signage, and streetscape improvements.

- Create an attractive and welcoming environment that contributes positively to the surrounding neighborhood.
- Reinforce Lake Park's unique sense of place and community identity.

Public Benefit

- Provide measurable economic and community benefits that extend beyond the property itself.
- Encourage redevelopment that improves the pedestrian environment and overall public realm.
- Support projects that serve residents, businesses, and visitors while contributing to the long-term success of the downtown district.

Consistency with the Community Redevelopment Master Plan

Proposals should demonstrate consistency with the goals, strategies, and initiatives identified within the Lake Park Community Redevelopment Master Plan, including its emphasis on:

- strengthening the local economy;
- supporting redevelopment of commercial corridors;
- encouraging strategic public and private investment;
- improving the quality of public spaces;
- enhancing walkability and connectivity;
- fostering attractive mixed commercial environments; and
- implementing redevelopment projects that contribute to the long-term revitalization of the Community Redevelopment Area.

Evaluation of Community Impact

Proposers should clearly describe how their redevelopment concept will:

- Activate the property as a destination within Downtown Lake Park.
- Complement nearby businesses and encourage additional investment.
- Generate economic activity and customer traffic.
- Enhance the appearance and functionality of the site.
- Support implementation of the Community Redevelopment Master Plan.
- Provide lasting value to the Town of Lake Park and the Community Redevelopment Area.

The CRA recognizes that redevelopment proposals may vary in design, business concept, and operational characteristics. While creativity and innovation are encouraged, preference will be given to proposals that most effectively advance the redevelopment objectives outlined in this Request for Proposals and demonstrate a commitment to creating a high-quality, sustainable project that contributes to the continued revitalization of Downtown Lake Park.

Desired Uses

The Town of Lake Park Community Redevelopment Agency ("CRA") seeks redevelopment proposals that will transform the Property into a vibrant destination that contributes to the continued revitalization of Downtown Lake Park. The CRA encourages creative and innovative redevelopment concepts that are economically sustainable, architecturally compatible with the surrounding area, and consistent with the goals and objectives of the Lake Park Community Redevelopment Master Plan.

While the CRA is open to a variety of redevelopment concepts, preference will be given to proposals that create a destination, generate pedestrian activity, support surrounding businesses, and encourage long-term private investment within the Community Redevelopment Area.

Preferred Uses

Examples of preferred uses include, but are not limited to:

Food and Beverage

- Destination restaurants
- Chef-driven dining concepts
- Cafés and coffee shops
- Specialty dessert establishments
- Breweries or craft beverage establishments
- Specialty food markets
- Farm-to-table restaurants

Retail

- Boutique retail
- Artisan shops
- Specialty gift stores
- Home décor and furnishings
- Specialty apparel
- Bookstores
- Hobby and maker spaces
- Local merchant marketplaces

Arts, Culture and Entertainment

- Art galleries
- Creative studios

- Cultural venues
- Performing arts or music venues
- Educational or instructional spaces
- Interactive entertainment concepts
- Family-oriented destinations

Health, Wellness and Lifestyle

- Fitness studios
- Wellness centers
- Nutrition or healthy lifestyle businesses
- Personal services that complement the downtown environment

Office and Commercial

- Professional office
- Creative office
- Entrepreneurial incubator
- Co-working space
- Technology or innovation businesses
- Other commercial uses that encourage daytime activity within the downtown district

Mixed Commercial Concepts

The CRA welcomes proposals that thoughtfully combine multiple complementary uses within the existing building or as part of a redevelopment concept, provided the project enhances the overall vitality of Downtown Lake Park.

Examples may include:

- Restaurant with outdoor dining
- Retail combined with café space
- Boutique retail with artisan workshops
- Office with publicly accessible commercial components
- Other innovative concepts that activate the property throughout the day and evening.

Desired Project Characteristics

In addition to the proposed use, the CRA encourages projects that:

- Create a destination for residents and visitors.
- Increase pedestrian activity along Park Avenue.
- Encourage repeat visitation.
- Complement existing downtown businesses.

- Support evening and weekend activity.
- Enhance the architectural character of Downtown Lake Park.
- Incorporate attractive landscaping and streetscape enhancements.
- Include outdoor gathering or seating areas where appropriate.
- Demonstrate long-term operational sustainability.
- Create employment opportunities.
- Generate additional private investment within the Community Redevelopment Area.
- Promote a high-quality customer experience.

Adaptive Reuse and Redevelopment

The CRA welcomes proposals that preserve, renovate, expand, or redevelop the existing building. Proposers should clearly explain how their approach represents the highest and best use of the property and advances the redevelopment objectives of the CRA.

Uses Requiring Additional Consideration

The CRA recognizes that innovative redevelopment opportunities may not fit neatly within a predefined category. Accordingly, proposals for uses not specifically identified in this section may still be considered if the proposer clearly demonstrates how the project:

- Advances the goals of the Community Redevelopment Master Plan;
- Enhances Downtown Lake Park;
- Generates measurable economic and community benefits;
- Encourages private investment;
- Creates an active, pedestrian-oriented environment; and
- Represents a high-quality, long-term redevelopment opportunity.

Uses That May Not Be Considered Favorably

While every proposal will be evaluated on its individual merits, the CRA generally does not encourage uses that:

- Generate little or no pedestrian activity;
- Result in long-term vacancy or underutilization of the property;
- Are incompatible with the vision for Downtown Lake Park;
- Create adverse impacts on surrounding businesses or neighborhoods;
- Fail to demonstrate a meaningful contribution to the redevelopment objectives of the Community Redevelopment Area.

The CRA reserves the right to determine whether any proposed use is consistent with the goals of the Community Redevelopment Master Plan, applicable zoning regulations, and the overall public interest.

Proposal Submission Requirements

To facilitate a fair and consistent evaluation process, all proposals shall be organized in the order outlined below. Proposals should be clear, concise, and provide sufficient detail to demonstrate the Proposer's qualifications, financial capacity, redevelopment experience, and proposed vision for the Property.

Failure to provide the requested information may result in the proposal being determined non-responsive. Proposals deemed nonresponsive may be disqualified, rejected, and receive no further consideration at the sole and absolute discretion of the CRA. This RFP requires the use and submission of specific CRA forms. The CRA forms shall not be expanded or altered. Failure to utilize the CRA's forms will result in the rejection of the Proposal as non-responsive at the sole and absolute discretion of the CRA.

The CRA reserves the right to validate any and all information submitted by a Proposer. At its sole and absolute discretion, the CRA may disqualify any Proposer if the CRA determines that their Proposal does not sufficiently document experience and qualifications. Further, at its sole and absolute discretion, the CRA may request and require that additional information be provided by a Proposer.

Proposers understand that submitting a Proposal in response to this RFP does not constitute an Agreement between the CRA and the Proposer. Proposers understand and affirm they have no contractual right(s) and/or expectation(s) by submitting a Proposer to the CRA in response to this RFP.

A. Cover Letter

Provide a cover letter signed by an individual authorized to bind the proposing entity.

The cover letter shall include:

- Name of the proposing entity
- Primary contact person
- Business address
- Telephone number
- Email address
- Type of business entity (corporation, LLC, partnership, etc.)
- State of incorporation or organization
- Statement confirming the Proposer has reviewed the RFP and agrees to its terms

B. Executive Summary

Provide a concise summary describing:

- The overall redevelopment concept
- Intended use of the property
- Why the proposal is well suited for Downtown Lake Park
- Major community benefits
- Estimated investment

C. Development Narrative

Provide a detailed narrative describing:

- Proposed business or redevelopment concept
- Operational model
- Customer base
- Hours of operation
- Number of employees
- Long-term vision
- Why this location was selected
- How the project advances the CRA's redevelopment objectives

D. Development Team

Provide information regarding:

- Ownership entity
- Development team
- Project manager
- Architect
- Engineer
- General contractor (if known)
- Other key consultants

Include resumes or biographies for principal team members.

E. Experience and Qualifications

Describe the Proposer's experience completing similar projects.

Include:

- Years in business
- Organizational history
- Three comparable projects
- Project photographs (if available)
- Project locations

- References
- Contact information

F. Financing Plan

The financing plan shall include at least the following:

- Proposed project budget/breakdown of all hard and soft costs required to implement project
- Sources, amounts, terms, and conditions of financing and proposers' equity consistent with the project budget
- Business Plan for the type of use with pro-forma cash flow statements with assumptions for a 10-year period
- Evidence of financing consistent with project budget
- Evidence of financial capacity of lenders and equity sources
- Any public financing assistance that may be required

The CRA may request proposers to submit revised, updated, or a more detailed financing plan as deemed helpful or relevant, in the sole discretion of the CRA, in evaluating the proposer or any aspect of its proposal.

G. Purchase Offer

Clearly identify:

- Proposed purchase price
- Earnest money deposit
- Proposed closing timeframe
- Any contingencies
- Requested due diligence period

H. Redevelopment Schedule

Provide an estimated timeline including:

- Property acquisition
- Design
- Permitting
- Construction
- Completion
- Business opening
-

I. Site and Building Improvements

Describe proposed improvements including:

- Renovations
- Building additions
- Adaptive reuse
- New construction (if applicable)
- Landscaping
- Exterior improvements
- Outdoor seating
- Lighting
- Signage
- Parking improvements

Conceptual renderings, sketches, or floor plans are encouraged.

J. Community Benefits

Describe how the project will:

- Increase economic activity
- Support surrounding businesses
- Generate employment
- Encourage pedestrian activity
- Enhance Downtown Lake Park
- Support implementation of the Community Redevelopment Master Plan
- Improve the appearance of the Property

K. Right of First Offer

- As a condition of the sale, the successful proposer shall agree to grant the Town of Lake Park a Right of First Offer should the property be offered for sale at any time in the future.
- Prior to marketing or otherwise offering the property for sale to a third party, the owner shall first provide written notice to the Town of Lake Park of its intent to sell the property.
- The Town shall have the opportunity to negotiate for the purchase of the property based upon its then-current fair market value. Fair market value shall be determined by independent appraisals obtained by both parties. Should the appraised values materially differ, the parties shall mutually agree upon a process for determining the final fair market value.

- The specific terms and conditions of the Right of First Offer shall be incorporated into the Purchase and Sale Agreement and any subsequent Development Agreement approved by the CRA Board.

L. Requested CRA Assistance

If requesting any CRA incentives or assistance beyond the purchase of the Property, describe:

- Type of assistance requested
- Estimated value
- Public benefit
- Why assistance is necessary

The CRA reserves the right to approve or deny any requested assistance.

Proposal Checklist

Required Item	Included
Cover Letter	☐
Executive Summary	☐
Development Narrative	☐
Development Team	☐
Experience	☐
Financing Plan	☐
Purchase Offer	☐
Project Schedule	☐
Site Improvements	☐
Community Benefits	☐
Right of First Offer	☐
Requested CRA Assistance	☐

Submission Instructions

A. Proposal Submission Deadline

Proposer(s) shall submit (1) printed original and (5) printed copies. All submittals must be on 8 1/2” x 11” paper, neatly typed on one side only, with normal margins, and spacing. Handwritten responses will not be accepted. Said proposal must be submitted in sealed envelope Clearly Labeled "RFP 124-2026" and shall be delivered (by hand delivery or via mail; no electronic submissions) in accordance with the following:

Proposal Submission Due Date: Wednesday, September 9, 2026 by 2:00PM EST

Late submissions will not be accepted or considered. It is the sole responsibility of the Proposer to ensure that its proposal is received by the submission deadline.

B. Proposal Submission Location

Proposals shall be delivered to:

Town of Lake Park
Town Clerk
535 Park Avenue
Lake Park, Florida 33403

Responses must be clearly marked on the outside of the package referencing

LAKE PARK CRA NOTICE OF DISPOSITION AND REQUEST FOR PROPOSALS FOR 800 PARK AVENUE

Note: Submissions will not be accepted at any other location. Responses received after, the date and time stated in the policy will not be accepted and shall be returned unopened to the proposer(s).

C. Proposal Format

Proposals should be prepared on standard 8½" × 11" paper. Larger exhibits, renderings, drawings, or site plans may be submitted on fold-out sheets or larger paper sizes where appropriate.

Proposals should be organized in the order identified in Proposal Submission Requirements and should include tabs or dividers for each major section to facilitate the evaluation process.

D. Questions Regarding the RFP

Questions regarding this solicitation shall be submitted in writing to the designated contact of the CRA at the location listed on the cover page no later than the date identified for questions.

Questions should reference the applicable section of the RFP whenever possible.

Verbal interpretations or clarifications shall not be binding.

Responses to questions determined to materially affect the solicitation will be issued through a written Addendum.

E. Addenda

The CRA reserves the right to modify this Request for Proposals through written Addenda at any time prior to the proposal submission deadline.

It is the responsibility of each Proposer to ensure that all issued Addenda have been received and acknowledged prior to submitting a proposal.

Failure to acknowledge receipt of all Addenda may result in the proposal being determined non-responsive.

F. Withdrawal or Modification of Proposals

A Proposer may withdraw or modify its proposal at any time prior to the submission deadline by providing written notice to the Town Clerk.

Oral/verbal changes, modifications, or withdrawals will not be recognized and will be disregarded. Written modifications will not be accepted after the response submission deadline. Proposer(s) shall not assign or otherwise transfer their response to another individual or entity.

G. Public Records

Proposals submitted in response to this Request for Proposals shall become public records in accordance with Chapter 119, Florida Statutes, and other applicable laws.

Proposers claiming that portions of their proposal contain confidential or exempt information shall clearly identify the specific information claimed to be exempt and cite the applicable statutory authority supporting such claim. The CRA reserves the right to determine whether any claimed exemption is applicable. A proposer's failure or refusal to comply with the provision of this section shall result in the immediate cancellation of the agreement (if awarded) by the CRA.

H. Costs of Proposal Preparation

All costs incurred in preparing and submitting a proposal shall be the sole responsibility of the Proposer.

The CRA shall not be liable for any costs associated with proposal preparation, interviews, presentations, negotiations, or any other activities related to this solicitation.

I. Cone of Silence

Upon issuance of this Request for Proposals and continuing until final action by the Community Redevelopment Agency Board, a Cone of Silence shall be in effect in accordance with the Town of Lake Park Procurement Policy.

Except as expressly authorized by the Procurement Policy, Proposers, their representatives, agents, lobbyists, and consultants shall not communicate regarding this solicitation with members of the CRA Board, the Town Commission, evaluation committee members, the Town Manager, or any Town employee involved in the evaluation or award process.

All communications concerning this solicitation shall be directed exclusively to the designated Contact Person identified in this Request for Proposals.

Violation of the Cone of Silence may result in disqualification of the Proposal.

J. Protest Procedure

Any actual or prospective Proposer who is aggrieved in connection with the solicitation or award of this Request for Proposals may file a protest in accordance with the Town of Lake Park Procurement Policy. Failure to comply with the applicable protest procedures, including required deadlines, shall constitute a waiver of any protest rights.

The Town of Lake Park Community Redevelopment Agency and the Town of Lake Park reserve the right to proceed in accordance with the Procurement Policy and all applicable provisions of Florida law.

K. Reservation of Rights

Submission of a proposal constitutes acknowledgment that the Proposer has examined the Request for Proposals and all supporting documents and accepts the terms and conditions contained herein unless specifically identified otherwise within the proposal.

The submission of a proposal does not obligate the CRA to award a contract, enter into negotiations, or dispose of the property.

Evaluation Criteria

The Town of Lake Park Community Redevelopment Agency ("CRA") intends to select the proposal that, in the judgment of the CRA Board, provides the greatest overall benefit to the Community Redevelopment Area and best advances the goals and objectives of the Community Redevelopment Plan.

Selection will not be based solely upon the proposed purchase price. Rather, proposals will be evaluated on their overall quality, financial feasibility, redevelopment potential, qualifications of the proposer, anticipated community benefits, and consistency with the redevelopment vision established by the CRA.

The evaluation criteria described below are intended to provide a consistent framework for reviewing proposals. The CRA reserves the right to consider additional relevant factors and to request interviews, presentations, or supplemental information during the evaluation process.

Evaluation Process

Each proposal will be reviewed to determine if it is responsive to the submission requirements. A “responsive” proposal is one which meets the requirements of the notice/policy, is submitted in the format outlined in the notice, is of timely submission, and has appropriate signatures/attachments as required on each document.

The procedure for response evaluation is as follows:

1. Receipt of notice responses.

2. Opening and listing of all proposals received.

3. Preliminary review by CRA staff for compliance with the submission requirements of the notice, including verification that each proposal includes all documents required.

4. The CRA Executive Director shall forward all responsive proposals to the CRA Board.

Point Allocation

Proposals will generally be evaluated using the following criteria.

Evaluation Criteria	Maximum Points
Consistency with CRA Redevelopment Objectives	40
Financial Capacity and Purchase Price	30
Overall Redevelopment Concept and Vision	20
Developer Qualifications and Experience	10
Total Possible Points	**100**

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Consistency with CRA Redevelopment Objectives (40 Points)

The CRA will evaluate the extent to which the proposal advances the goals of the Community Redevelopment Master Plan, including:

- Downtown revitalization
- Increased economic activity
- Pedestrian-oriented development
- Private investment
- Long-term redevelopment
- Enhancement of Park Avenue
- Compatibility with surrounding businesses
- Create jobs
- Increase tax base
- Generate pedestrian traffic
- Support surrounding businesses
- Improve downtown vitality
- Attract visitors
- Encourage additional investment
- Improve quality of life

Financial Capacity and Purchase Price (30 Points)

Evaluation will include:

- Proof of funding
- Financial strength
- Ability to complete the project
- Realistic project budget
- Financial stability
- Availability of financing
- Purchase price
- Proposed closing schedule
- Due diligence period
- Contingencies
- Overall business terms

Overall Redevelopment Concept and Vision (20 Points)

Consideration will be given to:

- Creativity of the proposal
- Long-term vision
- Quality of the redevelopment concept

- Ability to create a destination
- Compatibility with Downtown Lake Park
- Innovation
- Overall feasibility
- Architectural quality
- Building improvements
- Adaptive reuse
- Streetscape enhancements
- Pedestrian experience
- Overall appearance

Developer Qualifications and Experience (10 Points)

The CRA will evaluate:

- Experience with comparable redevelopment projects
- Organizational capability
- Qualifications of the development team
- References
- History of successful project completion
- Experience working with public agencies
- Readiness to proceed

The highest purchase price will not necessarily receive the highest overall evaluation if the proposal does not otherwise advance the redevelopment objectives of the CRA.

Interviews and Presentations

Following the initial evaluation, the CRA may invite one or more proposers to participate in interviews or make presentations.

During interviews, proposers may be asked to discuss:

- Project vision
- Development experience
- Financing
- Construction schedule
- Community benefits
- Operational plan
- Long-term commitment to Downtown Lake Park

Selection Process

The Town of Lake Park Community Redevelopment Agency ("CRA") intends to conduct a fair, transparent, and competitive evaluation process to identify the proposal that best advances the goals and objectives of the Community Redevelopment Plan and serves the best interests of the CRA and the Town of Lake Park.

Submission of a proposal does not create any contractual rights or obligate the CRA to dispose of the Property. The CRA reserves the right to modify the evaluation and negotiation process as determined to be in the best interest of the CRA.

1. The CRA Board will evaluate each responsive proposal in accordance with the requirements and will rank the responses from the most qualified to the least qualified. The CRA Board, at its own option, may decide to hold brief presentations and/or interview sessions with all proposers or the top three (3) firms/proposers deemed to be the most qualified.
2. The CRA Board shall authorize the CRA to enter into negotiation with the top-ranked qualified firm/proposer.
3. The CRA Executive Director shall enter into negotiations for a development agreement (“Agreement”) with the top-ranked qualified firm/proposer and upon successful negotiation of an Agreement, the CRA Board will award the project to the top-ranked firm/proposer and authorize the CRA Executive Director to execute the Agreement.

All CRA Board considerations shall be made at a public meeting, as required by Section 286.011, Florida Statutes. The CRA Board shall have the final decision-making authority concerning the selection of a successful proposal for the disposition of CRA-owned real property or interest therein.

The factors outlined below shall be applied to all eligible proposals. Note: fulfillment of project goals, quality and sensibility of design, and compatibility with the neighborhood and immediate surrounding will be considered when reviewing the proposals. All references will be subject to appropriate evaluation.

The CRA Board reserves the right to accept, reject, or negotiate any proposal in accordance with the Reservation of Rights contained within this Request for Proposals.

Negotiations

Following completion of the evaluation process, the CRA may enter into negotiations with one or more Proposers.

Negotiations may include, but are not limited to:

- Purchase price;
- Project scope;
- Development schedule;
- Performance milestones;
- Due diligence period;
- Closing timeline;
- Development agreement terms;
- Public benefits;
- Other business terms deemed appropriate by the CRA.

The CRA reserves the right to negotiate with the highest-ranked proposer or, if negotiations are unsuccessful, terminate negotiations and begin negotiations with another proposer without reissuing the Request for Proposals.

The CRA Board reserves the sole authority to determine whether the disposition of the Property is in the best interest of the Community Redevelopment Agency.

The CRA Board may:

- Approve a proposal;
- Reject any or all proposals;
- Direct staff to negotiate additional terms;
- Request additional information from one or more proposers;
- Authorize negotiations with another proposer;
- Reissue the Request for Proposals; or
- Take any other action authorized by law.

Selection of a preferred proposer does not constitute acceptance of a proposal or create a binding agreement.

The disposition of the Property shall become effective only upon:

- Approval by the CRA Board;
- Execution of a mutually acceptable Purchase and Sale Agreement;
- Satisfaction of all applicable statutory requirements; and
- Execution of all required legal documents.

General Terms and Conditions

The Town of Lake Park Community Redevelopment Agency ("CRA") reserves the right to protect the public interest throughout the solicitation, evaluation, negotiation, and disposition process. Issuance of this Request for Proposals ("RFP") does not obligate the CRA to dispose of the Property, accept any proposal, or enter into any agreement.

By submitting a proposal, each Proposer acknowledges and agrees that the CRA reserves the rights described below.

A. General Rights

The CRA reserves the right to:

- Reject any or all proposals.
- Accept the proposal determined to be in the best interest of the CRA, regardless of purchase price.
- Waive minor irregularities or informalities in any proposal.
- Request clarification or additional information from any Proposer.
- Request corrections of clerical errors.
- Conduct investigations of any Proposer's qualifications, experience, financial capacity, or references.
- Verify all information contained within a proposal.

B. Negotiation Rights

The CRA reserves the right to:

- Negotiate with one or more Proposers.
- Negotiate changes to any proposal.
- Request revised proposals.
- Request Best and Final Offers (BAFOs).
- Suspend or terminate negotiations at any time.
- Begin negotiations with another Proposer if negotiations with the preferred Proposer are unsuccessful.

Selection of a preferred proposer shall not create any contractual rights until a Purchase and Sale Agreement has been fully executed.

C. Evaluation Rights

The CRA reserves the right to:

- Determine whether a proposal is responsive.
- Determine whether a Proposer is responsible.
- Evaluate proposals using the criteria identified in this RFP.
- Consider information obtained from interviews, presentations, references, financial reviews, or other available sources.
- Seek clarification regarding any proposal.
- Conduct interviews with one or more Proposers.

D. Modification of the Solicitation

The CRA reserves the right to:

- Amend this RFP through written Addenda.
- Modify the Procurement Schedule.
- Extend submission deadlines.
- Cancel or withdraw this solicitation.
- Reissue this RFP.
- Issue additional solicitations for the Property if determined to be in the best interest of the CRA.

E. Public Interest

The CRA reserves the right to reject any proposal that, in its sole judgment:

- Does not advance the goals of the Community Redevelopment Master Plan.
- Is not financially feasible.
- Does not demonstrate sufficient development experience.
- Is inconsistent with the public interest.
- Does not provide adequate public benefit.
- Is otherwise determined to be contrary to the objectives of the Community Redevelopment Agency.

The CRA's determination regarding the best interests of the Community Redevelopment Area shall be final.

F. No Obligation to Award

The CRA reserves the right not to award the Property to any Proposer.

The CRA may determine that none of the submitted proposals adequately satisfy the objectives of this Request for Proposals or the goals of the Community Redevelopment Plan.

G. Proposal Costs

All costs incurred in preparing, submitting, presenting, or negotiating a proposal shall be the sole responsibility of the Proposer.

The CRA shall not reimburse any costs associated with participation in this solicitation.

H. Accuracy of Information

While every effort has been made to provide accurate information, the CRA does not warrant or guarantee the completeness or accuracy of information contained within this Request for Proposals, the Offering Memorandum, or any supporting exhibits.

Proposers shall be responsible for conducting their own independent investigations, inspections, due diligence, and analyses concerning the Property.

I. Property Condition

The Property is being offered "AS IS, WHERE IS, WITH ALL FAULTS," subject to the terms and conditions contained within the negotiated Purchase and Sale Agreement.

The CRA makes no representations or warranties regarding the physical condition of the Property, environmental conditions, suitability for any particular use, or future development approvals.

J. Compliance with Laws

The selected Proposer shall be responsible for complying with all applicable federal, state, county, and local laws, ordinances, regulations, codes, permitting requirements, and development approvals.

Selection through this RFP shall not constitute approval of any land use, zoning, permitting, or development application.

K. Public Records

Proposals submitted in response to this Request for Proposals shall become public records subject to the provisions of Chapter 119, Florida Statutes, unless specifically exempt by law.

L. Governing Law

This Request for Proposals and any resulting agreement shall be governed by the laws of the State of Florida.

Venue for any legal proceedings arising from this solicitation or any resulting agreement shall lie exclusively in the appropriate court located in Palm Beach County, Florida.

M. No Contract Created

This Request for Proposals is an invitation to submit proposals only.

Neither the issuance of this RFP, the submission of a proposal, the designation of a preferred proposer, nor participation in negotiations shall create any contractual relationship between the CRA and any Proposer.

A binding agreement shall exist only upon approval by the CRA Board and the execution of a written Purchase and Sale Agreement by all authorized parties.

N. Collusion

By submitting a proposal, the proposer(s) certifies that its proposal is made without previous understanding, agreement, or connection either with any person, firm, or corporation submitting a proposal for the same services, or with the CRA. The proposer(s) certifies that its proposal is fair, without control, collusion, fraud, or other illegal action. The proposer(s) further certifies that it is in compliance with the conflict of interest and code of ethics laws. The CRA will investigate all situations where collusion may have occurred and the CRA reserves the right to reject any and all proposal where collusion may have occurred.

O. Cost of Sale

Unless otherwise approved by the CRA Board, the successful purchaser shall be responsible for all costs associated with the acquisition and closing of the property, including, but not limited to:

- documentary stamp taxes;
- recording fees;
- title insurance;
- survey costs;
- closing fees;
- attorney's fees;
- due diligence costs;
- inspections;
- lender costs; and
- any other expenses associated with the transaction.

The CRA shall not be responsible for any purchaser closing costs unless specifically approved by the CRA Board.

P. Public Records

Proposer(s) understand that the public shall have access, at all reasonable times, to all documents and information pertaining to CRA contracts, subject to the provisions of Chapter 119, Florida Statutes, and agrees to allow access by the CRA and the public to all documents subject to disclosure under applicable law. A proposer's failure or refusal to comply with the provision of this section shall result in the immediate cancellation of the agreement (if awarded) by the CRA.

Town Clerk's Office
Laura Weidgans,
Deputy Town Clerk

Laura Weidgans

Digitally signed by Laura Weidgans
DN: cn=Laura Weidgans, o=Town of Lake Park, ou=Deputy Town Clerk, email=lweidgans@lakeparkflorida.gov, c=US
Date: 2026.07.24 10:56:49 -04'00'

Town of Lake Park Community Redevelopment Agency

Agenda Request Form

Meeting Date:	November 18, 2026
Originating Department:	Community Redevelopment Agency (CRA)
Agenda Title:	Resolution 116-11-26 – Clocktower Carillon System Replacement and Controller Relocation – P H Bell and Clock, LLC – $12,612.00
Agenda Category:	New Business
Approved by Town Manager:	_____ **Date:** _____

Cost of Item:	$12,612.00	**Funding Source:**	CRA funds
Account Number:	110-552-520-82190	**Finance Signature:**	
Advertised Date:		**Newspaper:**	
Attachments:	Resolution 116-11-26; P H Bell Apollo III Proposal; P H Bell Controller Relocation Proposal.		

Please initial one:

_____ Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

The Town's clocktower carillon system requires replacement to restore reliable operation and improve access for programming and maintenance. The Community Redevelopment Agency recommends approval of Resolution XX-11-26, authorizing P H Bell and Clock, LLC to install a new digital carillon system and relocate the controller to an accessible, ground-level enclosure.

P H Bell and Clock, LLC proposes furnishing and installing an Apollo III touchscreen carillon controller, an amplifier, and four weatherproof speakers for $10,800.00. The proposed system supports Westminster chimes, hour strikes, music, network time synchronization, and remote access through a network/VNC connection, subject to the required connectivity. The proposal includes professional installation, hands-on training, and a three-year parts-and-labor warranty.

To improve accessibility and ease of operation, P H Bell and Clock, LLC also proposes relocating the

controller from the tower to a ground-level, weather-tight locking enclosure for $1,812.00. This work includes the conduit and wiring described in the relocation proposal. The combined quoted base amount is $12,612.00. Both proposals require a 50 percent deposit, with the remaining balance due upon completion of installation. The improvements will support reliable clocktower chimes and music while providing staff with more convenient access to the system's controls.

The proposed purchase follows the Town of Lake Park's Purchasing Code, Sec. 2-249, Exemptions, which provides for sole and single source purchases. Under this provision, the purchasing agent may make or authorize the purchase of goods and services without competitive solicitations when the director of the department requesting the purchase has documented in writing and provided information supporting the fact that the goods or services are only available through one (1) source.

Recommended Motion:

I move to approve Resolution 116-11-26, authorizing the clocktower carillon system replacement and controller relocation by P H Bell and Clock, LLC, in the combined quoted base amount of $12,612.00.

RESOLUTION 116-11-26

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING, THE PURCHASE AND INSTALLATION OF THE CLOCKTOWER CARILLON SYSTEM AND CONTROLLER, FROM P H BELL AND CLOCK, LLC, IN AN AMOUNT NOT TO EXCEED $12,612.00; AUTHORIZING THE CHAIR TO EXECUTE AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment agency of the Town of Lake Park, a public body duly organized under laws of the State of Florida (the "CRA") has the powers and authority conferred upon it by Chapter 163, Part III, Florida Statutes; and

WHEREAS, the CRA desires to replace the existing Downtown Clocktower carillon system and controller to improve programming, operation, and accessibility; and

WHEREAS, the proposed work includes an Apollo III carillon clock controller, amplifier, four weatherproof speakers, professional installation and training, together with relocation of the controller to a locking ground-level enclosure and associated conduit and wiring; and

WHEREAS, Section 2-249(3) of the Town of Lake Park Purchasing Code permits the Purchasing Agent to authorize a sole- or single-source purchase without competitive solicitation when the requesting department director documents in writing, with supporting information, that the goods or services are the only items meeting the specified requirements and are available through only one source; and

WHEREAS, the P H Bell and Clock, LLC proposals provide a base system price of $10,800.00 and an additional controller-relocation price of $1,812.00, for a combined amount of $12,612.00; and

WHEREAS, the CRA proposes to procure the Apollo III carillon system and related installation services from P H Bell and Clock, LLC through the sole-source procedure, subject to a written marketplace and compatibility justification and confirmation of vendor exclusivity or other evidence satisfying Section 2-249(3); and

WHEREAS, the CRA Board finds that approval of the proposed project, subject to the conditions stated herein, serves the CRA's redevelopment purposes and is in the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAKE PARK COMMUNITY REDEVELOPMENT AGENCY, FLORIDA:

Section 1. The foregoing recitals are incorporated herein by reference.

Section 2. Conditional sole-source approval. Subject to the Purchasing Agent's written determination that the requirements of Section 2-249(3) of the Town Purchasing Code are

satisfied, the CRA Board approves procurement of the replacement Downtown Clocktower carillon system and controller, including ground-level controller relocation, from P H Bell and Clock, LLC in an amount not to exceed TWELVE THOUSAND SIX HUNDRED TWELVE DOLLARS ($12,612.00), as generally described in the vendor proposals included in the agenda materials. This Resolution does not itself establish that P H Bell and Clock, LLC is the only available source.

Section 3. The Chair is authorized to execute an agreement with P H Bell and Clock, LLC in a form approved by the CRA Attorney, only after the requesting department has submitted a written sole-source justification supported by a reasonably thorough marketplace analysis, the Purchasing Agent has approved use of Section 2-249(3), and the Town Clerk and CRA Attorney have confirmed any other applicable procurement requirements. The agreement shall define the complete scope, project schedule, acceptance/testing, training, warranties, network/security requirements, responsibilities for permits, electrical work and access equipment, payment terms, and all-inclusive compensation. No costs in excess of $12,612.00 shall be incurred without separate approval in accordance with applicable purchasing authority.

Section 4. The CRA Executive Director and authorized staff are directed to take all actions reasonably necessary to implement this Resolution, consistent with the executed agreement.

Section 5. This Resolution shall take effect immediately upon adoption.

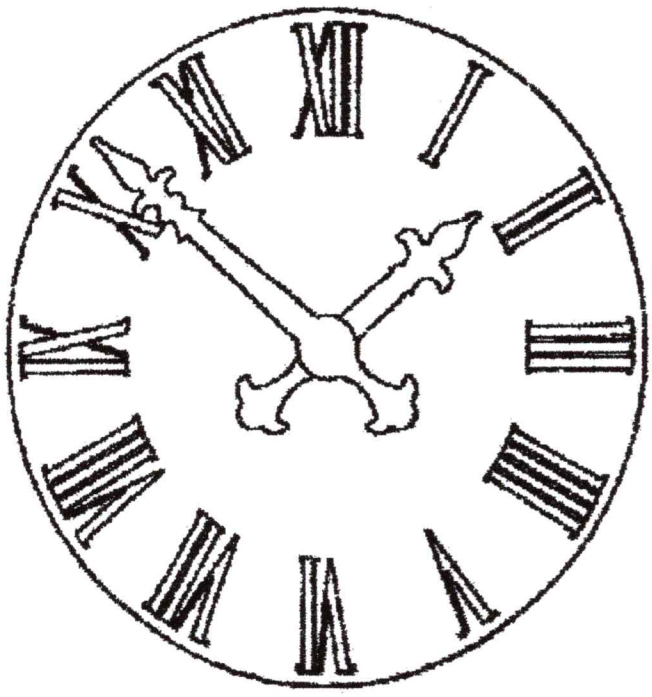
P H Bell and Clock, LLC.

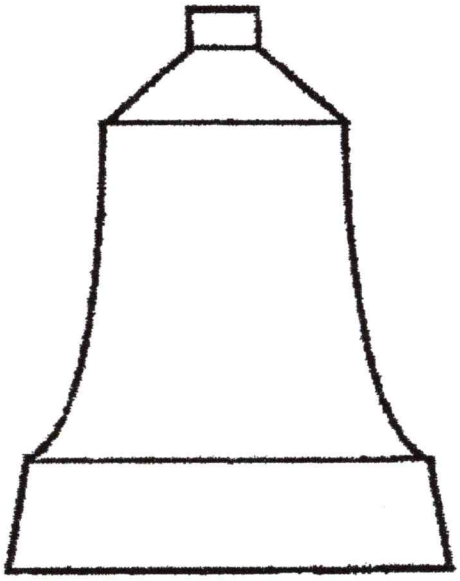
Purchase Agreement For

Town of Lake Park, Fl.

Paul Heimbrock

2026





PURCHASE AGREEMENT FOR:

Town of Lake Park, Fl.

P H Bell and Clock, LLC.

Scope of Work

This is a purchase agreement between P H Bell and Clock, LLC. And The Town of Lake Park, Fl. This scope of work details all the work and equipment for installing a new Apollo III Carillon Clock Controller, Amplifier and 4 Weatherproof Speakers .

The scope of work for the carillon project will include:

1. A new Apollo III Carillon Clock Controller to Replace the HP Palm Pilot Carillon unit that was used for years to provide Chime sounds for Westminster, Hour strike and Music. This new Apollo III Touch Screen Controller will connect to the Tower Clocks and the Amplifier to Speakers. This Unit can be connected to a Lane Cable with internet to Provide NTP, National Time Protocol That will keep the Time on the Carillon and the Tower Clocks the Same. Also it will have VNC That will allow you to connect with the Wi-Fi Connection to any Computer, Tablet or Smart Phone, You can Change programming dates, times. You can do instant functions for Special Events Happening around the Clock tower. The Installed Price is $8,100.00
2. New Amplifier to give sounds from Apollo III unit. Amplifier is $1,100.00 Installed Price.
3. Install new weather proof speakers. Speakers are $1,600.00 Installed Price.

All of the equipment required comes complete with professional installation by P H Bell and Clock, LLC. with hands on training and operating instructions.

The Client's Responsibility

In order to ensure the timely completion of this project, the purchaser agrees to take responsibility for the following:

- The cost of all permits, licenses, or stamps of engineering approval for this project.
- All electrical wiring or existing wiring modifications that may be required.
- Safe access for installation personnel and any lift equipment required.

Warranty

The standard warranty for equipment installed by P H Bell and Clock, LLC. is three years for all parts and labor.

Investment

The total investment for the project described above is $10,800.00. This investment excludes any and all taxes, fees, levies, freight and shipping which are the responsibility of the purchaser.

Terms of Payment

A 50% deposit is required with the placement of the order and the balance due upon completion of installation.

Validity

This purchase agreement is valid for 30 days from June 23, 2026

Acceptance

P H Bell and Clock , LLC.
By:_____
Paul Heimbrock, Owner
Return by mail:
P H Bell and Clock, LCC.
842 Chatham Walk Drive
Ruskin, FL. 33570

Town of Lake Park, Fl.
By:_____
Date: _____
Return by Fax: 954-923-8342
(Any questions please call 954-559-5378)
Email phbellman@aol.com

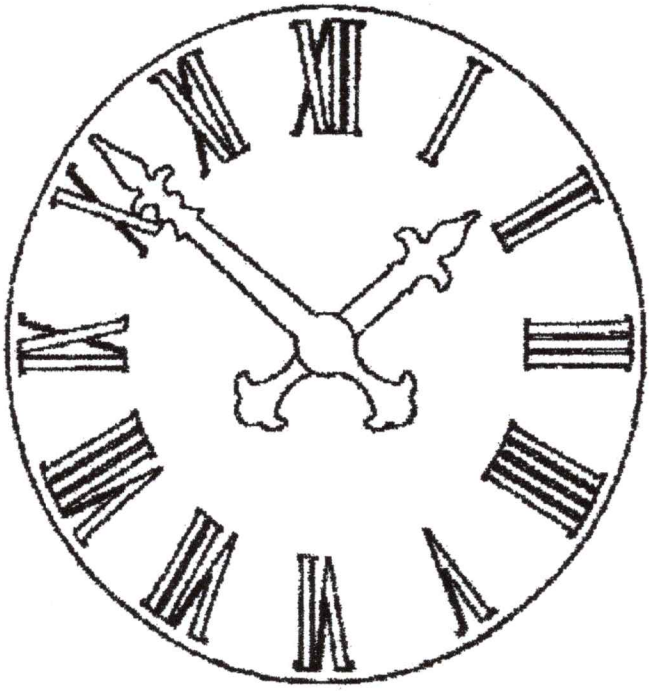
P H Bell and Clock, LLC.

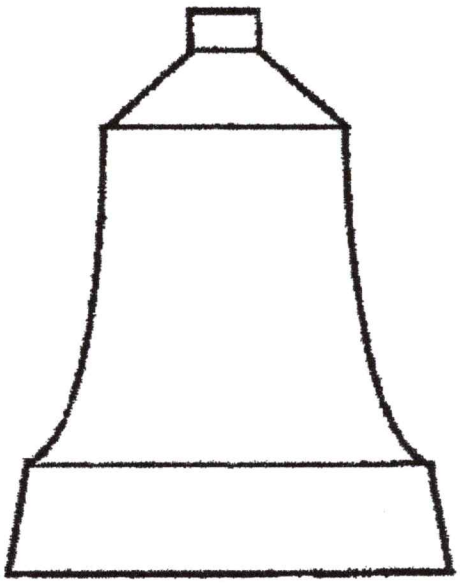
Purchase Agreement For

Town of Lake Park, Fl.

Paul Heimbrock

2026





PURCHASE AGREEMENT FOR:

Town of Lake Park, Fl.

P H Bell and Clock, LLC.

Scope of Work

This is a purchase agreement between P H Bell and Clock, LLC. And The Town of Lake Park, Fl. This scope of work details all the work and equipment for installing a new Weather tight and Locking Enclosure for relocating the Apollo III Carillon Unit from up in the Clock Tower, to Ground Level Access for Programing changes.

The scope of work for the carillon relocation project will include:

1. A new Apollo III Relocation Enclosure to move the Apollo III unit from up in the clock tower, to ground level for easy program changes. 1 - 20 x 16 x 6 Nema Locking enclosure box. Drill holes through floor of clock tower floor to access the PVC conduit for wires X 2.
2. Installing Conduit and wires for 110 Volts AC power to Apollo III unit. 110 Volts power back to Clocks. Low voltage RCA cable to give bell sounds to Amplifier. All water tight, Locking metal Enclosure box.

All of the equipment required comes complete with professional installation by P H Bell and Clock, LLC. with hands on training and operating instructions.

The Client's Responsibility

In order to ensure the timely completion of this project, the purchaser agrees to take responsibility for the following:

- The cost of all permits, licenses, or stamps of engineering approval for this project.
- All electrical wiring or existing wiring modifications that may be required.
- Safe access for installation personnel and any lift equipment required.

Warranty

The standard warranty for equipment installed by P H Bell and Clock, LLC. is three years for all parts and labor.

Investment

The total investment for the project described above is $1,812.00.00. This investment excludes any and all taxes, fees, levies, freight and shipping which are the responsibility of the purchaser.

Terms of Payment

A 50% deposit is required with the placement of the order and the balance due upon completion of installation.

Validity

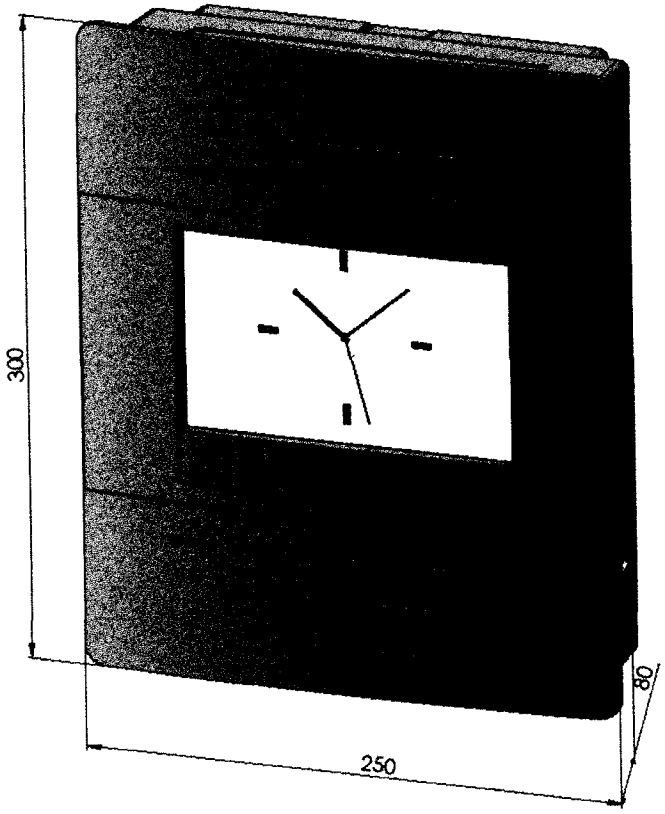
This purchase agreement is valid for 30 days from November 5 , 2026

Acceptance

P H Bell and Clock , LLC.
By:_____
Paul Heimbrock, Owner
Return by mail:
P H Bell and Clock, LCC.
842 Chatham Walk Drive
Ruskin, FL. 33570

Town of Lake Park, Fl.
By:_____
Date: _____
Return by Fax: 954-923-8342
(Any questions please call 954-559-5378)
Email phbellman@aol.com

APOLLO III: drawings



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date:	November 18, 2026
Originating Department:	Community Redevelopment Agency
Agenda Title:	Resolution 117-11-26 – Façade and Exterior Improvement Grant Agreement – Mr. Carlos Montechiari – Crown Enterprises, LLC – 1454 & 1456 10th Street – Up to $48,198.70 [CRA Contribution (Grant Award) - $48,198.70 & Crown Enterprises Contribution - $40,334.05]
Agenda Category:	New Business
Approved by Town Manager:	_____ **Date:** _____

Cost of Item:	$48,198.70	**Funding Source:**	Grants and Incentives
Account Number:	110-552-520-82118	**Finance Signature:**	Barbara A. Gould
Advertised: **Date:**		**Newspaper:**	

Attachments: Resolution, Grant Agreement, Restrictive Covenant, Mortgage and Security Agreement, Promissory Note and Unconditional Guaranty

Please initial one:

_____ Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

Mr. Carlos Montechiari, on behalf of Crown Enterprises LLC and property owner of 1454 & 1456 10th Street, has requested that the CRA Board consider a Façade and Exterior Improvement Grant award in the amount of up to $48,198.70 [CRA Contribution (Grant Award) - $48,198.70 & Crown Enterprises Contribution - $40,334.05].

Note: The Façade and Exterior Improvement Grant, provides that the CRA will provide a grant for 80% of a project cost up to a maximum grant of $50,000 (per property) for projects located with the CRA.

The properties at 1454 and 1456 10th Street are adjacent commercial properties located within the Lake Park CRA that includes two (2) existing buildings – Building #1 – 5,315 sq. ft. and Building #2 – 1,300 sq. ft.. The proposed redevelopment of these properties is zoned for the business district. The property owner is proposing significant exterior improvements to modernize the appearance of the buildings, improve their functionality and enhance the overall appearance of the property.

As a result, CRA and Town staff have reviewed the proposed improvements and determined that the project is eligible for consideration under the Lake Park CRA's Façade and Exterior Improvement Grant Program. Proposed major elements are expected to include:

1. Complete exterior façade preparation and repairs at both properties.
2. Replace existing windows and exterior doors.
3. Replace storefront windows and exterior doors as proposed.
4. Repaint the exterior of both buildings.
5. Complete roofline and stucco repairs included in the submitted contractor scope.

The estimated total cost of the proposed property improvements identified is approximately $88,532.75 or more, and the applicant is requesting a CRA Façade and Exterior Improvement Grant in the amount of $48,198.70 to assist with the project costs for the two (2) properties. The remaining costs will be funded by the property owner.

CRA Contribution (Grant Award):	$ 48,198.70
Property Owner Contribution:	$ 40,334.05
Estimated Exterior Project Cost:	$ 88,532.75

Note: While the proposed improvements have been reviewed for grant eligibility, formal review for compliance with applicable Town Codes, the Florida Building Code and any other required regulations will be conducted as part of the permit application and review process, as applicable.

If approved, the property owner intends to begin improvements in November and the project is expected be completed within six months.

The proposed Grant Agreement was prepared by the Community Redevelopment Administrator and reviewed by the property owner, Mr. Carlos Montechiari, the Community Development Director, the Finance Director and the Town Attorney.

Recommended Motion:

I move to approve Resolution 117-11-26 and authorize a Façade and Exterior Improvement Grant Agreement with Crown Enterprises LLC for improvements to 1454 & 1456 10th Street, in an amount up to $48,198.70 [CRA Contribution (Grant Award) - $48,198.70 & Crown Enterprises Contribution - $40,334.05]; and authorize the CRA Chair to execute the proposed Grant Award Agreement.

RESOLUTION 117-11-26

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA APPROVING A GRANT AND AUTHORIZING THE CHAIR TO EXECUTE A GRANT AGREEMENT WITH CROWN ENTERPRISES LLC, UNDER THE FACADE AND EXTERIOR IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 1454 & 1456 10TH STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park Community Redevelopment Agency ("CRA"), organized and having the powers and authority conferred upon it by Chapter 163, Part III, Florida Statutes; and

WHEREAS, the CRA has adopted the Lake Park Redevelopment Master Plan pursuant to Fla. Stat. §163.360(7)(d) (the "Master Plan"); and

WHEREAS, the Master Plan identifies aesthetic improvement grants as an opportunity for the rehabilitation and redevelopment of properties located within the Redevelopment Area governed by the Master Plan; and

WHEREAS, in furtherance of its goals, the CRA adopted Redevelopment Incentive Programs to provide grants to eligible recipients for certain property improvements; and

WHEREAS, Crown Enterprises LLC ("Grantee") is the owner of property having an address at 1454 and 1456 10th Street in the Town of Lake Park, Florida ("Property"); and

WHEREAS, the Grantee is seeking a Façade and Exterior Improvement Program Grant from the CRA in an amount not to exceed $48,198.70 ("Grant"), to be used for the rehabilitation and redevelopment of the Property; and

WHEREAS, the CRA Board of Commissioners ("Board") finds that awarding the Grant to the Grantee based upon the terms set forth the Lake Park Community Redevelopment Agency Facade and Exterior Improvement Program Grant Agreement, incorporated herein by reference as Exhibit "A" ("Grant Agreement") is within its powers as set forth in Fla. Stat. §163.370 and is consistent with the Master Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE LAKE PARK COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE TOWN OF LAKE PARK, FLORIDA AS FOLLOWS:

Section 1. The whereas clauses are true and correct and are incorporated herein.

Section 2. The Board hereby approves the Grant and authorizes the Chair of the CRA to execute the Grant Agreement, incorporated herein by reference, between the CRA and Grantee.

Section 3. This Resolution shall become effective immediately upon execution.

#7638326 v1 26508-00003

FAÇADE AND EXTERIOR IMPROVEMENT PROGRAM GRANT AGREEMENT

THIS FAÇADE AND EXTERIOR PROGRAM GRANT AGREEMENT ("Agreement") is made this 18th day November, 2026, by and between the Town of Lake Park Community Redevelopment Agency (the "CRA"), having an address at 535 Park Avenue, Lake Park, Florida 33403, and Crown Enterprises LLC (the "GRANTEE") having an address at 8394 Sawpine Road, Delray Beach, FL 33446 (collectively the Parties).

RECITALS:

WHEREAS, the CRA has such powers and authority as have been conferred upon it by Chapter 163, Part III, Florida Statutes; and

WHEREAS, pursuant to Fla. Stat. § 163.360(7)(d), the CRA has determined that its adopted redevelopment Master Plan authorizes the award of grants for the rehabilitation or redevelopment of properties by private enterprises or individuals within the redevelopment area; and

WHEREAS, the Master Plan authorizes aesthetic improvement grants to facilitate the rehabilitation of properties within the community redevelopment area; and

WHEREAS, on July 17, 2024, the CRA adopted a Redevelopment Incentive Program via Resolution 48-07-24 to provide grants to eligible recipients for the improvement of properties and businesses thereon; and

WHEREAS, the GRANTEE owns the properties located at 1454 & 1456 10th Street in the Town of Lake Park, Florida (the Property); and

WHEREAS, the GRANTEE is seeking a Façade and Exterior Improvement Program Grant from the CRA in the amount of $48,198.70 (the Grant) to be used for the rehabilitation and redevelopment of the Property; and

WHEREAS, the CRA Board of Commissioners (the Board) finds that awarding the Grant to the GRANTEE is within its powers as set forth in Fla. Stat. § 163.370.

NOW THEREFORE, in consideration of the above recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

SECTION 1. RECITALS:

The recitals are incorporated herein.

SECTION 2. THE PROPERTY:

The Property is owned by Crown Enterprises LLC ("Property Owner") and located at 1454 and 1456 10th Street, Lake Park, Florida 33403 and is legally described as:

TROTTER CHRISTMAN CONDO UNIT 2 and 3

SECTION 3. THE GRANT:

3.1 The CRA hereby awards GRANTEE a grant in an amount not to exceed $48,198.70. The full amount of the Grant shall be used solely for Façade and Exterior renovation to the Property and the use of all funds shall be in strict conformance with the GRANTEE'S application, a copy of which is attached hereto and incorporated herein as Exhibit "A" and the renovation proposal attached hereto and incorporated herein as Exhibit "B" (collectively, the "Scope of Work").

3.2 The CRA's obligation is limited to awarding the Grant and providing the funds for the exterior of the Property to be renovated in accordance with the Scope of Work. The CRA is not liable and does not assume any liability for GRANTEE'S activities performing the work associated with the use of the Grant for the Scope of Services, nor GRANTEE'S personnel decisions, business decisions or policies, including but not limited to the hiring of employees, contractors and agents, paying their salaries or the expenditure of overhead costs.

3.3 Any changes in Scope of Work for the use of the Grant funds must be submitted to the CRA's Executive Director and approved, in writing, by the CRA Board.

3.4 As security for GRANTEE'S performance, GRANTEE shall, execute a Promissory Note, a Mortgage and Security Agreement, a Restrictive Covenant and a Personal Guaranty in favor of CRA.

3.5 All disbursements of the Grant funds shall be made on a lump sum, reimbursement basis for the specific items contained in the Scope of Work, a copy of which is incorporated herein and attached hereto as Exhibit "A". Grant funds shall be used solely for exterior improvements to the Property and shall be paid only upon the CRA Administrator's receipt of documentation and the Administrator's confirmation with the Town's Community Development Director that the improvements conform to the building permit application and Scope of Work incorporated herein. Documentation includes, but is not limited to, receipts, invoices, canceled checks, and such other documents as the CRA Administrator may require. Requests for reimbursements must be submitted to the CRA Administrator and shall include receipts and a letter detailing the work completed in accordance with the Scope of Work set forth in this Agreement.

SECTION 4. SCOPE OF WORK

4.1 GRANTEE shall only use the Grant funds provided in accordance with the Scope of Work as set forth in Exhibits "A" and "B" which are attached hereto and .

4.2 Any proposed amendments to Exhibits "A" and "B" shall be submitted in writing to the CRA Executive Director, along with the justification for the amendments. Any amendment shall be subject to the approval of the CRA Board of Commissioners.

SECTION 5. EFFECTIVE DATE, TERM, COMMENCEMENT AND COMPLETION DATES

5.1 The "Effective Date" of this Agreement shall be the date of execution by the Parties.

5.2 The Term of this Agreement shall be for 24 months from the Effective Date. The Term of this Agreement may be extended or amended upon a showing of good cause and the written mutual agreement by the Parties.

5.3 Work provided in the Scope of Work shall commence on or before 180 days after approval of this Agreement and shall be fully completed not later than 60 days prior to the end of the Term

SECTION 6. SPECIAL CONDITIONS

6.1 CESSATION OF OCCUPANCY OR OWNERSHIP. In the event the GRANTEE sells, ceases to own or occupy the Property for a period of two years from the date of completion of improvements, GRANTEE shall repay all the Grant funds advanced by the CRA pursuant to this Agreement. The determination that GRANTEE has sold, transferred or otherwise ceases to own or occupy the Property for the two years required herein shall constitute an event of default. This provision shall survive termination or expiration of this Agreement.

6.2 ASSIGNMENT. GRANTEE shall not assign, transfer, or otherwise dispose of any of its rights or obligations under this Agreement without receiving, in advance, the prior written consent of the CRA.

6.3 AMENDMENT. This Agreement shall not be modified, except in a writing signed by the Parties.

6.4 RULES, REGULATIONS AND LICENSING REQUIREMENTS. GRANTEE and its contractors, agents, and employees shall possess all licenses and permits required to conduct its business affairs, including federal, state, town and county. In addition, GRANTEE shall comply with all applicable laws, ordinances and regulations when making the improvements in accordance with the Scope of Work.

6.5 GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida and all legal actions brought pursuant to this Agreement shall be brought in Palm Beach County, Florida, or if federal, said action shall be brought in the United States District Court, Southern District of Florida.

6.6 COUNTERPARTS. This Agreement may be executed in duplicate counterparts which when construed together shall constitute a single instrument.

6.7 SEVERABILITY. Any provision of this Agreement which is deemed by a court of competent jurisdiction to be ineffective shall not effect or render the remaining provisions of this Agreement unenforceable or invalid.

6.8 INDEMNIFICATION. The Grantee agrees to indemnify and save harmless the CRA and the Town of Lake Park and its elected or appointed officers, employees, agents, and consultants from and against any and all liability, expense, or damage of any kind or nature and from any suits or claims, including reasonable legal fees and expenses, on account of any matter, whether in suit or not, arising out of this Agreement.

6.9 ATTORNEY FEES. In the event either party is required to enforce the terms of this Agreement, the prevailing party shall be entitled to the reimbursement of its attorney fees, at the trial court and appellate levels.

6.10 SUCCESSORS AND ASSIGNS. This Agreement and the terms herein shall inure to the benefit of and be legally binding upon the Parties" successors and assigns.

6.11 COSTS. GRANTEE shall obtain and pay for any permits, licenses, federal, state, county and/or town taxes or charges necessary to carry out the improvements set forth in the Scope of Work.

6.12 PLEDGES OF CREDIT. GRANTEE shall not pledge the Town of Lake Park or its CRA's credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien or any form of indebtedness.

6.13 PUBLIC RECORDS LAW. The GRANTEE shall allow public access to all documents, papers, letters or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the GRANTEE in conjunction with the Contract. Failure by the GRANTEE to grant such public access shall be grounds for immediate unilateral cancellation of this Contract by the Town.

With respect to public records, the Contactor/ Vendor is required to:

6.13.1 Keep and maintain public records required by the Town to perform the service.
6.13.2 Upon the request of the Town's custodian of public records, provided the town with such public records within a reasonable time at a cost that does not exceed the costs provided for in Chapter 119, Florida Statutes.
6.13.3 Ensure that any public records that are exempt or confidential from public records disclosure are not disclosed except as authorized by law for the duration of the term of this Agreement, and following completion of this Agreement if the GRANTEE does not

transfer the records which are part of this Agreement to the CRA.

6.13.4 Upon the completion of the term of the Agreement, transfer, at no cost, to the Town all public records in possession of the Contactor/Vendor; or keep and maintain the public records associated with the services provided for in the Agreement. If the Contactor/Vendor transfers all public records to the Town upon completion of the term of the Agreement, the Consultant/Vendor shall destroy any duplicate public records that are exempt of confidential from public records disclosure. If the Contractor/Vendor keeps and maintains public records upon completion of the term of the Agreement, the Contractor/Vendor shall meet all applicable requirements pertaining to the retention of public records. All records stored electronically shall be provided to the Town, upon request from the Towns custodian of public records, in a format that is compatible with the information technology systems of the Town.

6.13.5 IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THE GRANTEE SHOULD CONTACT THE CRA's CUSTODIAN OF PUBLIC RECORDS AT: TOWN CLERK, 535 Park Avenue, Lake Park, Florida 33403, 561-881-3311, townclerk@lakeparkflorida.gov.

6.14 INSPECTOR GENERAL. GRANTEE is aware that the Inspector General of Palm Beach County has the authority to investigate and audit matters relating to the negotiation and performance of this contract, and may demand and obtain records and testimony from the GRANTEE and its subcontractors. GRANTEE understands and agrees that in addition to all other remedies and consequences provided by law, the failure of GRANTEE or its subcontractors to fully cooperate with the Inspector General when requested may be deemed by the Town to be a material breach of this Agreement justifying its termination

6.15 NOTICES. All notices required in this Agreement if sent to the CRA shall be mailed to:

Lake Park Community Redevelopment Agency
535 Park Avenue
Lake Park, Florida 33403
Attn: Executive Director

Crown Enterprises LLC
8394 Sawpine Road
Delray Beach, Florida 33446

SECTION 7. DEFAULT AND REMEDIES.

7.1 GRANTEE'S DEFAULT. GRANTEE'S failure to comply with any of the provisions of this Agreement shall constitute a default upon the occurrence of which the CRA may, in its sole discretion, (i) withhold, temporarily or permanently, all, or any unpaid portion of the Grant upon giving written notice to GRANTEE, and/or (ii) terminate this Agreement and demand a full refund of all funds advanced. Upon default the CRA shall have no further obligations to GRANTEE under this Agreement.

7.2 REPAYMENT OF FUNDS. GRANTEE shall repay the CRA (i) for all unauthorized expenditures of the funds, i.e. those used for anything other than within the Scope of Work or the unlawful expenditure of funds, including any expenditures discovered after the expiration of this Agreement; (ii) in the event of default under this Agreement; (iii) in the event any funds are lost or stolen; or (iv) if the work was not completed in accordance with the Scope of Work. Any portion of the grant which is to be repaid to the CRA shall be paid by delivering a cashier's check for the total amount due within30 days of the CRA'S written demand.

7.3 TERMINATION OF THIS AGREEMENT. The CRA may terminate this Agreement with or without cause. Termination of this Agreement by the CRA shall relieve the CRA of any further obligations hereunder. Such termination shall not release GRANTEE from its obligations under this Agreement including, but not limited to, obligations relating to the completion of activities funded while the Agreement was in effect but not completed prior to the date of termination, or repayment of any funds GRANTEE is obligated to repay.

7.4 LIMITATION ON RIGHTS AND REMEDIES. Nothing contained herein shall be construed as limiting or waiving any rights of the CRA to pursue any remedy which may be available to it in law or in equity. Nothing contained herein shall act as a limitation of the CRA's rights in the event that GRANTEE fails to comply with the terms of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned parties have signed this Agreement effective on the date of execution by the CRA.

Signed, sealed and delivered in the presence of

Attest: _____
Agency Clerk

LAKE PARK COMMUNITY REDEVELOPMENT AGENCY

By: _____
Roger Michaud, Chair
Date:_____

CRA Attorney
Approved as to form and legality
By: _____

GRANTEE: Crown Enterprises LLC

By:_____

Print Name: Carlos Montechiari

Title: Authorized Representative

Date: _____

#6170717 v1 26508-00003

Prepared by &Return to:
Town of Lake Park
Community Redevelopment Agency
Attn: Executive Director
535 Park Avenue
Lake Park, FL 33403

RESTRICTIVE COVENANT

This Restrictive Covenant is made this 18th day of November, 2026, by Crown Enterprises LLC, with an address of 8394 Sawpine Road, Delray Beach, FL 33446, ("Owner") in favor of the LAKE PARK COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic under part III, chapter 163, Florida Statutes, with an address at, 535 Park Avenue, Lake Park, FL 33403 (the "CRA").

WHEREAS, the CRA desires to encourage and assist in improving businesses within the CRA; and

WHEREAS, the CRA has awarded a grant to Owner to be used to make certain exterior facade improvements to the Owner's property as provided for herein.

NOW, THEREFORE, in consideration of Ten dollars ($10.00) and other good and valuable consideration received by the CRA, the Parties hereby agree as follows:

1. The Owner agrees that the several covenants, conditions and restrictions contained in this instrument shall attach to and run with the land, and shall be binding on the Owner, transferees, and their executors, heirs, successors and/or assigns and all persons claiming by, through or under them for a period of two (2) years from the date of completion of improvements provided for in that certain Facade and Exterior Improvement Program Grant Agreement between Owner and the CRA dated November 18, 2026 (the "Restrictive Period").

2. The property to which this Restrictive Covenant attaches is located at 1454 and 1456 10th Street, Lake Park, FL 33403, legally described as:

TROTTER CHRISTMAN CONDO UNIT 2 and 3, of the Public Records of Palm Beach County, Florida. (the "Property").

3. Subject to the provisions of Section 4 below, the business and the Property shall remain under the ownership of the Owner for not less than the Restrictive Period.

4. During the Restrictive Period if each and every of the stipulations, agreements, conditions and covenants of the Grant Agreement, incorporated herein by reference are not fully performed, complied with and abided by or if the Owner fails to maintain ownership of the business or the Property,

5. The foregoing covenants and restrictions shall attach to and run with the land, and the same

shall bind all persons claiming ownership of all or any portion of the business or the property. The Owner hereby acknowledges and agrees that the CRA is a beneficiary of this Restrictive Covenant, and the Owner shall not release or amend this Restrictive Covenant without the prior written consent of the CRA and it shall be lawful for the CRA to initiate and prosecute any proceedings at law or in equity against the person or persons violating or threatening to violate this Restrictive Covenant.

6. The Owner acknowledges that the CRA will be irreparably damaged if this Restrictive Covenant is not specifically enforced. Therefore, in the event of a breach or threatened breach by the Owner, its successors and/or assigns, as to any provision of this Restrictive Covenant, the CRA shall be entitled to all rights and remedies, including injunctive relief, restraining such breach without being required to show any actual damage, irreparable harm, or to post any bond or other security.

7. If any legal or equitable action or other proceeding is brought for the enforcement of this Restrictive Covenant, the prevailing party shall be entitled to recover all reasonable attorneys' fees, court costs, and all expenses incurred in that action or proceeding in addition to any other relief to which such party may be entitled.

8. Nothing in this Restrictive Covenant shall confer upon any person or entity, other than the CRA and the Owner, any rights or remedies under or by reason of this Restrictive Covenant.

9. This Restrictive Covenant shall be governed according to the laws of the State of Florida and the venue shall be in Palm Beach County, Florida.

10. Invalidation of any one of the provisions contained herein by a court of competent jurisdiction shall in no way affect other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, Owner has executed this restrictive Covenant on the day and year first above written.

WITNESSES:

OWNER: Crown Enterprises LLC

_____
Print Name:
Print Address: _____
_____

_____
Print Name: Carlos Montechiari,
as Authorized Representative

_____
Print Name: _____
Print Address: _____
_____

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

Sworn to and subscribed before me this __ day of _____, 20____, by CARLOS MONTECHIARI, as Authorized Representative of Crown Enterprises LLC, ☐ who personally appeared before me and who did not take an oath and who is personally known to me or ☐ who has produced _____as identification.

[seal]

_____

Print Name:_____

Commission No:_____

#7660349 v1 26508-00003

UNCONDITIONAL GUARANTY
OF REPAYMENT AND PERFORMANCE

THIS UNCONDITIONAL GUARANTY OF REPAYMENT AND PERFORMANCE ("GUARANTY") is made as of the 18th day of November, 2026 by Crown Enterprises LLC (the "Guarantor") having an address at 8394 Sawpine Road, Delray Beach, FL 33446.

WHEREAS, the Town of Lake Park Community Redevelopment Agency (the "CRA" or "Grantor") has awarded a Grant to Crown Enterprises LLC (the "GRANTEE") in the amount of FOURTY-EIGHT THOUSAND ONE HUNDRED NINETY-EIGHT DOLLARS AND SEVENTY CENTS ($48,198.70) (the "Grant"). The Grant was made pursuant to that certain Lake Park Community Redevelopment Agency Facade and Exterior Improvement Program Grant Agreement (the "Grant Agreement") dated November 18, 2026; and

WHEREAS, the Grant is for improvements to property located at 1454 & 1456 10th Street, Lake Park, FL 33403 ("Project"); and

WHEREAS, Guarantor has a material business or ownership interest in the Property and expects to derive a benefit from the grant extended to Grantee; and

WHEREAS, as a condition of the grant, the Guarantor has agreed to give to the CRA a continuing and unconditional personal guaranty as set forth herein.

NOW, THEREFORE, for good and valuable consideration, intending to be legally bound hereby, the Guarantors irrevocably and unconditionally agree as follows:

1. The recitals set forth above are true and correct and are incorporated herein.

2. Guarantor hereby guarantees the prompt and full payment and performance by GRANTEE of each item, covenant, condition, provision and obligation to be paid, kept, observed and performed by GRANTEE under the Grant Agreement , and any subsequent amendments, extensions or restatements thereof (the "Repayment Guaranty").

3. Grantor hereby agrees to provide the Guarantor with 60 days' advance written notice (the "Written Notice") of any default made by the GRANTEE under the provisions of the Grant. Provided the Guarantor is provided written notice, Guarantor waives any rights by reason of any forbearance, modification, waiver, or renewal or extension which Grantor may grant, or to which Grantor and GRANTEE may agree, with respect to the Grant Agreement, to waive notice of acceptance of this Guaranty.

4. The obligations of the Guarantor under this GAURANTY and the Grant Agreement are primary, absolute, independent, irrevocable and unconditional. This shall be an agreement of suretyship as well as of a personal guaranty provided Guarantor is provided written notice of a default and, may be exercised by the CRA without being required to proceed first against any other security for GRANTEE's obligations to Grantor.

5. To secure performance by the GRANTEE, Guarantor hereby personally guarantees repayment of the Grant pursuant to the terms and conditions of the Grant Agreement. It is expressly agreed that all the covenants, conditions and agreements contained in the Grant Agreement are made a part of this Guaranty.

6. Guarantor hereby consents to any extension or renewal of the Grant Agreement, or any part thereof, without notice, and agrees that Guarantor will remain liable under this Guaranty during extension or renewal thereof, until the GRANTEE has fully performed its obligations under the Grant Agreement.

7. The obligations of Guarantor under this GUARANTY and the Grant Agreement shall be unconditional and irrevocable, irrespective of either (a) the genuineness, validity or enforceability, of the Grant Agreement, (b) any limitation of liability of the Grantee contained in the Grant Agreement, (c) the existence of any other security given to secure the Grant, (d) any defense that may arise by reason of the incapacity or lack of authority of GRANTEE or the Guarantor or the failure of Grantor to file or enforce a claim against the GRANTEE or any bankruptcy or other proceeding, or (e) any other circumstances, occurrence or condition whether similar or dissimilar to any of the foregoing, which might otherwise constitute a legal or equitable defense, discharge or release of a Guarantor.

8. If Guarantor shall advance any sums to GRANTEE or their successors or assigns, or if the GRANTEE or their successors or assigns shall now be or hereafter become indebted to Guarantor, such sums or indebtedness shall be subordinate in payment and in all other respects to the amounts then or thereafter due and owing to Grantor under the Grant Agreement. If Guarantor collects any of such sums or indebtedness from GRANTEE at any time when either GRANTEE are in default under the Grant Agreement, such collected funds shall be deemed collected and received by Guarantor in trust for Grantor and shall be paid over to Grantor, upon written demand by Grantor, for application, when received, on account of GRANTEE's obligations under the Grant Agreement. Nothing herein contained shall be construed to give Guarantor any right of subrogation in and to the Grant Agreement or all or any part of the Grantor's interest in the Grant Agreement, until all amounts owing to Grantor have been paid in full.

9. Guarantor hereby represents and warrants that (a) Guarantor has either examined the Grant Agreement or have had an opportunity to examine the Grant Agreement and has waived the right to examine them; (b) that Guarantor has the full power, authority and legal right to enter into, execute and deliver this Agreement; (c) that this Agreement is a valid and a binding legal obligation of Guarantor, and is fully enforceable against Guarantor in accordance with its terms; (d) that the execution, delivery and performance by Guarantor of this GAURANTY does not violate or constitute a default under any indenture, note, ban

or credit agreement or any other agreement or instrument to which Guarantor are a party or are bound; (e) Guarantor shall derive direct, substantial benefit from the Grant Agreement to GRANTEE; and (f) if Guarantor or GRANTEE have delivered to Grantor financial statements of Guarantor, there has been no material adverse change in the financial condition of Guarantor from the financial condition of Guarantors shown on such financial statement delivered to Grantor.

All notices between the parties shall be in writing and be made by certified mail, return receipt requested or by hand delivery at the following addresses:

Town of Lake Park
Community Redevelopment Agency
Attn: Executive Director
535 Park Avenue Lake Park, Fl. 33403

CROWN ENTERPRISES LLC
8394 Sawpine Road
Delray Beach, FL 33446

10. All rights and remedies of Grantor under this GUARANTYe, or by law are separate and cumulative, and the exercise of one shall not limit or prejudice the exercise of any other such rights or remedies. The enumeration in this GUARANTY of any waivers or consents by Guarantor shall not be deemed exclusive of any additional waivers or consents by Guarantor which may be deemed to exist, in law or equity. No delay or omission by Grantor in exercising any such right or remedy shall operate as a waiver thereof. No waiver of any rights and remedies hereunder, and no modification or amendment of this Agreement shall be deemed made by Grantor unless in writing and duly signed by Grantor. Any such written waiver shall apply only to the instance specified therein and shall not impair the further exercise of such right or remedy or of any other right or remedy of Grantor, and no single or partial exercise of any right or remedy under this GUARANTY shall preclude any other or further exercise thereof or any other right or remedy.

11. If Grantor employs counsel to enforce this GUARNTY by suit or otherwise, Guarantor shall reimburse Grantor, upon demand, for all expenses incurred in connection therewith (including, without limitation, reasonable attorneys, fees incurred at trial, on appeal or in connection with any bankruptcy proceedings) whether suit is actually instituted.

12. This GUARANTY shall be binding upon the Guarantor, and its respective heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantor (and its affiliates as appropriate) and its successors and assigns.

13. The obligations and liabilities of Guarantor hereunder and pursuant to the Grant Agreement are and shall be joint and several and are and shall be joint and several with the obligations and liabilities of Grantee and the Guarantor of obligations arising under the Grant Agreement. For purposes of this GUARANTY the singular shall be deemed to include the plural, and the neuter shall be deemed to include the masculine and feminine, as the context may require.

14. If any provision of the GUARANTY is held to be invalid or unenforceable by a court of competent jurisdiction, the other provisions shall remain in full force and effect and shall be liberally construed in favor of Grantor in order to affect the provisions of this GUARANTY.

15. Guarantors and Grantor agree that this GUARANTY shall be governed by and construed according to the laws of the state of Florida regardless of where the residence or domicile of the Guarantor is now or may hereafter be located.

16. Guarantor and Grantor hereby waive any and all rights to a trial by jury in any action, proceeding, counterclaim or subsequent proceeding, brought by either Grantor or either of the Guarantor of any obligation created under the Grant Agreement or any of the other documents executed and delivered in connection therewith against any or all of the others on any matters whatsoever arising out of, or in any way related to the Grant, the Grant Agreement, any of the other documents executed and delivered in connection therewith.

IN WITNESS WHEREOF, Guarantors have executed and sealed this Guaranty the day and year first above written.

GUARANTOR: Carlos Montechiari

By:_____

Print Name: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me this __ day of _____, 20____, by _____, an individual, ☐ who personally appeared before me and who did not take an oath and who is personally known to me or ☐ who has produced _____as identification.

[seal] _____

Print Name:_____

Commission No:_____

FAÇADE AND EXTERIOR IMPROVEMENT GRANT PROGRAM APPLICATION

Date of Application 10-4-24

Address of project requesting incentive: 1454 10th St - Lake Park FL 33403

Applicant Information:

Name: Carlos Montechiari

Business: Cinderella Cleaners and Laundry

Address: 1454 10th St Lake Park FL 33403

Phone: 561-756-6982 **Fax:** _____

Email: Cinderellacleaners@comcast.net

Does the applicant own property? ✓ **Yes** _____ **No**

If "No", when will property be in control (own or long-term lease) of applicant?

_____

Indicate the owning entity of the property (i.e. name on property title)

Crown Enterprises LLC

Description of the Business (use) that will occupy this property:

Dry Cleaners Laundry and Tailor

Project Description (proposed improvements per this application):

1454 - exterior paint (included 2 estimates)

- replace windows + Doors (included 2 estimates)

Project cost per this application ~~20,828~~ - paint - $13,107.75

~~44,650~~ - windows + doors $44,650

$57,757.75

Total Funding Request ~~$65478~~ $32,811.20

7. **Has the Applicant completed or plans to complete any other improvements to the property outside of the Scope of this application (i.e., Interior)? If so what and when?**

   Estimated Cost: _____

8. **Attach and Sign Eligibility and Application Requirements Form.**

Authorized Representative



Business Owner Signature

Property Owner Signature
(If different)

Carlos Montechiari
Print Name

Carlos Montechiari
Print Name

The Façade and Exterior Improvement Grant Program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the designated CRA areas are not eligible for CRA funded programs when such funding conflicts with the goals expressed in the CRA Community Redevelopment Master Plan.

EXHIBIT A

Community Redevelopment Agency (CRA)
Eligibility and Application Requirements Form

Please read and initial beside each application requirement once complete.

Step 1: Application Process/Requirements

CM Meet with CRA Staff to determine if the property/business is eligible for a CRA grant.

CM Complete application and review checklist to ensure all requirements have been met. Incomplete applications will not be accepted. *Please contact CRA Staff with any questions on the application.*

CM Meet with the Community Development Department to determine that the initial review of the project will be in compliance with the Town of Lake Park codes subject to final review during the building permit process.

Signature of Planning Staff person *Meeting Date*

CM Provide a photograph of the property showing the area(s) for improvement.

CM Conceptual design drawing(s) and/or site plan of the proposed improvements. Visual improvements must be shown. If your site plan or application request includes landscaping, the landscaping must be a species and variety of native plants that are drought tolerant, require little irrigation and withstand the environmental conditions of Lake Park. Irrigation systems must prevent over spray and water waste and it is recommended a drip irrigation system be installed.

CM Two (2) bids from licensed contractors. Bids must be typed and contain the following information; contractors license number, name, address, phone number and fax number. Hand written bids will not be accepted.

N/A If this is a tenant improvement, a copy of the lease agreement must be provided.

CM If applicable, include a list of jobs to be created and filled, including job descriptions, pay range and a weekly schedule. For current businesses, provide a list of all current positions.

CM If applicable, a copy of a valid Business Tax License with the Town of Lake Park.

CM Submit the Eligibility and Application Requirements Form initialed and signed by applicant.

If additional information is required to finalize the application, additional time will be required for approval.

Step 2: Execution of Grant Agreements and Setting up a Financial Account

CM Following CRA Board approval, CRA Staff will provide the applicant with the following, but not limited to, legal documents for signature. Some documents may be recorded in the public record. Examples of agreements could include:

- Grant Agreements
- Promissory Note
- Mortgage and Security
- Guaranty
- Restrictive Covenant

CM A Federal W-9 form and Taxpayer Identification form must be provided for financial documentation and reimbursement purposes.

CM The CRA will require 3 original copies of the Grant Agreement be fully executed. One (1) shall be retained by the applicant.

CM Upon receipt of the executed legal documents, CRA staff will request a Purchase Order be issued which will allow for reimbursement.

Step 3: Grant Reimbursement Procedures

CM All grant funded improvements must commence prior to 180 days after CRA Board approval and must be substantially complete within 60 days of the grant expiration. Any request for modification of the Grant Agreement must be submitted not less than 60 days prior to the grant expiration in order to be considered by CRA Staff.

CM Grant payments are on a reimbursable basis at the completion of the project. All disbursements of the grant proceeds shall be made as a lump sum payment pending full completion of the project as described in the Grant Agreement.

CM Upon completion of the project, the submission for reimbursement of the grant proceeds must be submitted in an invoice to the CRA and contain the following information:

- Name as provided in the Grant Agreement
- Address
- Reimbursement amount
- Purchase Order Number
- Certificate of Occupancy and documentation establishing payment by the applicant of the total cost of all the improvements
    - Receipts, invoices, cancelled checks and any other documents the CRA may require as proof of payment.
- Digital photos of the completed project

CM The CRA will review the grant reimbursement requires within then (10) business days of submittal of the required documentation and forward it to the Finance Department to process the reimbursement payment. A check will be disbursed within forty-five (45) days of the payment requires to the Finance Department.

Acknowledgments (Please initial indicating your understanding):

CM Property to be improved is free of all municipal and county liens, judgments or encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in Lake Park CRA Master Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

CM Completed application(s) shall be initially reviewed by CRA Staff within ten (10) business days. If additional information is required to finalize the application, additional time will be required for approval process.

CM The application must be signed by the property owner authorizing the proposed improvements.

CM Properties that are sold within twenty-four months of receiving grant funding must repay the full amount if it's the property owner applying for the grant.

CM I fully understand the Grant Reimbursement Requirements and Procedures as described within this document.

I have read and completely understand the program, including the Eligibility and Application requirements and Grant Reimbursement requirements and procedures.

Applicant Signature 10-4-26 **Date**

Carlos Montechiari
Print Applicant Name

I authorize the improvements as stated in this application:

Property Owner Signature 10-4-26 **Date**

Carlos Montechiari
Print Owner Name

PO#: Montechiar #1454

CUSTOMER SALES QUOTE

Sales Person:Brandon Rodammer

ShipTo: SOUTH FLORIDA WINDOWS & DOORS

Account#: A00573

3195 NORTH POWERLINE ROAD SUITE 112
105879
POMPANO BEACH, FL 33069-1052
Phone# Fax#

Customer

Account #

Phone# Fax#

Line #	Item Description	Quantity
0001 (1.00)	**ESW Custom Aluminum Hurricane Products**	Ordered: 1.00
	***Silver Frames, CLEAR Glass**	
Location: Attached		
0002 (2.00)	**Retro Install with Permit**	Ordered: 1.00

****Cash/ Credit Card (No Fee) Discount Pricing****

Project Total = $44,650.00

***Material is eligible for $450 manufacturer Rebate thru 8/26 contract date (Dealer Order by 8/31)**

- Quote is only valid for 30 days
- This quote comes with a 3- year service warranty.

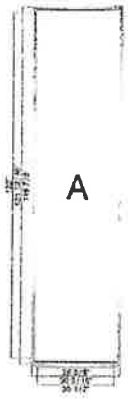
SOUTH FLORIDA WINDOWS & DOORS

21 AUG 2026 10:02 AM

PROPOSAL NUMBER
1133193
PROPOSAL NAME
Montechiar 1454
EXTERNAL PURCHASE ORDER ID
Montechiar 1454

QUOTE ITEMS

LINE NUM	LINE NAME	ASSEMBLY SYSTEM	ASSEMBLY	TOTAL QUANTITY
1	1 BATHROOM	ES-EL150 - FIXED WINDOW	O	1



SIZE	30 1/2" X 122"
WEIGHT	143.57 LBS (65.26 KG)
AREA	25.84 FT^2
FINISH	AAMA 2604 SILVER
GLASS	3/16" CLEAR HS + 0.09 PVB CLEAR + 3/16" CLEAR HS
MUNTIN	NO
FRAME TYPE	FLANGE
PROTECTIVE FILM	NO
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL 21461.1

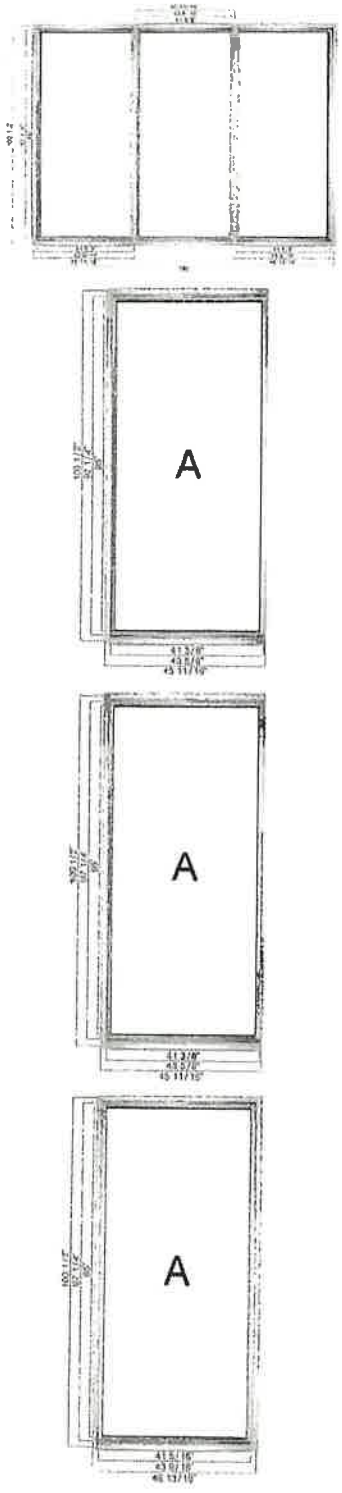
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INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	23-0714.17

NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.02	0.05	0.75

2	2 ENTRANCE SIDE	ES-8000 - STOREFRONT	1 LITE	1



SIZE	137" X 100 1/2"
WEIGHT	754.43 LBS (342.92 KG)
AREA	95.61 FT^2
FINISH	AAMA 2604 SILVER
GLASS	1/4" CLEAR HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
PANELS	3
MUNTIN	NO
REVERSE	NO
LOCATION	RIGHT
JAMB TYPE	REGULAR (NO ANCHORED)
FRAME TYPE	CLOSED HEAD/SILL
SHIM SPACE	3/8" SHIM SPACE
ANCHOR TYPE	TYPE A 1/4 DIA ULTRACON
EQUAL PANELS	YES
REINFORCEMENT	J1/M1
PROTECTIVE FILM	EXTERIOR
NUMBER OF ANCHORS	4 ANCHORS AT EACH SIDE OF JAMB AND MULLION
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
62.60	62.60
CODE	FL 17897.1

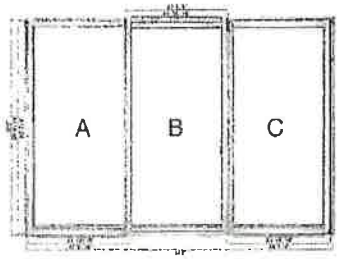
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INTERNAL PSF	EXTERNAL PSF
62.60	62.60
CODE	24-0321.07

NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.07	0.62	0.72

3 3 DRIVE THRU — ES-EL400 - SLIDING GLASS DOOR — OXO-L — 1



SIZE	142" X 100"
WEIGHT	608.60 LBS (276.64 KG)
AREA	98.61 FT²
FINISH	AAMA 2604 SILVER
GLASS	3/16" CLEAR HS + 0.09 PVB CLEAR + 3/16" CLEAR HS
KEYED	NO
SCREEN	NO
MUNTINS	NO
JAMB TYPE	STANDARD
SILL TYPE	STANDARD
SILL COLOR	CLEAR ANOD
HANDLE TYPE	CREST SLIDE
HANDLE HEIGHT	STANDARD
REINFORCEMENT	ALUMINUM
EXTERIOR HANDLE	STANDARD (ACCORDING SELECTED HANDLE TYPE)
PROTECTIVE FILM	BOTH
SILL RISER TYPE	3 5/8 (12PSF)
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
59.10	59.10
CODE	FL 22645.1

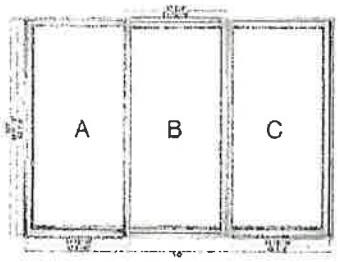
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INTERNAL PSF	EXTERNAL PSF
59.10	59.10
CODE	23-0714.13

NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.03	0.60	0.69

4 4 DRIVE THRU — ES-EL400 - SLIDING GLASS DOOR — OXO-L — 1



SIZE	142" X 100"
WEIGHT	608.60 LBS (276.64 KG)
AREA	98.61 FT²
FINISH	AAMA 2604 SILVER
GLASS	3/16" CLEAR HS + 0.09 PVB CLEAR + 3/16" CLEAR HS
KEYED	NO
SCREEN	NO
MUNTINS	NO
JAMB TYPE	STANDARD
SILL TYPE	STANDARD
SILL COLOR	CLEAR ANOD
HANDLE TYPE	CREST SLIDE
HANDLE HEIGHT	STANDARD
REINFORCEMENT	ALUMINUM
EXTERIOR HANDLE	STANDARD (ACCORDING SELECTED HANDLE TYPE)
PROTECTIVE FILM	BOTH
SILL RISER TYPE	3 5/8 (12PSF)
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
59.10	59.10
CODE	FL 22645.1

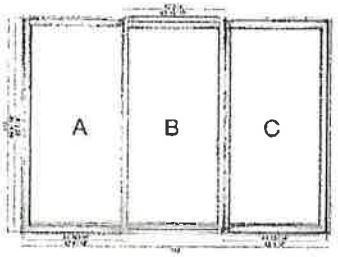
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INTERNAL PSF	EXTERNAL PSF
59.10	59.10
CODE	23-0714.13

NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.03	0.60	0.69

5 5 DRIVE THRU — ES-EL400 - SLIDING GLASS DOOR — OXO-L — 1



SIZE	142" X 100"
WEIGHT	608.60 LBS (276.64 KG)
AREA	98.61 FT²
FINISH	AAMA 2604 SILVER
GLASS	3/16" CLEAR HS + 0.09 PVB CLEAR + 3/16" CLEAR HS
KEYED	NO
SCREEN	NO
MUNTINS	NO
JAMB TYPE	STANDARD
SILL TYPE	STANDARD
SILL COLOR	CLEAR ANOD
HANDLE TYPE	CREST SLIDE
HANDLE HEIGHT	STANDARD
REINFORCEMENT	ALUMINUM
EXTERIOR HANDLE	STANDARD (ACCORDING SELECTED HANDLE TYPE)
PROTECTIVE FILM	BOTH
SILL RISER TYPE	3 5/8 (12PSF)
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
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CODE	FL 22645.1

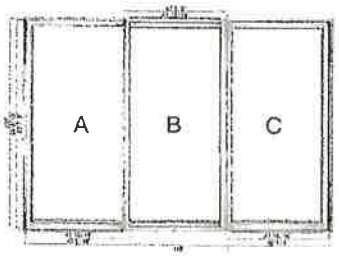
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INTERNAL PSF	EXTERNAL PSF
59.10	59.10
CODE	23-0714.13

NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.03	0.60	0.69

6 6 DRIVE THRU — ES-EL400 - SLIDING GLASS DOOR — OXO-L — 1



SIZE	142" X 100"
WEIGHT	608.60 LBS (276.64 KG)
AREA	98.61 FT²
FINISH	AAMA 2604 SILVER
GLASS	3/16" CLEAR HS + 0.09 PVB CLEAR + 3/16" CLEAR HS
KEYED	NO
SCREEN	NO
MUNTINS	NO
JAMB TYPE	STANDARD
SILL TYPE	STANDARD
SILL COLOR	CLEAR ANOD
HANDLE TYPE	CREST SLIDE
HANDLE HEIGHT	STANDARD
REINFORCEMENT	ALUMINUM
EXTERIOR HANDLE	STANDARD (ACCORDING SELECTED HANDLE TYPE)
PROTECTIVE FILM	BOTH
SILL RISER TYPE	3 5/8 (12PSF)
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
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CODE	FL 22645.1

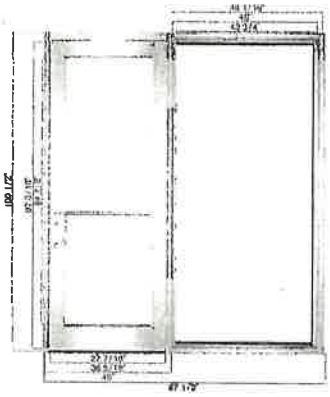
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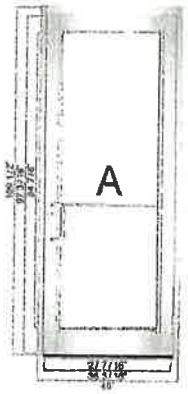
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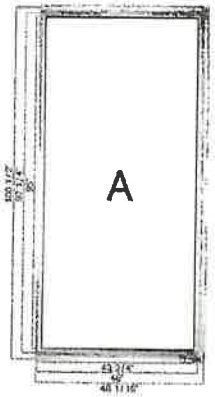
NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.03	0.60	0.69

7 7 REAR ENTRANCE ES-8000 - STOREFRONT 1 LITE 1







SIZE	87 1/2" X 100 1/2"
WEIGHT	476.28 LBS (216.49 KG)
AREA	61.07 FT^2
FINISH	AAMA 2604 SILVER
GLASS	1/4" CLEAR HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
PANELS	2
DOOR PANEL	1
DOOR GLASS	1/4" CLEAR HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
CLOSER	YES
MUNTIN	NO
MUNTINS	NO
OPENING	RIGHT OPENING (XR)
REVERSE	YES
LOCATION	LEFT
JAMB TYPE	REGULAR (NO ANCHORED)
SILL TYPE	SADDLE THRESHOLD (ES9015)(ALTERNATIVE ADA)
FRAME TYPE	CLOSED HEAD/SILL
SHIM SPACE	3/8" SHIM SPACE
ANCHOR TYPE	TYPE A 1/4 DIA ULTRACON
BOTTOM RAIL	STANDARD BOTTOM RAIL
EQUAL PANELS	YES
CUSTOM PANELS	NO
REINFORCEMENT	J1/M1
LOCK MECHANISM	PUSHPULL (NOT ELECTRIC)
COLOR THRESHOLD	CLEAR ANOD
PROTECTIVE FILM	EXTERIOR
DIAMETER CLUSTER	1/4
QUANTITY CLUSTER	8
DECORATIVE MUNTIN	NO
NUMBER OF ANCHORS	4 ANCHORS AT EACH SIDE OF JAMB AND MULLION
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
55.70	55.70
CODE	FL 17897.1

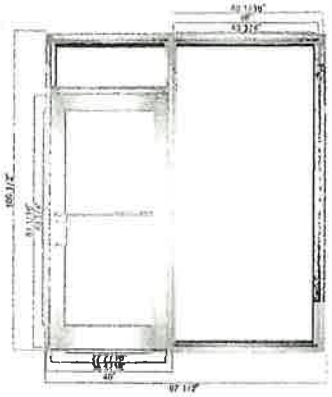
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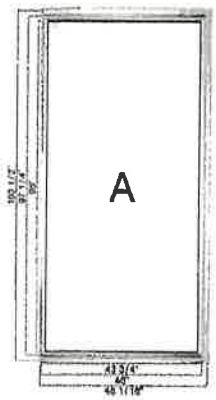
NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.07	0.62	0.72

8	8 FRONT ENTRANCE	ES-8000 - STOREFRONT	1 LITE	1







SIZE	87 1/2" X 100 1/2"
WEIGHT	485.54 LBS (220.70 KG)
AREA	61.07 FT^2
FINISH	AAMA 2604 SILVER
GLASS	1/4" CLEAR HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
PANELS	2
DOOR PANEL	1
DOOR GLASS	1/4" CLEAR HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
CLOSER	NO
MUNTIN	NO
MUNTINS	NO
OPENING	RIGHT OPENING (XR)
REVERSE	YES
LOCATION	LEFT
JAMB TYPE	REGULAR (NO ANCHORED)
SILL TYPE	HIGH THRESHOLD (ES8026)(WATER RATED)
FRAME TYPE	CLOSED HEAD/SILL
SHIM SPACE	3/8" SHIM SPACE
ANCHOR TYPE	TYPE A 1/4 DIA ULTRACON
BOTTOM RAIL	STANDARD BOTTOM RAIL
EQUAL PANELS	YES
REINFORCEMENT	J1/M1
LOCK MECHANISM	PUSHPULL (NOT ELEOTRIC)
COLOR THRESHOLD	CLEAR ANOD
PROTECTIVE FILM	EXTERIOR
DIAMETER CLUSTER	1/4
QUANTITY CLUSTER	6
NUMBER OF ANCHORS	4 ANCHORS AT EACH SIDE OF JAMB AND MULLION
D.L. OPG TRANSOM HEIGHT	OTHER
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
55.70	55.70
CODE	FL 17697.1

NOA CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
55.70	55.70
CODE	24-0321.07

NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.07	0.62	0.72

CUSTOMIZATION NOTES

- DOOR HEIGHT MUST BE 84"

QUOTE SUMMARY

ASSEMBLY SYSTEM	TOTAL QUANTITY	TOTAL AREA (SQ FT)
ES-8000 - STOREFRONT	3	217.73
ES-EL150 - FIXED WINDOW	1	35.84
ES-EL400 - SLIDING GLASS DOOR	4	394.44
TOTAL	8	638.03

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Price Estimate Proposal

WRIGHT'S
IMPACT WINDOW & DOOR

Owner information

Name	MONICA MONTECHIARI
Job Location	1454 10TH STREET
City, State ZIP	LAKE PARK, FL 33403
Phone	561-756-6973
Email	
Project name	PROJECT 1454

Contractor information

Contact Name	Jay Bressler
Contact Email	jay@wrightswindow.com
Address	7816 S Dixie Hwy
City, State ZIP	West Palm Beach, FL. 33045
Contact Phone	248-756-6699
Estimated Date	**08/26/26**
Expiration of Proposal	**09/26/26**

Scope of work

REMOVAL AND DISPOSAL OF OLD PRODUCT, INSTALLATION AND FINISH WORK FOR NEW PRODUCTS. ALL FINISH WORK WILL BE LEFT PAINT READY, AS PAINTING IS NOT INCLUDED WITH THIS ESTIMATE.

Other Exclusions and Notes

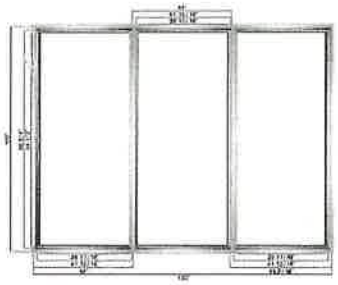
Mobilization and Demobilization included in the proposal. Price is subject to change based on manufacturers price increases.

Company proposal

Permit Costs	$1,625.00
MSRP	$111,885.00
TOTAL PROPOSAL AMOUNT	**$54,155.00**

Acceptance of Proposal

Proposed costs, specifications, and conditions detailed above are accepted, and specified work is authorized to begin on the agreed upon date. Payment for services rendered will be made as specified.



SIZE	132" X 100"
WEIGHT	725.73 LBS (329.88 KG)
AREA	91.67 FT^2
FINISH	CLEAR ANODIZED
GLASS	1/4" GRAY HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
PANELS	3
MUNTIN	NO
REVERSE	NO
LOCATION	RIGHT
JAMB TYPE	REGULAR (NO ANCHORED)
FRAME TYPE	CLOSED HEAD/SILL
SHIM SPACE	3/8" SHIM SPACE
ANCHOR TYPE	TYPE A 1/4 DIA ULTRACON
EQUAL PANELS	YES
REINFORCEMENT	J1/M1
PROTECTIVE FILM	BOTH
NUMBER OF ANCHORS	4 ANCHORS AT EACH SIDE OF JAMB AND MULLION
PRE-GLAZED?	YES

FBC CERTIFICATION

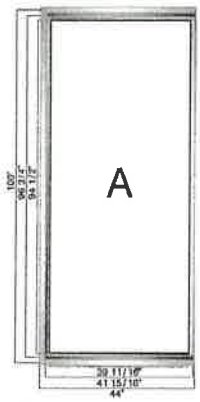
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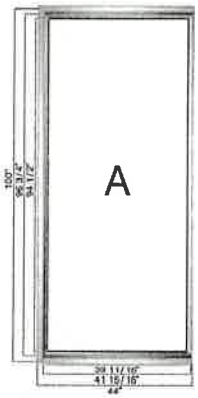
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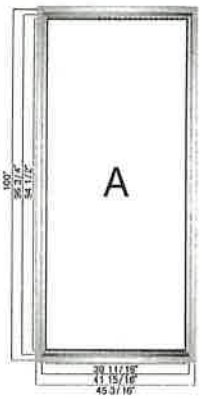
INTERNAL PSF	EXTERNAL PSF
62.60	62.60
CODE	24-0321.07

NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.07	0.47	0.36







2 002 ES-EL150 - FIXED WINDOW O 1



SIZE	30" X 122"
WEIGHT	141.28 LBS (64.22 KG)
AREA	25.42 FT^2
FINISH	CLEAR ANODIZED
GLASS	3/16" GRAY HS + 0.09 PVB CLEAR + 3/16" CLEAR HS
MUNTIN	NO
FRAME TYPE	FLANGE
PROTECTIVE FILM	BOTH
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL 21461.1

NOA CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	23-0714.17

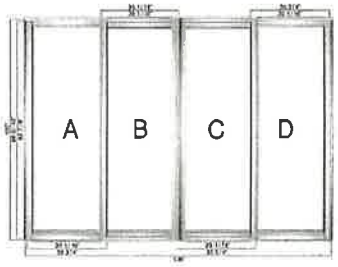
NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.02	0.54	0.67

3 003

ES-EL400 - SLIDING GLASS DOOR

OX-XO 4



SIZE	138" X 100"
WEIGHT	654.15 LBS (297.34 KG)
AREA	95.83 FT^2
FINISH	CLEAR ANODIZED
GLASS	3/16" GRAY HS + 0.09 PVB CLEAR + 3/16" CLEAR HS
KEYED	NO
SCREEN	YES
MUNTINS	NO
ASTRAGAL	STANDARD
JAMB TYPE	STANDARD
SILL TYPE	STANDARD
SILL COLOR	CLEAR ANOD
HANDLE TYPE	CREST SLIDE
HANDLE HEIGHT	STANDARD
REINFORCEMENT	ALUMINUM
EXTERIOR HANDLE	STANDARD (ACCORDING SELECTED HANDLE TYPE)
PROTECTIVE FILM	BOTH
SILL RISER TYPE	2 9/16 (8PSF)
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
60.00	53.30
CODE	FL 22645.1

NOA CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
60.00	53.30
CODE	23-0714.13

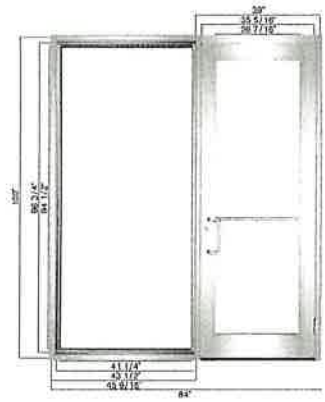
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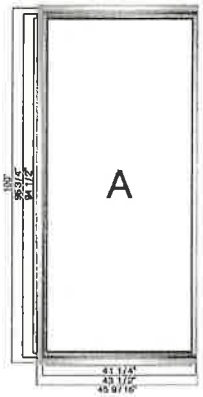
U FACTOR	SHGC	VT
1.03	0.46	0.39

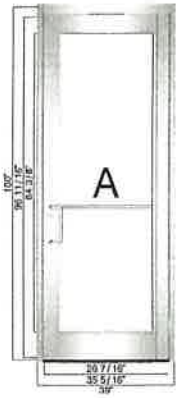
4 004

ES-8000 - STOREFRONT

1 LITE 1







SIZE	84" X 100"
WEIGHT	455.94 LBS (207.24 KG)
AREA	58.33 FT^2
FINISH	CLEAR ANODIZED
GLASS	1/4" GRAY HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
PANELS	2
DOOR PANEL	2
DOOR GLASS	1/4" GRAY HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
CLOSER	YES
MUNTIN	NO
MUNTINS	NO
OPENING	RIGHT OPENING (XR)
REVERSE	NO
LOCATION	RIGHT
JAMB TYPE	REGULAR (NO ANCHORED)
SILL TYPE	SADDLE THRESHOLD (ES9015)(ALTERNATIVE ADA)
FRAME TYPE	ES8000
SHIM SPACE	3/8" SHIM SPACE
ANCHOR TYPE	TYPE A 1/4 DIA ULTRACON
BOTTOM RAIL	STANDARD BOTTOM RAIL
EQUAL PANELS	YES
CUSTOM PANELS	NO
REINFORCEMENT	MD1
LOCK MECHANISM	PUSHPULL (NOT ELECTRIC)
COLOR THRESHOLD	CLEAR ANOD
PROTECTIVE FILM	BOTH
DIAMETER CLUSTER	1/4
QUANTITY CLUSTER	6
DECORATIVE MUNTIN	NO
NUMBER OF ANCHORS	4 ANCHORS AT EACH SIDE OF JAMB AND MULLION
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
62.60	62.60
CODE	FL 17897.1

NOA CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
62.60	62.60
CODE	24-0321.07

NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.07	0.47	0.36

5 005 MULLION 2 X 5 X 1/8 3

SIZE	2" X 100"
WEIGHT	17.85 LBS (8.11 KG)
AREA	1.39 FT^2
FINISH	CLEAR ANODIZED
GLASS PRE-GLAZED?	NO

FBC CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
0.00	0.00
CODE	FL 39086.1

NOA CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
0.00	0.00
CODE	25-0825.02

FBC CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
0.00	0.00
CODE	FL 39086.1

NOA CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
0.00	0.00
CODE	25-0825.02

QUOTE SUMMARY

ASSEMBLY SYSTEM	TOTAL QUANTITY	TOTAL AREA (SQ FT)
ES-8000 - STOREFRONT	2	150.0
ES-EL150 - FIXED WINDOW	1	25.42
ES-EL400 - SLIDING GLASS DOOR	4	383.33
MULLION	3	4.17
TOTAL	10	562.92

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FAÇADE AND EXTERIOR IMPROVEMENT GRANT PROGRAM APPLICATION

Date of Application 10-4-26

Address of project requesting incentive: 1456 10th St Lake Park Fl 33403

Applicant Information:

Name: Carlos Montechiari

Business: Cinderella Cleaners and Laundry

Address: 1456 10th St Lake Park Fl 33403

Phone: 561-756-6982 **Fax:**

Email: Cinderella Cleaners@comcast.net

Does the applicant own property? ✓ **Yes** ____ **No**

If "No", when will property be in control (own or long-term lease) of applicant?

Indicate the owning entity of the property (i.e. name on property title)

Crown Enterprise LLC

Description of the Business (use) that will occupy this property:

Dry Cleaners & Laundry and Tailor

Project Description (proposed improvements per this application):

1456 exterior paint (2 estantes included)

replace windows + Doors (2 estantes included)

Project cost per this application ~~$7467~~ Paint $13,107.75

~~38998~~ - windows + Doors $30,775

$43,882.75

Total Funding Request ~~46,465~~ ~$25,873.70

EXHIBIT A
Community Redevelopment Agency (CRA)
Eligibility and Application Requirements Form

Please read and initial beside each application requirement once complete.

Step 1: Application Process/Requirements

CM Meet with CRA Staff to determine if the property/business is eligible for a CRA grant.

CM Complete application and review checklist to ensure all requirements have been met. Incomplete applications will not be accepted. *Please contact CRA Staff with any questions on the application.*

CM Meet with the Community Development Department to determine that the initial review of the project will be in compliance with the Town of Lake Park codes subject to final review during the building permit process.

Signature of Planning Staff person *Meeting Date*

CM Provide a photograph of the property showing the area(s) for improvement.

CM Conceptual design drawing(s) and/or site plan of the proposed improvements. Visual improvements must be shown. If your site plan or application request includes landscaping, the landscaping must be a species and variety of native plants that are drought tolerant, require little irrigation and withstand the environmental conditions of Lake Park. Irrigation systems must prevent over spray and water waste and it is recommended a drip irrigation system be installed.

CM Two (2) bids from licensed contractors. Bids must be typed and contain the following information; contractors license number, name, address, phone number and fax number. Hand written bids will not be accepted.

N/A If this is a tenant improvement, a copy of the lease agreement must be provided.

CM If applicable, include a list of jobs to be created and filled, including job descriptions, pay range and a weekly schedule. For current businesses, provide a list of all current positions.

CM If applicable, a copy of a valid Business Tax License with the Town of Lake Park.

CM Submit the Eligibility and Application Requirements Form initialed and signed by applicant.

If additional information is required to finalize the application, additional time will be required for approval.

Acknowledgments (Please initial indicating your understanding):

CM Property to be improved is free of all municipal and county liens, judgments or encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in Lake Park CRA Master Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

CM Completed application(s) shall be initially reviewed by CRA Staff within ten (10) business days. If additional information is required to finalize the application, additional time will be required for approval process.

CM The application must be signed by the property owner authorizing the proposed improvements.

CM Properties that are sold within twenty-four months of receiving grant funding must repay the full amount if it's the property owner applying for the grant.

CM I fully understand the Grant Reimbursement Requirements and Procedures as described within this document.

I have read and completely understand the program, including the Eligibility and Application requirements and Grant Reimbursement requirements and procedures.

Applicant Signature 10-4-26 **Date**

Carlos Montechiari
Print Applicant Name

I authorize the improvements as stated in this application:

Property Owner Signature 10-4-26 **Date**

Carlos Montechiari
Print Owner Name

PO#: Montechiar #1456

CUSTOMER SALES QUOTE

Sales Person:Brandon Rodammer

ShipTo: SOUTH FLORIDA WINDOWS & DOORS

Account#: A00573

3195 NORTH POWERLINE ROAD SUITE 112
105879
POMPANO BEACH, FL 33069-1052
Phone# Fax#

Customer

Account #

Phone# Fax#

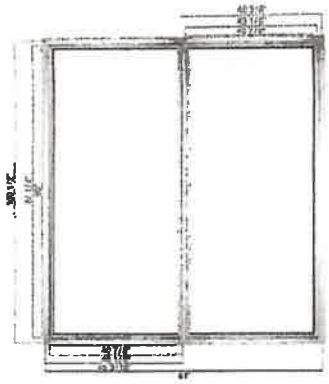
Line #	Item Description	Quantity
0001 (1.00)	**ESW Custom Aluminum Hurricane Products**	Ordered: 1.00
	***Silver Frames, CLEAR Glass**	
Location: Attached		
0002 (2.00)	**Retro Install with Permit**	Ordered: 1.00

****Cash/ Credit Card (No Fee) Discount Pricing****

Project Total = $30,775.00

- Quote is only valid for 30 days
- This quote comes with a 3- year service warranty.

2 2 SIDE **ES-8000 - STOREFRONT** 1 LITE 1



SIZE	91" X 100 1/2"
WEIGHT	505.45 LBS (229.76 KG)
AREA	63.51 FT²
FINISH	AAMA 2604 SILVER
GLASS	1/4" CLEAR HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
PANELS	2
MUNTIN	NO
REVERSE	NO
LOCATION	RIGHT
JAMB TYPE	REGULAR (NO ANCHORED)
FRAME TYPE	CLOSED HEAD/SILL
SHIM SPACE	3/8" SHIM SPACE
ANCHOR TYPE	TYPE A 1/4 DIA ULTRACON
EQUAL PANELS	YES
REINFORCEMENT	J1/M1
PROTECTIVE FILM	EXTERIOR
NUMBER OF ANCHORS	4 ANCHORS AT EACH SIDE OF JAMB AND MULLION
PRE-GLAZED?	YES

FBC CERTIFICATION

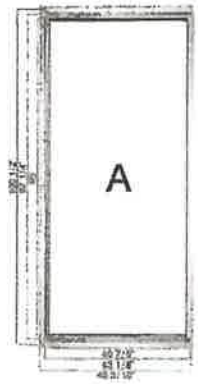
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62.60	62.60
CODE	FL 17897.1

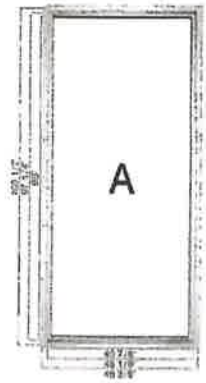
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INTERNAL PSF	EXTERNAL PSF
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CODE	24-0321.07

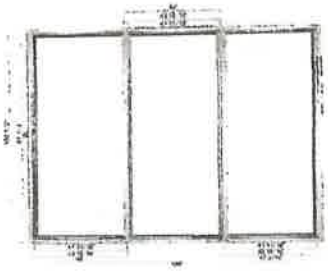
NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.07	0.62	0.72





4 4 FRONT ES-6000 - STOREFRONT 1 LITE 1

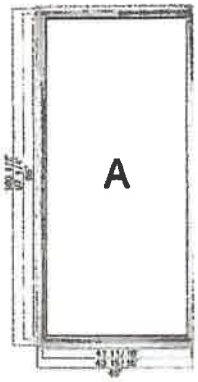


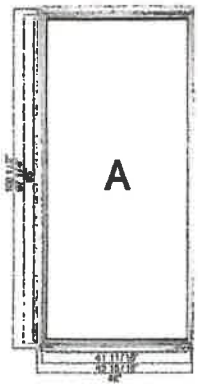
SIZE	138" X 100 1/2"
WEIGHT	759.46 LBS (345.21 KG)
AREA	96.31 FT^2
FINISH	AAMA 2604 SILVER
GLASS	1/4" CLEAR HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
PANELS	3
MUNTIN	NO
REVERSE	NO
LOCATION	RIGHT
JAMB TYPE	REGULAR (NO ANCHORED)
FRAME TYPE	CLOSED HEAD/SILL
SHIM SPACE	3/8" SHIM SPACE
ANCHOR TYPE	TYPE A 1/4 DIA ULTRACON
EQUAL PANELS	YES
REINFORCEMENT	J1/M1
PROTECTIVE FILM	EXTERIOR
NUMBER OF ANCHORS	4 ANCHORS AT EACH SIDE OF JAMB AND MULLION
PRE-GLAZED?	YES

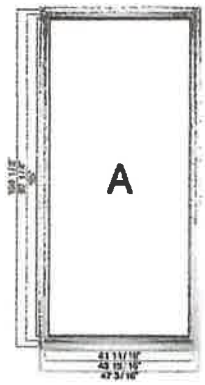
FBC CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
62.60	62.60
CODE	FL 17897.1

NOA CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
62.60	62.60
CODE	24-0321.07

NFRC CERTIFICATION		
U FACTOR	SHGC	VT
1.07	0.62	0.72







6 6 SIDE H ES-8000 - STOREFRONT 1 LITE 1

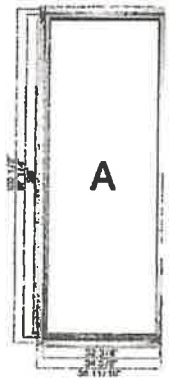


SIZE	74" X 100 1/2"
WEIGHT	419.94 LBS (190.88 KG)
AREA	51.55 FT^2
FINISH	AAMA 2604 SILVER
GLASS	1/4" CLEAR HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
PANELS	2
MUNTIN	NO
REVERSE	NO
LOCATION	RIGHT
JAMB TYPE	REGULAR (NO ANCHORED)
FRAME TYPE	CLOSED HEAD/SILL
SHIM SPACE	3/8" SHIM SPACE
ANCHOR TYPE	TYPE A 1/4 DIA ULTRACON
EQUAL PANELS	YES
REINFORCEMENT	J1/M1
PROTECTIVE FILM	EXTERIOR
NUMBER OF ANCHORS	4 ANCHORS AT EACH SIDE OF JAMB AND MULLION
PRE-GLAZED?	YES

FBC CERTIFICATION	
INTERNAL PS=	EXTERNAL PSF
71.60	71.60
CODE	FL 17897.1

NOA CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
71.60	71.60
CODE	24-0321.07

NFRC CERTIFICATION		
U FACTOR	SHGC	VT
1.07	0.62	0.72





QUOTE SUMMARY

ASSEMBLY SYSTEM	TOTAL QUANTITY	TOTAL AREA (SQ FT)
ES-8000 - STOREFRONT	6	44.25
TOTAL	6	44.25

DOCUMENT GENERATED FRI 21 AUG 2026 11:44

Price Estimate Proposal

WRIGHT'S
IMPACT WINDOW & DOOR

Owner information

Name	MONICA MONTECHIARI
Job Location	1456 10TH STREET
City, State ZIP	LAKE PARK, FL 33403
Phone	561-756-6973
Email	
Project name	PROJECT 1456

Contractor information

Contact Name	Jay Bressler
Contact Email	jay@wrightswindow.com
Address	7816 S Dixie Hwy
City, State ZIP	West Palm Beach, FL. 33045
Contact Phone	248-756-6699
Estimated Date	08/26/26
Expiration of Proposal	09/26/26

Scope of work

REMOVAL AND DISPOSAL OF OLD PRODUCT, INSTALLATION AND FINISH WORK FOR NEW PRODUCTS. ALL FINISH WORK WILL BE LEFT PAINT READY, AS PAINTING IS NOT INCLUDED WITH THIS ESTIMATE.

Other Exclusions and Notes

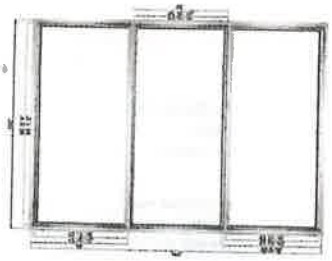
Mobilization and Demobilization included in the proposal. Price is subject to change based on manufacturers price increases.

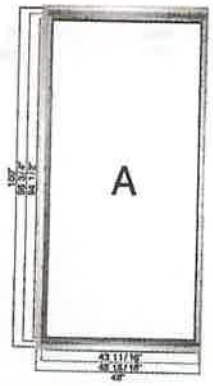
Company proposal

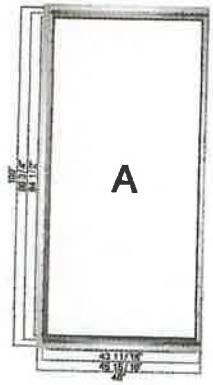
Permit Costs	$1,170.00
MSRP	$84,355.00
TOTAL PROPOSAL AMOUNT	**$38,998.00**

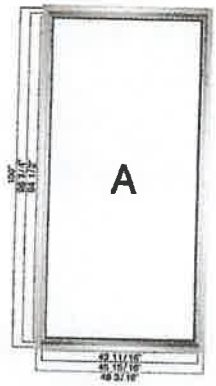
Acceptance of Proposal

Proposed costs, specifications, and conditions detailed above are accepted, and specified work is authorized to begin on the agreed upon date. Payment for services rendered will be made as specified.









SIZE	144" X 100"
WEIGHT	785.82 LBS (357.19 KG)
AREA	100.00 FT²
FINISH	CLEAR ANODIZED
GLASS	1/4" GRAY HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
PANELS	3
MUNTIN	NO
REVERSE	NO
LOCATION	RIGHT
JAMB TYPE	REGULAR (NO ANCHORED)
FRAME TYPE	CLOSED HEAD/SILL
SHIM SPACE	3/8" SHIM SPACE
ANCHOR TYPE	TYPE A 1/4 DIA ULTRACON
EQUAL PANELS	YES
REINFORCEMENT	J1/M1
PROTECTIVE FILM	BOTH
NUMBER OF ANCHORS	4 ANCHORS AT EACH SIDE OF JAMB AND MULLION
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
55.70	55.70

CODE FL 17897.1

NOA CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
55.70	55.70

CODE 24-0321.07

NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.07	0.47	0.36

4 004 MULLION 2 X 5 X 1/8 1



SIZE	2" X 100"
WEIGHT	17.85 LBS (8.11 KG)
AREA	1.39 FT^2
FINISH	CLEAR ANODIZED
GLASS	
PRE-GLAZED?	NO

FBC CERTIFICATION
INTERNAL PSF
0.00
CODE

EXTERNAL PSF
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FL 39086.1

NOA CERTIFICATION
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CODE

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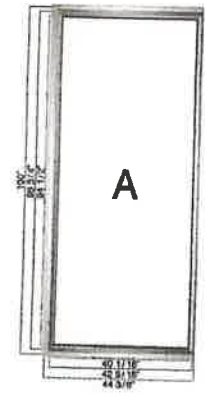
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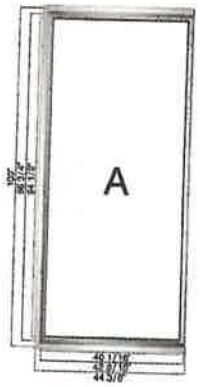
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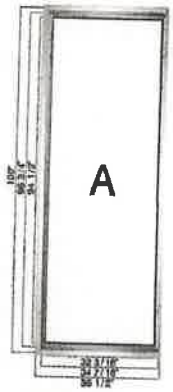
NOA CERTIFICATION
INTERNAL PSF
0.00
CODE

EXTERNAL PSF
0.00
25-0825.02

5 005 ES-8000 - STOREFRONT 1 LITE 1









QUOTE SUMMARY

ASSEMBLY SYSTEM	TOTAL QUANTITY	TOTAL AREA (SQ FT)
ES-8300 STOREFRONT	4	334.44
ES-EL100 - SLIDING GLASS DOOR	1	51.11
MULLION	1	1.39
TOTAL	6	456.94

Sent by Mike Normandale on Sep 11, 2026 Sent

BEACHFRONT COMMERCIAL SERVICES

8027 Murano Cir • Palm Beach Gardens, FL 33418-8176 • Phone: 561-660-2739

Cinderella Cleaners/Crown Enterprises LLC
Cell: +15617566973

Job Address:
1454 10th Street
Lake Park, FL

Print Date: 9-18-2026

Proposal for Cinderella Cleaners/Crown Enterprises LLC

FL License CGC #1531681
FL License CCC #1333373
Painting License: U-22391

ARTICLE 1. THE CONTRACT DOCUMENTS

1.1 The Contract Documents consist of this Agreement and:

1 The "Manufacturer's Specifications" including products used, attached as **Exhibit "A"; (If available)**
2 The "Repair Spec" attached as **Exhibit "B"; (If available)**
3. Any and all written amendments, addendums and/or modifications to the Contract Documents that are fully executed by the parties hereto.

1.2 These Documents form the Contract and are as fully a part of the Contract as if repeated herein. The Contract Documents represent the entire agreement between the parties hereto and supersede prior negotiations, representations, or agreements, either written or oral. In the case of any conflict or ambiguity between the Contract Documents, preference and priority will be given: first, to any written addenda or changes to the Contract Documents that are fully executed by the parties hereto after the date of this Agreement; second, to this Agreement; third, to the General Conditions; fourth, to the Engineer's Manual; and finally to the Contractor's Proposal.

ARTICLE 2. THE WORK

2.1 The Work shall consist of the specific tasks required to complete the Project as set forth in the Contract Documents. The Contractor will provide all materials, supervision, labor, materials, tools, and equipment to perform the requirements of the Contract Documents in compliance with all laws, ordinances, rules, and regulation of any governing authority, including, but not limited to, the Florida Building Code and all amendments thereto. All labor and materials to be provided under the Contract Documents shall be referred to as the "Work."

2.2 SCOPE OF WORK. Contractor will furnish all labor, equipment, materials, supervision, coordination and storage to

1456 Building

Items	Description	Qty/Unit	Unit Price	Price
1456 Exterior Stucco Repainting 0100 - Exterior Stucco Painting	Exterior Stucco Repainting – Benjamin Moore / Coronado Acrylic System Work Included: Repainting of all designated exterior stucco and masonry surfaces, including walls, bands, columns, parapets, architectural elements, and associated stucco components. Surface Preparation: Pressure clean all surfaces utilizing up to 4,000 PSI at 4 GPM to remove dirt, chalking, mildew, salts, loose coatings, and contaminants that may interfere with adhesion. Adjust pressure as necessary to prevent substrate damage. Remove loose, peeling, or unsound coatings to a sound, firmly bonded substrate. Surfaces shall be clean, dry, sound, and free of contaminants prior to coating. Crack Repair: Cracks greater than 1/8 inch shall be routed as required, cleaned, and sealed with Tower AU-1 Commercial Construction Sealant or approved equivalent. Hairline Cracks: Hairline and non-structural cracks 1/8 inch and smaller shall be sealed with Tower AU-1 Commercial Construction Sealant. Sealer: Apply one full coat of Benjamin Moore Ultra Spec Masonry Interior/Exterior 100% Acrylic Sealer 608 to prepared stucco and masonry surfaces. Topcoat: Apply one full coat of Coronado Cryli Cote 100% Acrylic Exterior Paint, Satin N410, in Owner-selected color(s). Coverage Guarantee: System includes one coat of sealer and one finish coat with full color change. Beachfront Commercial Services guarantees uniform color and complete hiding. Additional Cryli Cote required to achieve acceptable coverage shall be provided at no additional cost to the Owner. Manufacturer Warranty: Completed stucco coating system shall be inspected by Benjamin Moore. Upon successful inspection and acceptance, the project shall receive a 10-Year Benjamin Moore Commercial Coating Warranty. Beachfront Warranty: Beachfront Commercial Services shall provide a matching 10-Year workmanship warranty for the stucco coating installation.	4,990 SF	$1.00	$4,990.00
1456 Front Parapet 0100 - Exterior Stucco Painting	Parapet Wall Supplemental Waterproofing Coat Work Included: Provide an additional waterproofing coat to all exposed parapet surfaces, including the full exterior face, parapet cap, and all interior parapet wall surfaces not covered by roofing membrane. Preparation: Surface preparation, crack repair, and Tower AU-1 urethane sealant installation shall be completed in accordance with the Exterior Stucco Repainting scope. Waterproofing Coat: Apply one full coat of Coronado Texcrete Masonry Waterproof Coating, Smooth Finish W3194, to all designated parapet surfaces prior to application of the specified finish coat. Application shall extend continuously across the exterior parapet face, cap, and all exposed wall surfaces not protected by roofing membrane to provide an additional moisture-resistant barrier. Finish Coat: Following proper cure, apply the specified Coronado Cryli Cote Satin finish coat in accordance with the Exterior Stucco Repainting scope.	1,080 SF	$1.30	$1,404.00

Items	Description	Qty/Unit	Unit Price	Pri
1456 Gutters 0110 - Exterior Trim Painting	Gutters & Downspouts Surface Preparation: Clean all designated gutter and downspout surfaces to remove dirt, chalking, mildew, grease, and other contaminants. Remove loose or failing coatings and lightly abrade glossy surfaces as required to promote adhesion. Primer: Spot prime bare metal, exposed substrate, and rust-prepared areas with Benjamin Moore HP1100 Acrylic Metal Primer. Finish: Apply one full finish coat of Coronado Cryli Cote 100% Acrylic Exterior Paint in Owner-selected color to all designated gutter and downspout surfaces. Application shall provide a uniform, continuous finished appearance across all coated surfaces.	70 LF	$2.00	$140.00

1456 Building Total: $7,466.50

1454 Building

Items	Description	Qty/Unit	Unit Price	P
1454 Exterior Stucco Repainting 0100 - Exterior Stucco Painting	Exterior Stucco Repainting – Benjamin Moore / Coronado Acrylic System Work Included: Repainting of all designated exterior stucco and masonry surfaces, including walls, bands, columns, parapets, architectural elements, and associated stucco components. Surface Preparation: Pressure clean all surfaces utilizing up to 4,000 PSI at 4 GPM to remove dirt, chalking, mildew, salts, loose coatings, and contaminants that may interfere with adhesion. Adjust pressure as necessary to prevent substrate damage. Remove loose, peeling, or unsound coatings to a sound, firmly bonded substrate. Surfaces shall be clean, dry, sound, and free of contaminants prior to coating. Crack Repair: Cracks greater than 1/8 inch shall be routed as required, cleaned, and sealed with Tower AU-1 Commercial Construction Sealant or approved equivalent. Hairline Cracks: Hairline and non-structural cracks 1/8 inch and smaller shall be sealed with Tower AU-1 Commercial Construction Sealant. Sealer: Apply one full coat of Benjamin Moore Ultra Spec Masonry Interior/Exterior 100% Acrylic Sealer 608 to prepared stucco and masonry surfaces. Topcoat: Apply one full coat of Coronado Cryli Cote 100% Acrylic Exterior Paint, Satin N410, in Owner-selected color(s). Coverage Guarantee: System includes one coat of sealer and one finish coat with full color change. Beachfront Commercial Services guarantees uniform color and complete hiding. Additional Cryli Cote required to achieve acceptable coverage shall be provided at no additional cost to the Owner. Manufacturer Warranty: Completed stucco coating system shall be inspected by Benjamin Moore. Upon successful inspection and acceptance, the project shall receive a 10-Year Benjamin Moore Commercial Coating Warranty. Beachfront Warranty: Beachfront Commercial Services shall provide a matching 10-Year workmanship warranty for the stucco coating installation.	5,580 SF	$1.00	$5,580.00
1454 Front & Side Parapet Wall 0100 - Exterior Stucco Painting	Parapet Wall Supplemental Waterproofing Coat Work Included: Provide an additional waterproofing coat to all exposed parapet surfaces, including the full exterior face, parapet cap, and all interior parapet wall surfaces not covered by roofing membrane. Preparation: Surface preparation, crack repair, and Tower AU-1 urethane sealant installation shall be completed in accordance with the Exterior Stucco Repainting scope. Waterproofing Coat: Apply one full coat of Coronado Texcrete Masonry Waterproof Coating, Smooth Finish W3194, to all designated parapet surfaces prior to application of the specified finish coat. Application shall extend continuously across the exterior parapet face, cap, and all exposed wall surfaces not protected by roofing membrane to provide an additional moisture-resistant barrier. Finish Coat: Following proper cure, apply the specified Coronado Cryli Cote Satin finish coat in accordance with the Exterior Stucco Repainting scope.	1,040 SF	$1.30	$1,352.00

Items	Description	Qty/Unit	Unit Price	
1454 Textured Walkway Recoating 0150 - Exterior Floor Painting	Textured Walkway Recoating Surface Preparation: Pressure clean all designated textured walkway surfaces to remove dirt, mildew, oils, loose coatings, and other contaminants that may interfere with adhesion. Remove loose or failing existing coatings to a sound, firmly bonded substrate. Existing coatings shall be tested for compatibility as required prior to application. Coating System: Apply two full coats of TUF-TOP Duraplate 289 High-Performance Concrete Enamel in Owner-selected color. Non-Skid Additive: Incorporate TUF-TOP Rhino Hide Skid Resistant Additive into each coat of Duraplate 289 to provide a consistent slip-resistant texture throughout the finished walkway surface. Coatings shall be applied uniformly over the existing textured walkway surfaces in accordance with manufacturer requirements.	1,316 SF	$1.30	$1,710.80
1454 Textured Walkway Patch 0050 - General Labor	Decorative Texture Patching Work Included: Patch isolated areas of damaged, deteriorated, or missing decorative texture within the designated walkway surfaces. Preparation: Remove loose or unsound material and clean affected areas to provide a sound substrate suitable for repair. Texture Repair: Apply a compatible patching material and recreate the existing decorative texture as closely as practical to blend with adjacent surfaces. Finish: Allow repaired areas to properly cure prior to application of the specified walkway coating system. Exact texture and appearance may vary slightly from surrounding surfaces due to age, previous coatings, and existing conditions. Condition: Quantity is based on a visual estimate of currently visible conditions. Additional damaged or deteriorated areas revealed during preparation may be repaired at the same unit rate upon Owner approval.	5 SF	$25.00	$125.00
Exterior Metal Doors & Frames 0120 - Exterior Doors (Per Side)	Exterior Metal Doors & Frames Surface Preparation: Clean all designated doors and frames in accordance with SSPC-SP1 to remove grease, oil, dirt, and other surface contaminants. Remove loose paint, rust, and other unsound material in accordance with SSPC-SP2 Hand Tool Cleaning. Glossy or tightly adhered existing coatings shall be dulled as required to promote adhesion. Primer: Apply one full coat of Benjamin Moore HP1100 Acrylic Metal Primer to prepared metal surfaces. Finish: Apply one full finish coat of Corotech COMMAND Waterborne Acrylic Urethane, Satin V392, in Owner-selected color. Application shall include all designated door and frame surfaces and shall be completed to provide a uniform, continuous finished appearance.	2 ea	$100.00	$200.00

Items	Description	Qty/Unit	Unit Price	P
10x12 Roll Up Pannell Doors 0180 - Exterior Garage Door Painting	10' x 12' Roll-Up Doors Surface Preparation: Clean all designated roll-up doors in accordance with SSPC-SP1 to remove grease, oil, dirt, and other surface contaminants. Remove loose paint, rust, and other unsound material in accordance with SSPC-SP2 Hand Tool Cleaning. Glossy or tightly adhered existing coatings shall be dulled as required to promote adhesion. Primer: Apply one full coat of Benjamin Moore HP1100 Acrylic Metal Primer to prepared metal surfaces. Finish: Apply one full finish coat of Corotech COMMAND Waterborne Acrylic Urethane, Satin V392, in Owner-selected color. Application shall include all designated roll-up door surfaces and shall be completed to provide a uniform, continuous finished appearance.	2 ea	$360.00	$720.00
1454 Gutters 0110 - Exterior Trim Painting	Gutters & Downspouts Surface Preparation: Clean all designated gutter and downspout surfaces to remove dirt, chalking, mildew, grease, and other contaminants. Remove loose or failing coatings and lightly abrade glossy surfaces as required to promote adhesion. Primer: Spot prime bare metal, exposed substrate, and rust-prepared areas with Benjamin Moore HP1100 Acrylic Metal Primer. Finish: Apply one full finish coat of Coronado Cryli Cote 100% Acrylic Exterior Paint in Owner-selected color to all designated gutter and downspout surfaces. Application shall provide a uniform, continuous finished appearance across all coated surfaces.	110 LF	$2.00	$220.00
Clamshell Shutters 0130 - Exterior Metal Brush and Roll	Clamshell Shutters Surface Preparation: Clean all designated clamshell shutter surfaces in accordance with SSPC-SP1 to remove grease, oil, dirt, and other surface contaminants. Remove loose paint, rust, and other unsound material in accordance with SSPC-SP2 Hand Tool Cleaning. Glossy or tightly adhered existing coatings shall be dulled as required to promote adhesion. Primer: Apply one full coat of Benjamin Moore HP1100 Acrylic Metal Primer to prepared metal surfaces. Finish: Apply one full finish coat of Corotech COMMAND Waterborne Acrylic Urethane, Satin V392, in Owner-selected color. Application shall include all designated clamshell shutter surfaces and shall be completed to provide a uniform, continuous finished appearance.	960 SF	$3.00	$2,880.00

Items	Description	Qty/Unit	Unit Price	Pri
Window Frames 0130 - Exterior Metal Brush and Roll	Window Frames Surface Preparation: Clean all designated window frame surfaces in accordance with SSPC-SP1 to remove grease, oil, dirt, and other surface contaminants. Remove loose paint, rust, and other unsound material in accordance with SSPC-SP2 Hand Tool Cleaning. Glossy or tightly adhered existing coatings shall be dulled as required to promote adhesion. Primer: Apply one full coat of Benjamin Moore HP1100 Acrylic Metal Primer to prepared metal surfaces. Finish: Apply one full finish coat of Corotech COMMAND Waterborne Acrylic Urethane, Satin V392, in Owner-selected color. Application shall include all designated window frame surfaces and shall be completed to provide a uniform, continuous finished appearance.	90 LF	$5.00	$450.00
Window Metal Pannels 0130 - Exterior Metal Brush and Roll	Window Panels Surface Preparation: Clean all designated window frame surfaces in accordance with SSPC-SP1 to remove grease, oil, dirt, and other surface contaminants. Remove loose paint, rust, and other unsound material in accordance with SSPC-SP2 Hand Tool Cleaning. Glossy or tightly adhered existing coatings shall be dulled as required to promote adhesion. Primer: Apply one full coat of Benjamin Moore HP1100 Acrylic Metal Primer to prepared metal surfaces. Finish: Apply one full finish coat of Corotech COMMAND Waterborne Acrylic Urethane, Satin V392, in Owner-selected color. Application shall include all designated window frame surfaces and shall be completed to provide a uniform, continuous finished appearance.	30 SF	$4.00	$120.00

1454 Building Total: **$13,357.80**

Overhang Roof (Below Marquee/ Parapet)

Items	Description	Qty/Unit	Unit Price	P
Torch-Down Roofing Termination Modification 0050 - General Labor	Torch-Down Roofing Termination Modification Work Included: Cut back the existing torch-down roofing membrane at the front overhang as required to establish a new termination line approximately 6 inches above the overhang. Preparation: Remove or trim existing roofing membrane, loose materials, and existing termination components as necessary to expose a sound substrate suitable for the new termination assembly. Clean and prepare the termination area prior to installation. Termination Bar: Install a new continuous termination bar approximately 6 inches above the front overhang. Mechanically fasten the termination bar to the existing substrate using appropriate corrosion-resistant fasteners. Sealant: Apply compatible roofing-grade sealant at the upper edge of the termination bar, fastener penetrations, and other required transitions to provide a continuous weather-resistant termination. Finish: Secure and detail the existing roofing membrane at the new termination line and leave the modified area watertight and ready for adjacent coating or repair work.	90 LF	$55.00	$4,950.00
Vertical Overhang Stucco Repair (12") 0300 - Exterior Stucco Replacement	Vertical Overhang Stucco Repair Work Included: Remove existing roofing tar, bull, mastics, loose coatings, and other incompatible materials from the exposed concrete block at the vertical overhang as required to provide a sound substrate for stucco installation. Surface Preparation: Mechanically clean the exposed block and adjacent repair areas to remove loose mortar, deteriorated materials, dirt, dust, and other contaminants. Prepare transitions and edges as required to receive the new stucco repair. Stucco Installation: Apply a compatible cementitious stucco system over the exposed concrete block at the vertical overhang. Build and finish the repair to match the adjacent existing stucco profile and plane as closely as practical. Finish: Allow repaired stucco to properly cure prior to application of the specified coating system. Final texture and appearance shall be blended to the surrounding stucco to the extent practical based on existing field conditions.	90 SF	$28.00	$2,520.00

Overhang Roof (Below Marquee/ Parapet) Total: **$7,470.00**

Total Price: $28,294.30

ARTICLE 5. PROGRESS PAYMENTS AND RETAINAGE

5.1 Following execution of the Contract and prior to Contractor mobilization, Owner shall pay Contractor a deposit equal to twenty-five percent (25%) of the Contract Sum.

Thereafter, Contractor shall submit Applications for Payment based upon the percentage of completion of each individual line item included in the Scope of Work. Each Application for Payment shall reflect the value of work completed for each applicable line item, less prior payments and the amount reserved for final punch list completion.

Owner shall tender payment within seven (7) days of receipt of an Application for Payment or provide Contractor with written justification within that period for withholding any portion of the requested payment. If no written objection is made within seven (7) days, the Application for Payment shall be presumed approved.

Contractor may bill progress payments up to ninety-five percent (95%) of the Contract Sum based upon percentage of completion by line ite The remaining five percent (5%) shall become due upon completion of all valid punch list items, removal of Contractor's equipment and mat from the site, and final cleanup.

No additional retainage shall be withheld from progress payments.

If Owner has not issued payment within fifteen (15) days of receipt of an Application for Payment and has not objected in writing to specific items with supporting information and paid all unobjectionable amounts, Contractor may suspend Work until payment is received or declare Owner in material breach and terminate the Work. Any suspension not attributable to Contractor shall entitle Contractor to an equitable adjustment for direct actual costs incurred due to interruption and remobilization, together with a day-for-day extension of the Contract Time for each day of suspension.

ARTICLE 6. FINAL PAYMENT

6.1 A "Final Payment", constituting the entire unpaid balance of the Contract Sum and any amounts due shall be made by Owner to Contractor within fifteen days of the date of completion of the Work, including valid Punch List items of Work. Any payment, whether a progress payment or final payment, that remains unpaid without legal justification after twenty (20) days from the date due shall bear interest at the rate of 10% per annum.

ARTICLE 7. WARRANTY AND CORRECTION OF WORK

Contractor and Benjamin Moore Paint Company will provide to the Owner upon Final Completion of the Work a Written Ten (10) Year Labor and Material Warranty for all Work. Contractor shall not be responsible for extended warranties from material manufacturers but will ensure the Owner receives all manufacturer warranties.

ARTICLE 8. TERMINATION OR SUSPENSION

8.1 The Owner may terminate the Agreement if the Contractor:

a. persistently or repeatedly refuses or fails to supply enough properly skilled workers or proper materials;

b. fails to perform the Work in accordance with the Contract Documents;

c. fails to make payments to subcontractors or for materials or labor after receipt of payment from Owner;

d. persistently disregards laws, ordinances or rules, regulations, or orders of a public authority having jurisdiction and is duly cited for such persistent violations;

e. makes a general assignment for the benefit of its creditors;

f. is adjudicated or declared insolvent and a receiver is appointed on account of same;

g. Is otherwise guilty of a substantial breach of a provision of the Contract Documents.

2. This Agreement may be terminated by either party for cause upon not less than ten (10) days written notice should the other party fail, in a material way, and after opportunity to cure as provided herein, to perform in accordance with the terms of this Agreement, provided there is no fault of the party initiating the termination.

1. 3. If the Work is suspended at the Owner's written request or direction, through no act or fault of the Contractor or their agents or employees working under the Contractor, the Contractor shall be paid for all Work performed prior to such suspension. When the Project is resumed at the written instruction of the Owner, the Contractor's compensation shall be adjusted to provide for Contractor's expenses incurred and properly documented by the Contractor regarding the interruption and resumption of the Work. In such event, the time to perform under the Contract Documents shall be extended one (1) day for every day that work was suspended.

1. 4. If the Work is stopped for a total of thirty (30) days through no act or fault of the Contractor or their agents or employees working under the Contractor, because the Owner has persistently failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, ordered or requested the suspension, or actively interfered with the work, the Contractor may, upon ten (10) additional days written notice to the Owner, terminate the Contract and recover from the Owner all amounts due through the date Work ceased and additional related costs and damages incurred by the Contractor. In support of such claims, Contractor shall provide invoices of all costs, including employee time cards and expenses, reasonably requested by the Owner. Owner shall have the right to cure such failure within said ten (10) day period; however, any additional costs incurred by the Contractor will still be due to the Contractor.

EXHIBIT "A" - CONTRACT GENERAL CONDITIONS

1. **Standard of Work.** All Work shall be completed by Contractor in conformance with the Contract Documents and in a workmanlike manner according to accepted industry standards and in compliance with all building codes and other applicable laws. Contractor is not responsible for the adherence of paint and coverings to surfaces that have previously applied coverings unless Contractor's scope of work includes removal of all surface materials and coverage and preparation of the subsurface for the receipt of new coverings.

2. **Contractor Notice of Subcontractors and Material Suppliers to Owner.** Contractor will advise Owner of all subcontractors and material suppliers to be used on the job within ten (10) days after execution of this Contract. Contractor warrants that all workers employed by Contractor and Subcontractors are legally eligible to work within the United States and that all documentation of worker eligibility has been verified. Contractor shall ensure that all subcontractors, independent consultants, associates, and laborers performing Work on Condominium Property maintain all permits and licenses necessary for the execution of the Work to be performed under the Contract, that they maintain proper liability and worker's compensation coverage and that their Work complies with all relevant local, city, county, and state regulations and ordinances.

3. **Contractor Supervision.** Contractor shall supervise and direct the Work as set forth in the Agreement using Contractor's best skill and attention.

4. **Rejection of the Work**. Contractor agrees that all Work will satisfy all industry standards for workmanship and quality.

5. **Licenses Required.** To the extent required by law, all Work shall be performed by individuals duly licensed and authorized by law to perform said Work.

6. **Contractor's Warranty.** Contractor warrants that materials and equipment furnished under the Agreement will be of good quality and new, unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work and materials conform to the requirements of the Contract Documents. Work not conforming to these requirements, including deviations from the plans, may be considered defective. Delamination, bubbling, or peeling of paint caused by existing subsurface conditions are not defects and are not the responsibility of the Contractor.

7. **Substitution of Materials.** Where the Contract Documents indicate use of specifically described materials, no substitution of materials shall be permitted by Contractor without the written approval of the Owner.

8. **Correction of Defective Work.** Contractor shall promptly correct any Work reasonably rejected in writing by the Owner. Any defective Work brought to the Contractor's attention after the punch list has been complied and cleared will be considered warranty work.

9. **Property Damage and Personal Injury.** Contractor shall be responsible for property damage and injury to persons caused by negligence, intentional acts or omissions of the Contractor, its employees, subcontractors, and their agents and employees, and other persons performing portions of the Work under a contract with the Contractor. Contractor shall undertake all reasonable efforts to protect and prevent damage to all areas surrounding the areas where Work, pursuant to this Contract, is being performed by Contractor, including but not limited to the common elements controlled by the Owner. Owner shall remove all landscaping and plants in areas where Contractor shall perform Work; Contractor shall not be responsible for damage to such areas unless caused by Contractor's failure to exercise due care in performing the Work. Owner shall be responsible for removal of any/all personal items on balconies and in storage closets located on balconies and other Work areas, including but not limited to window and sliding glass door screens, tables, chairs, and plants, and property that could be damaged by vibrations or other activities normally involved in performing the Work adjacent to such construction zones will not be the responsibility of the Contractor, and Owner will be responsible for coordinating same with the residents. The Contractor shall not be responsible for claims based on damage to or loss of personal property of unit owners or others, including but not limited to plants, patio furniture, umbrellas, and barbeque grills, when the personal property was located on balconies or in common elements undergoing Work required by this Agreement unless such damage is caused by the recklessness or intentional acts of the Contractor, its agents, employees and/or subcontractors.

10. **Workforce Standards.** The Contractor shall at all times enforce strict discipline and good order among his employees and shall not employ on the Work any unfit person or anyone not skilled in the task assigned to him.

11. **Access to Work.** The Owner, Owner's Representative, Engineer, and project manager shall at all times have access to the Work.

12. **Provision of Facilities and Services.** Owner shall provide Contractor with an area to stage the Work, store materials and equipment, place any refuse dumpster(s) and temporary sanitary facilities, and Contractor employee parking spaces. Contractor shall be responsible for providing and placing any refuse dumpster(s) and temporary sanitary facilities. Owner shall be responsible for providing adequate Contractor employee parking spaces, an adequate grounded power supply, and water at no cost to Contractor, including any and all "hook-ups" (including pigtails and junction boxes) to attach to Owner's electrical outlets and any and all valves to Owner's water outlets.

13. **Required Notices.** Contractor will comply with and give notices required by laws, ordinances, rules, regulations, and lawful orders of public authorities bearing on the performance of the Work.

14. **Safety Precautions.** Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work.

15. **Hours of Work.** Hours of Work shall be from 8:00 a.m. to 5:00 p.m., with thirty minutes of "quiet" preparation and cleanup allowed before and after those hours, unless otherwise restricted by applicable law and ordinances, rules, notwithstanding any rules or regulations by the Owner. Contractor shall store and park materials, equipment, tools and vehicles only in those areas designated by Owner. Contractor shall not perform Work on Saturdays, Sundays or any and all Federally Recognized Holidays without the express written permission of the Owner.

costs shall be recoverable when incurred prior to suit, and in any mediation, arbitration or judicial proceedings, inclu all appeals.

22. **Venue; Forum Selection; Governing Law.** All disputes arising out of or related to the Contract Documents shall be submitted to the court of appropriate jurisdiction in Palm Beach County, Florida, and each party irrevocably consents to personal jurisdiction and venue in such court and waives all objections thereto. This Agreement shall be governed by and construed under and in accordance with the laws of the State of Florida, without regard to its conflict of laws rules.

23. **Waiver of Jury Trial.** EACH PARTY ACKNOWLEDGES AND AGREES THAT ANY CONTROVERSY THAT MAY ARISE UNDER THIS AGREEMENT IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES, AND THEREFORE IT HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS AGREEMENT AND ANY OF THE AGREEMENTS DELIVERED IN CONNECTION HEREWITH OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY. THIS WAIVER OF JURY TRIAL SHALL BE BINDING ON THE PARTIES' PERMITTED SUCCESSORS AND ASSIGNS. EACH PARTY CERTIFIES AND ACKNOWLEDGES THAT: (A) NO REPRESENTATIVE, AGENT OR ATTORNEY OF ANY OTHER PARTY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PARTY WOULD NOT, IN THE EVENT OF LITIGATION, SEEK TO ENFORCE SUCH WAIVER; (B) IT UNDERSTANDS AND HAS CONSIDERED THE IMPLICATIONS OF SUCH WAIVER; AND (C) IT MAKES SUCH WAIVER VOLUNTARILY.

24. **Remedies.** The duties and obligations imposed by the Agreement and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by applicable law.

33. **Hazardous Materials.** Contractor shall not permit or allow the disposal of any hazardous chemicals or materials upon the Work site. The use and disposal of any hazardous materials shall be in strict accordance with the manufacturer and governmental recommendations and requirements as supplemented by reasonable prudence. Upon completion of the Work, hazardous chemicals or materials shall be removed from the site. The Contractor shall not be responsible for the cost of testing for or remediation of any lead or asbestos containing materials already present at the Project site or existing the Owner's building. Upon receipt of written direction from the Association, Contractor shall obtain pollution liability insurance with a policy limit of not less than $2 million ($2,000,000.00), which insurance coverage shall be at the Owner's expense.

34. **Severability.** If any provision of this Agreement is held to be or becomes invalid, illegal or unenforceable or has been breached by any party to this Agreement, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

35. **Entire Agreement; Modifications; Waiver; Successors & Assigns.** This Agreement constitutes the entire agreement between the parties hereto. No change or modification of this Agreement shall be valid unless in writing and signed by all parties hereto. No waiver of any provisions of this Agreement shall be valid unless in writing and signed by the party against whom it is sought to be enforced. The provisions, conditions, terms and covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors, assigns, trustees, receivers and personal representatives of the parties hereto.

36. **Counterparts; Effective Date.** Signatures to this Agreement transmitted by facsimile transmission or by electronic ma "portable document format" (".pdf") form will have the same effect as physical delivery of the paper document bea the original signature. This Agreement may be executed in any number of counterparts, each of which shall be effective only upon delivery and thereafter shall be deemed an original, and all of which shall be taken to be one and the same instrument, with the same effect as if all parties hereto had signed the same signature page.

37. **Federal Renovation, Repair, and Painting Regulation (RRP Rule).** Contractor warrants that it will perform the Work in accordance with the Federal RRP Rule where required. Federal law requires lead testing to be performed on residential buildings built prior to 1978. Contractor shall secure lead testing on the premises and Contractor shall bill the cost of lead testing to the Association without markup by Contractor. Should this testing produce results above the Federal regulatory limit, Contractor must perform work in accordance with the Federal Regulation. Association shall bear the cost of the extra work and materials needed to comply with the Federal regulations. If additional work, at extra cost, is required to comply with the Federal law, all such work must then be approved by Association in writing prior to commencement. Contractor shall bill this work on a reasonable time and material basis, with an hourly rate not exceed $66.00 per hour, and material costs plus 20%.

- END OF GENERAL CONDITIONS –

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____

JOB SITE

Cinderella Cleaners - Comm-Ext - JOB-1463-8546
1454 10th St
Lake Park, FL 33403
(561) 756-6973
cinderellacleaners@comcast.net

PREPARED BY

Michael Baney
Franchise Owner
(561) 354-8895
mbaney@certapro.com

CLIENT

Cinderella Cleaners
1454 10th St
Lake Park, FL 33403
(561) 756-6973
cinderellacleaners@comcast.net

CLIENT CONTACTS

Monica & Carlos Montechiari
M: (561) 756-6973
E: cinderellacleaners@comcast.net

PRICING:

Black metal panels 3 - Left Side	$986.01
Building 1 - Front and Rear	$6,690.16
Building 1 - Left and Right Side	$2,005.94
Building 2 - All	$3,006.39
Flooring Front - Flooring	$1,036.37
Repair Roof Cement - New Side	$1,838.07
Replace Lettering - Lettering Name Replacement	$387.76
Underpass - Under Pass Ceiling	$1,526.30
Subtotal:	**$17,477.00**
Total:	**$17,477.00**
Deposits Due	$4,369.25
Balance	**$13,107.75**

GENERAL SCOPE OF WORK

Scope of Work – Exterior Painting & Repairs

Surface Preparation

- Pressure wash all exterior surfaces to remove dirt, mildew, loosed paint and surface contaminants.
- Scrape and remove all loose or peeling paint from exterior walls that remained after pressure washing.
- Fill and repair cracks throughout the exterior surfaces as needed.
- Protect all glass, windows, doors, and other surfaces not designated for painting with appropriate coverings.

Stucco and Surface Repairs

- Repair damaged stucco along the roofline, left side, and front elevation, including areas with missing decorative stone.
- Repair damaged areas along the front roofline to improve the overall appearance.
- **Note:** Repairs will be made to blend with the existing surfaces as closely as possible. Due to the original custom finishes and materials, an exact texture or appearance match cannot be guaranteed.
- Repair damaged areas along the ceiling/soffit and other identified locations as needed.

Exterior Painting

- Apply **1 coat of primer** to all exterior siding and wall surfaces designated for painting.

- Apply **1 finish coat** to all primed siding and wall surfaces.
- Apply **1 coat of finish paint** to the black metal panels located on the front left side of the building.
- *Note:* If significant rust or corrosion is discovered, additional surface preparation and treatment will be performed at an additional charge and added to the final invoice.

Bay Doors and Awnings

- Apply **1 coat of Sherwin-Williams Pro Industrial Pro-Cryl Primer** to all designated bay doors and metal awnings.
- Apply **1 finish coat of Sherwin-Williams Pro Industrial DTM coating** to the bay doors and awnings.

Walkways and Lettering

- Prepare and apply **2 coats of finish coating** to the designated walkway surfaces.
- Stencil the designated business name and **"Drive Through Overpass"** lettering in the agreed-upon locations.

Final Cleanup

- Remove all protective plastic, masking materials, and painting-related debris.
- Complete a final inspection and perform necessary touch-ups.
- Leave all work areas clean upon completion.

Included in Proposal

All labor, paint, primers, coatings, standard preparation materials, and cleanup associated with the scope of work described above are included. Additional repairs or preparation beyond the outlined scope will be communicated and billed separately upon approval.

SURFACE PREPARATION

STANDARD LEVEL OF PREP
Unless stated otherwise in pictures and/or text in this proposal, this project is priced to include our standard level of prep. This includes the following:
- Wash or wipe down surfaces being painted.
- Scrape and sand loose and peeling paint. Please Note** Scraping and sanding will not result in a smooth finish. There will be ups and downs where paint was removed.
- Spot priming bare wood and metal in areas being painted. We do not spot prime areas being stained.
- Window glazing if we are painting windows.
- Puttying, caulking, and wood filling as needed. We only caulk areas that were previously caulked and are missing or failing. We only remove caulking that is failing.
- Masonry Patching where needed. Please Note** Masonry patching will not mimic the current texture of the masonry surface.

This level of prep DOES NOT include (Unless specified otherwise in this proposal) the following:
- Wood replacement
- Fixing imperfections that require feather sanding and bondo application.
- Full recaulking if caulk is not failing or missing.
- Resculpting trim and siding where damaged.
- Stripping existing surface coating.

CLEAN UP

Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference. Upon Completion: All tools, supplies & equipment will be removed from the property.

PROPOSAL AND COLOR SPECIFICATIONS

Surface/Item	Product	Paint / Primer Coats	Color
Black metal panels 3 - Left Side			
Black Metal Panels			
Building 1 - Front and Rear			
Wash			

Siding - Stucco - Airless Spray	SuperPaint-Acrylic Latex-Satin	2 / 0	TBD - Siding
Siding - Prep & Repair			
Building 1 - Left and Right Side			
Siding - Stucco - Airless Spray	SuperPaint-Acrylic Latex-Satin Loxon Primer and Conditioner	1 / 1	TBD - Siding
Bay Garage Doors and Awnings	Pro Industrial DTM-Alkyd-Semi-Gloss Pro Industrial Pro-Cryl Universal Acrylic Primer	1 / 1	
Building 2 - All			
Siding - Stucco - Airless Spray	SuperPaint-Acrylic Latex-Satin Loxon Conditioner	2 / 1	TBD - Siding
Flooring Front - Flooring			
Flooring	Duraplate 289-Latex Enamel-Satin	2 / 0	
Repair Roof Cement - New Side			
Repair Roof Line			
Replace Lettering - Lettering Name Replacement			
Lettering Stencils			
Underpass - Under Pass Ceiling			
Drivethough Ceiling	SuperPaint-Acrylic Latex-Satin Loxon Primer and Conditioner	1 / 1	

NOTES

OUR CERTAINTY SERVICES SYSTEM: To ensure that the project meets your expectations, we will:

- Meet with you at the beginning of the project to ensure all information is up to date and accurate.
- Communicate with you daily to inform you of what has been completed, what will be done tomorrow and any possible
- issues.
- And finally, have you do a final inspection with us to make sure that you are completely satisfied with the completed
- project.
- If a lift is required, the fee will be included. If there are unforseen events outside of CertaPro's control such as change in weather, customer change or request for delay, an additional fee will be added to cover the cost.

ADDITIONAL NOTES

PICKING YOUR COLORS

To pick your colors, please go to the nearest Sherwin Williams paint store. We will need to color name, color number, and sheen that you would like us to use. Color choices should be given to CertaPro no later than 5 days before your projects start date to avoid delays.

ROTTING WOOD

If rotted wood is identified during the painting project, you will be notified. It is not always possible to identify rotting wood during the estimating process.

SIGNATURES

CertaPro Painters Authorized Signature Date

Authorized Client Signature **Date**

Authorized Client Representative Name & Title

Client

PROPERTY PHOTO AND VIDEO RELEASE

☑ By checking this box, I consent to CertaPro and its agents taking photographs and videos of the property identified in the Proposal and using that content for marketing and advertising purposes. I represent that I have authority to grant this consent, either on my own behalf or on behalf of the property owner.

PAYMENT DETAILS

Payment is due: In full upon job completion

COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be co independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller**CertaPro Painters of Jupiter, FL**

DATE OF TRANSACTION _____

NOT LATER THAN MIDNIGHT OF _____

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature) (Date)

LIMITED TWO YEAR WARRANTY

Peace of Mind with our Two-Year Limited Warranty

At CertaPro Painters®, our promise has always been that of Certainty — reassuring our customers of a worry-free and easy property improvement. Our limited two-year warranty can help provide you with some peace of mind as CertaPro Painters refreshes your space.

Subject to the limitations set forth below, for a period of two years from the date of completion of the work described in your contract, the independently owned and operated CertaPro Painters franchised business identified on your contract ("CertaPro" or the "CertaPro Business") will repair any peeling, blistering, or chipping paint resulting from defective workmanship.

How to Make a Warranty Claim

In order to make a valid warranty claim, you must:

- Retain a copy of the original contract.
- Have proof that you made payment in full.
- Make the property accessible to CertaPro to inspect and perform any warranty work and/or repairs.
- Pay for the cost of all materials used to perform the repairs.

As soon as you become aware of a potential warranty issue, you should contact the CertaPro Business named in your contract to submit a claim and schedule an inspection of your property. You may also send an email to customersforlife@certapro.com or call (800) 462-3782.

Warranty Limitations

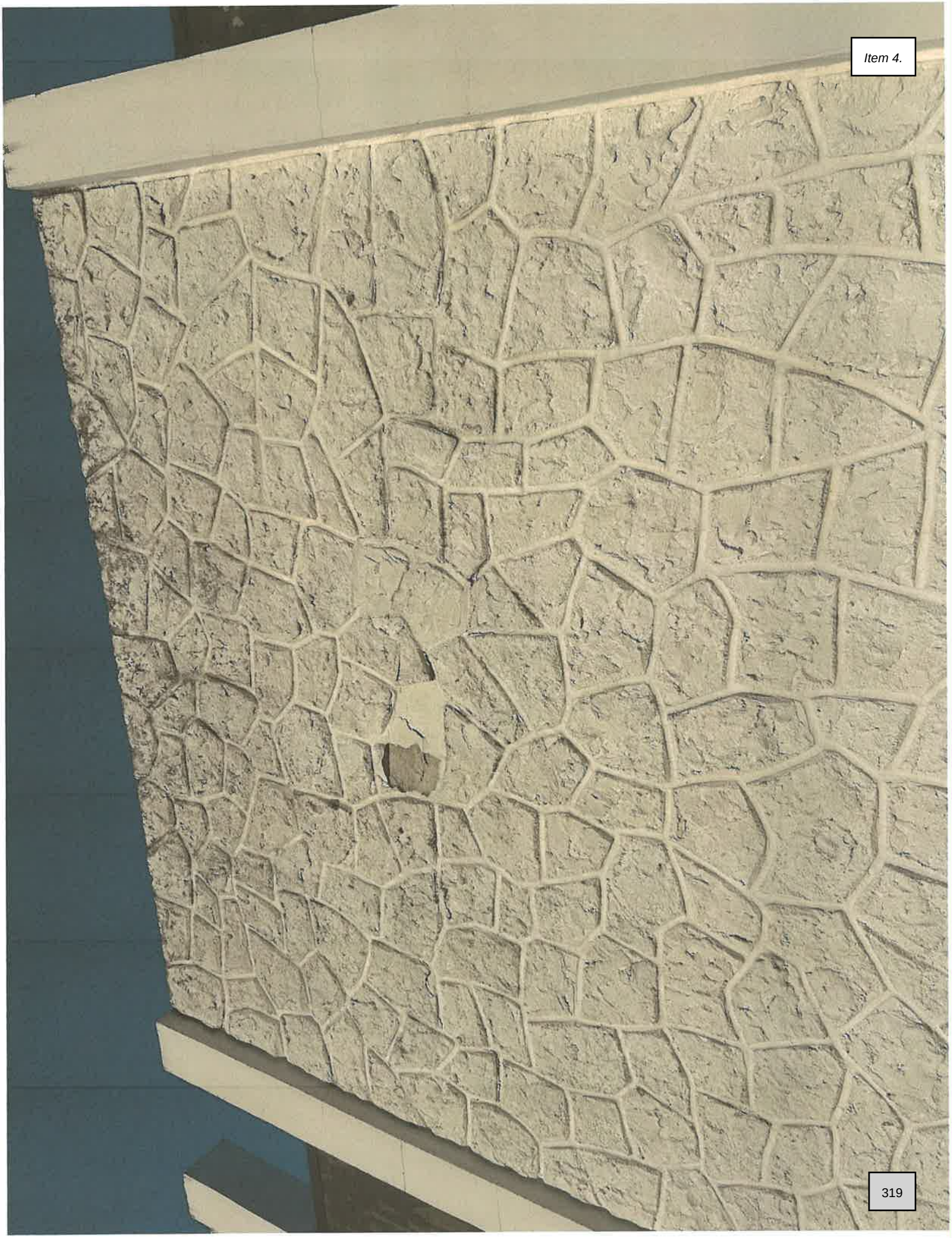
This two-year warranty does not cover or include:

- Any work where CertaPro Painters did not supply the paint or other materials.
- Any work which was not performed entirely by CertaPro Painters.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of materials required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design, permits moisture to collect. Such surfaces include, but are not limited to, decks, railings, stairs, porches, roofs, and gutters.
- Exact paint match, as environmental conditions will affect the color and finish of all paints over time.
- Any issues that are caused, in whole or in part, by manufacturing defects in the paint, stain, or other products and materials used, regardless of whether the products or materials were supplied by CertaPro Painters or the customer.
- Bleeding caused by knots, rust, or cedar.
- Cracks in drywall, plaster, or wood.
- Peeling, blistering, or chipping caused by:
    - mill-glazing from smooth cedar

- ordinary wear and tear
- abnormal use or misuse
- peeling of layers of paint existing prior to the work performed by CertaPro Painters
- design, structural, or other latent defects
- settling or movement
- moisture content of the substrate
- nail pops or other imperfections in siding or trim
- abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from the use of chemicals or cleaning agents or exposure to harmful solids, liquids, or gases
- damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alterations, abuse, vandalism, negligence, or any other similar causes beyond the control of CertaPro Painters

This Warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the limitations or exclusions may not apply to you.

This Warranty is the only express warranty made by the CertaPro Business and is in lieu of all other warranties, express or implied. This warranty covers only those services provided by the CertaPro Business to the original customer named on the front of the contract and is not transferable. In no event shall the CertaPro Business be liable for incidental or consequential damages or damages in excess of the original contract price. This warranty may not be altered or extended for any purpose unless done so in writing in a document executed by all parties to this contract.



Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Crown Enterprises LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . P

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

8394 Sawpine Rd

Requester's name and address (optional)

6 City, state, and ZIP code

Delray Beach, FL 33446

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

9	0	–	0	5	9	5	8	7	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** | **Date**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: 11/18/2026

Originating Department: Community Redevelopment Agency

Agenda Title: Resolution 118-11-26 – Façade and Exterior Improvement Grant Agreement – Mr. David Brady – Brady David & Suzanne Family Trust - 1408 & 1414 10th Street – Up to $100,000 [CRA Contribution (Grant Award) - $100,000 & David Brady Contribution - $86,000+]

Agenda Category: New Business

Approved by Town Manager: _____ **Date:** _____

Cost of Item: $100,000.00 **Funding Source:** Grants and Incentives

Account Number: 110-552-520-82118 **Finance Signature:** Barbara Gould

Advertised:

Date: _____ **Newspaper:** _____

Attachments: _____

Please initial one:

x Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

Mr. David Brady, on behalf of Brady David & Suzanne Family Trust and property owner of 1408 & 1414 10th Street, has requested that the CRA Board consider a Façade and Exterior

Improvement Grant award in the amount of up to $100,000 [CRA Contribution (Grant Award) – $100,000 and Brady David & Suzanne Family Trust Contribution – $86,000+].

Note: The Façade and Exterior Improvement Grant, provides that the CRA will provide a grant for 80% of a project cost up to a maximum grant of $50,000 (per property) for projects located with the CRA.

The property at 1408 & 1414 10th Street is a commercial property located within the Lake Park CRA that includes two (2) existing buildings – Building #1 - 5,800 sq. ft. and Building #2 - 5,800 sq. ft. The proposed redevelopment of this property (including both buildings) is zoned for business district. The property owner is proposing significant exterior improvements to modernize the appearance of the buildings, improve their functionality and enhance the overall appearance of the property.

As a result, CRA and Town staff have reviewed the proposed improvements and determined that the project is eligible for consideration under the Lake Park CRA's Façade and Exterior Improvement Grant Program. Proposed major elements are expected to include:

1. Replace existing windows and exterior doors
2. Replace awning covers and repaint frames
3. Remove existing asphalt, resurface, and paint car stops and stripes

The estimated total cost of the proposed property improvements identified is approximately $186,000 or more, and the applicant is requesting a CRA Façade and Exterior Improvement Grant in the amount of $100,000 to assist with the project costs for two (2) properties. The remaining costs will be funded by the property owner.

CRA Contribution (Grant Award):	$100,000
Property Owner Contribution:	$ 86,000+
Estimated Exterior Project Cost:	$186,000+

Note: While the proposed improvements have been reviewed for grant eligibility, formal review for compliance with applicable Town Codes, the Florida Building Code and any other required regulations will be conducted as part of the permit application and review process, as applicable.

If approved, the property owner intends to begin improvements in November 2026 and the project is expected to be completed within six (6) months.

The proposed Grant Agreement was prepared by the Community Redevelopment Administrator and reviewed by the property owner, Mr. David Brady (Brady David & Suzanne Family Trust), the Community Development Director, the Finance Director and the Town Attorney.

Recommended Motion:

I move to approve Resolution 118-11-26 and authorize a Façade and Exterior Improvement Grant Agreement with Mr. David Brady (Brady David & Suzanne Family Trust) for improvements to 1408 & 1414 10th Street, in an amount up to $100,000 [CRA Contribution (Grant Award) – $100,000 and Brady David & Suzanne Family Trust Contribution – $86,000+]; and authorize the CRA Chair to execute the proposed Grant Award Agreement.

RESOLUTION 118-11-26

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA APPROVING A GRANT AND AUTHORIZING THE CHAIR TO EXECUTE A GRANT AGREEMENT WITH BRADY DAVID & SUZANNE FAMILY TRUST, UNDER THE FACADE AND EXTERIOR IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 1408 & 1414 10TH STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park Community Redevelopment Agency ("CRA"), organized and having the powers and authority conferred upon it by Chapter 163, Part III, Florida Statutes; and

WHEREAS, the CRA has adopted the Lake Park Redevelopment Master Plan pursuant to Fla. Stat. §163.360(7)(d) (the "Master Plan"); and

WHEREAS, the Master Plan identifies aesthetic improvement grants as an opportunity for the rehabilitation and redevelopment of properties located within the redevelopment area governed by the Master Plan; and

WHEREAS, in furtherance of the Mater Plan, the CRA has adopted Redevelopment Incentive Programs to provide grants to eligible recipients for certain property improvements; and

WHEREAS, Brady David & Suzanne Family Trust ("Grantee") is the owner of property having an address at 1408 & 1414 10th Street, in the Town of Lake Park, Florida ("Property"); and

WHEREAS, the Grantee is seeking a Facade and Exterior Improvement Program Grant from the CRA in an amount not to exceed $100,000 ("Grant") to be used for the rehabilitation and redevelopment of the Property; and

WHEREAS, the CRA Board of Commissioners ("Board") finds that awarding the Grant to the Grantee based upon the terms set forth the Lake Park Community Redevelopment Agency Facade and Exterior Improvement Program Grant Agreement, incorporated herein by reference as **Exhibit "A"** ("Grant Agreement") is within its powers as set forth in Fla. Stat. §163.370 and is consistent with the Master Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE LAKE PARK COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS AS FOLLOWS:

Section 1. The whereas clauses are true and correct and are incorporated herein.

Section 2. The Board hereby approves the Grant and authorizes the Chair of the CRA to execute the Grant Agreement, incorporated herein by reference, between the CRA and Grantee.

Section 3. This resolution shall become effective immediately upon execution.

#7638326 v1 26508-00003

FAÇADE AND EXTERIOR IMPROVEMENT PROGRAM GRANT AGREEMENT

THIS FAÇADE AND EXTERIOR PROGRAM GRANT AGREEMENT ("Agreement") is made this 18th day November, 2026, by and between the Town of Lake Park Community Redevelopment Agency (the "CRA"), having an address at 535 Park Avenue, Lake Park, Florida 33403, and Brady David & Suzanne Family Trust (the "GRANTEE") having an address at 1100 Fairview Lane, Riviera Beach, FL 33404 (collectively the Parties).

RECITALS:

WHEREAS, the CRA has such powers and authority as have been conferred upon it by Chapter 163, Part III, Florida Statutes; and

WHEREAS, pursuant to Fla. Stat. § 163.360(7)(d), the CRA has determined that its adopted redevelopment Master Plan (the Master Plan) authorizes the award of grants for the rehabilitation of properties within the CRA's redevelopment area; and

WHEREAS, the Master Plan authorizes aesthetic improvement grants to facilitate the rehabilitation of properties within the community redevelopment area; and

WHEREAS, on July 17, 2024, the CRA adopted a Redevelopment Incentive Program via Resolution 48-07-24 to provide grants to eligible recipients for the improvement of properties and businesses thereon; and

WHEREAS, the GRANTEE owns the properties located at 1408 & 1414 10th Street, in the Town of Lake Park, Florida (the Property); and

WHEREAS, the GRANTEE is seeking a Façade and Exterior Improvement Program Grant from the CRA in the amount of $100,000 (the Grant) to be used for the rehabilitation and redevelopment of the Property; and

WHEREAS, the CRA Board of Commissioners (the Board) finds that awarding the Grant to the GRANTEE is within its powers as set forth in Fla. Stat. § 163.370.

NOW THEREFORE, in consideration of the above recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

SECTION 1. RECITALS:

The recitals are incorporated herein.

SECTION 2. THE PROPERTY:

The Property is owned by Brady David & Suzanne Family Trust ("Property Owner") and located at 1408 & 1414 10th Street, Lake Park, Florida 33403 and is legally described as:

LAKE PARK ADD NO 2 LT 9 BLK 132 & LAKE PARK ADD NO 2 LT 8 BLK 132

SECTION 3. THE GRANT:

3.1 The CRA hereby awards GRANTEE a sum not to exceed $100,000. The full amount of the Grant shall be used solely for Façade and Exterior renovation to the Property and the use of all funds shall be in strict conformance with the GRANTEE'S application, a copy of which is attached hereto and incorporated herein as Exhibit "A" and the renovation proposal attached hereto and incorporated herein as Exhibit "B" (collectively, the "Scope of Work").

3.2 The CRA's obligation is limited to awarding the Grant and providing the funds for the exterior of the Property to be renovated in accordance with the Scope of Work. The CRA is not liable and does not assume any liability for GRANTEE'S activities performing the work associated with the use of the Grant for the Scope of Services, nor GRANTEE'S personnel decisions, business decisions or policies, including but not limited to the hiring of employees, contractors and agents, paying their salaries or the expenditure of overhead costs.

3.3 Any changes in Scope of Work for the use of the Grant funds must be submitted to the CRA's Executive Director and approved, in writing, by the CRA Board.

3.4 As security for GRANTEE'S performance, GRANTEE shall, execute a Promissory Note, a Mortgage and Security Agreement, a Restrictive Covenant and a Personal Guaranty in favor of CRA.

3.5 All disbursements of the Grant funds shall be made on a lump sum, reimbursement basis for the specific items contained in the Scope of Work, a copy of which is incorporated herein and attached hereto as Exhibit "A". Grant funds shall be used solely for exterior improvements to the Property and shall be paid only upon the CRA Administrator's receipt of documentation and the Administrator's confirmation with the Town's Community Development Director that the improvements conform to the building permit application and Scope of Work incorporated herein. Documentation includes, but is not limited to, receipts, invoices, canceled checks, and such other documents as the CRA Administrator may require. Requests for reimbursements must be submitted to the CRA Administrator and shall include receipts and a letter detailing the work completed in accordance with the Scope of Work set forth in this Agreement.

SECTION 4. SCOPE OF WORK

4.1 GRANTEE shall only use the Grant funds provided in accordance with the Scope of Work as set forth in Exhibits "A" and "B" which are attached hereto and .

4.2 Any proposed amendments to Exhibits "A" and "B" shall be submitted in writing to the CRA Executive Director, along with the justification for the amendments. Any amendment shall be subject to the approval of the CRA Board of Commissioners.

SECTION 5. EFFECTIVE DATE, TERM, COMMENCEMENT AND COMPLETION DATES

5.1 The "Effective Date" of this Agreement shall be the date of execution by the Parties.

5.2 The Term of this Agreement shall be for 24 months from the Effective Date. The Term of this Agreement may be extended or amended upon a showing of good cause and the written mutual agreement by the Parties.

5.3 Work provided in the Scope of Work shall commence on or before 180 days after approval of this Agreement and shall be fully completed not later than 60 days prior to the end of the Term .

SECTION 6. SPECIAL CONDITIONS

6.1 CESSATION OF OCCUPANCY OR OWNERSHIP. In the event the GRANTEE sells, ceases to own or occupy the Property for a period of two years from the date of completion of improvements, GRANTEE shall repay all the Grant funds advanced by the CRA pursuant to this Agreement. The determination that GRANTEE has sold, transferred or otherwise ceases to own or occupy the Property for the two years required herein shall constitute an event of default. This provision shall survive termination or expiration of this Agreement.

6.2 ASSIGNMENT. GRANTEE shall not assign, transfer, or otherwise dispose of any of its rights or obligations under this Agreement without receiving, in advance, the prior written consent of the CRA.

6.3 AMENDMENT. This Agreement shall not be modified, except in a writing signed by the Parties.

6.4 RULES, REGULATIONS AND LICENSING REQUIREMENTS. GRANTEE and its contractors, agents, and employees shall possess all licenses and permits required to conduct its business affairs, including federal, state, town and county. In addition, GRANTEE shall comply with all applicable laws, ordinances and regulations when making the improvements in accordance with the Scope of Work.

6.5 GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the state of Florida and all legal actions brought pursuant to this Agreement shall be brought in Palm Beach County, Florida, or if a federal claim, said action shall be brought in the United States District Court, Southern District of Florida.

6.6 COUNTERPARTS. This Agreement may be executed in duplicate counterparts which when construed together shall constitute a single instrument.

6.7 SEVERABILITY. Any provision of this Agreement which is deemed by a court of competent jurisdiction to be ineffective shall not effect or render the remaining provisions of this Agreement unenforceable or invalid.

6.8 INDEMNIFICATION. The Grantee agrees to indemnify and save harmless the CRA and the Town of Lake Park and their elected or appointed officers, employees, agents, and consultants from and against any and all liability, expense, or damage of any kind or nature and from any suits or claims, including reasonable legal fees and expenses, on account of any matter, whether in suit or not, arising out of this Agreement.

6.9 ATTORNEY FEES. In the event either party is required to enforce the terms of this Agreement, the prevailing party shall be entitled to the reimbursement of its costs and attorney fees, at the trial court and appellate levels.

6.10 SUCCESSORS AND ASSIGNS. This Agreement and the terms herein shall inure to the benefit of and be legally binding upon the Parties' successors and assigns.

6.11 COSTS. GRANTEE shall obtain and pay for any permits, licenses, federal, state, county and/or town taxes or charges necessary to carry out the improvements set forth in the Scope of Work.

6.12 PLEDGES OF CREDIT. GRANTEE shall not pledge the Town of Lake Park or the CRA's credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien or any form of indebtedness.

6.13 PUBLIC RECORDS LAW. The GRANTEE shall allow public access to all documents, papers, letters or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the GRANTEE in conjunction with the Agreement. Failure by the GRANTEE to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the Town.

With respect to public records, the Grantee is required to:

6.13.1 Keep and maintain public records required by theCRA to perform the Scope of Work.
6.13.2 Upon the request of the CRA's custodian of public records, provide such public records within a reasonable time at a cost that does not exceed the costs provided for in Chapter 119, Florida Statutes.
6.13.3 Ensure that any public records that are exempt or confidential from public records disclosure are not disclosed except as authorized by law for the duration of the term of this Agreement, and following completion of this Agreement if the GRANTEE does not transfer the records which are part of this Agreement to the CRA.
6.13.4 Upon the completion of the term of the Agreement, transfer, at no cost, to the CRA all public records in possession of the GRANTEE; or keep and maintain the public records

associated with the services provided for in the Agreement. If the GRANTEE transfers all public records to the CRA upon completion of the term of the Agreement, the GRANTEE shall destroy any duplicate public records that are exempt of confidential from public records disclosure. If the Grantee keeps and maintains public records upon completion of the term of the Agreement, the GRANTEE shall meet all applicable requirements pertaining to the retention of public records. All records stored electronically shall be provided to the CRA, upon request from the CRA's custodian of public records, in a format that is compatible with the information technology systems of the Town.

6.13.5 IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THE GRANTEE SHOULD CONTACT THE CRA's CUSTODIAN OF PUBLIC RECORDS AT: TOWN CLERK, 535 Park Avenue, Lake Park, Florida 33403, 561-881-3311, townclerk@lakeparkflorida.gov.

6.14 INSPECTOR GENERAL. GRANTEE is aware that the Inspector General of Palm Beach County has the authority to investigate and audit matters relating to the negotiation and performance of this contract, and may demand and obtain records and testimony from the GRANTEE and its subcontractors. GRANTEE understands and agrees that in addition to all other remedies and consequences provided by law, the failure of GRANTEE or its subcontractors to fully cooperate with the Inspector General when requested may be deemed by the Town to be a material breach of this Agreement justifying its termination

6.15 NOTICES. All notices required in this Agreement if sent to the CRA shall be mailed to:

Lake Park Community Redevelopment Agency
535 Park Avenue
Lake Park, Florida 33403
Attn: CRA Administrator

David Brady
1100 Fairview Lane
Riviera Beach, Florida 33404

SECTION 7. DEFAULT AND REMEDIES.

7.1 GRANTEE'S DEFAULT. GRANTEE'S failure to comply with any of the provisions of this Agreement shall constitute a default upon the occurrence of which the CRA may, in its sole discretion, (i) withhold, temporarily or permanently, all, or any unpaid portion of the Grant funds upon giving written notice to GRANTEE, and/or (ii) terminate this Agreement and demand a full refund of all funds advanced.

7.2 REPAYMENT OF FUNDS. GRANTEE shall repay the CRA (i) for all unauthorized expenditures of the funds, i.e. those used for anything other than within the Scope of Work or the unlawful expenditure of funds, including any expenditures discovered after the expiration of this Agreement; (ii) in the event of default under this Agreement; (iii) in the event any funds

are lost or stolen; or (iv) if the work was not completed in accordance with the Scope of Work. Any portion of the grant which is to be repaid to the CRA shall be paid by delivering a cashier's check for the total amount due within30 days of the CRA'S written demand.

7.3 TERMINATION OF THIS AGREEMENT. The CRA may terminate this Agreement with or without cause. Termination of this Agreement by the CRA shall relieve the CRA of any further obligations hereunder. Such termination shall not release GRANTEE from its obligations under this Agreement including, but not limited to, obligations relating to the completion of activities funded while the Agreement was in effect but not completed prior to the date of termination, or repayment of any funds GRANTEE is obligated to repay.

7.4 LIMITATION ON RIGHTS AND REMEDIES. Nothing contained herein shall be construed as limiting or waiving any rights of the CRA to pursue any remedy which may be available to it in law or in equity. Nothing contained herein shall act as a limitation of the CRA's rights in the event that GRANTEE fails to comply with the terms of this Agreement.

.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned parties have signed this Agreement effective on the date of execution by the CRA.

Signed, sealed and delivered in the presence of

Attest: _____
Agency Clerk

LAKE PARK COMMUNITY REDEVELOPMENT AGENCY

By: _____
Roger Michaud, Chair
Date:_____

CRA Attorney
Approved as to form and legal sufficiency
By: _____

GRANTEE: Brady David & Suzanne Family Trust

By:_____

Print Name: David Brady

Title: Authorized Representative

Date: _____

#6170717 v1 26508-00003

Prepared by &Return to:
Town of Lake Park
Community Redevelopment Agency
Attn: Executive Director
535 Park Avenue
Lake Park, FL 33403

RESTRICTIVE COVENANT

This Restrictive Covenant is made this 18th day of November 2026, by Brady David & Suzanne Family Trust, with an address of 1100 Fairview Lane, Riviera Beach, FL 33404, ("Owner") in favor of the LAKE PARK COMMUNITY REDEVELOPMENT AGENCY, a dependent special district created pursuant to Chapter 163, Part III, Florida Statutes, with an address at, 535 Park Avenue, Lake Park, FL 33403 (the "CRA").

WHEREAS, the CRA desires to encourage and assist in improving businesses within the CRA; and

WHEREAS, the CRA has awarded a grant to Owner to be used to make certain exterior facade improvements to the Owner's property as provided for herein.

NOW, THEREFORE, in consideration of Ten dollars ($10.00) and other good and valuable consideration received by the CRA, the Parties hereby agree as follows:

1. The Owner agrees that the several covenants, conditions and restrictions contained in this instrument shall attach to and run with the land, and shall be binding on the Owner, transferees, and their executors, heirs, successors and/or assigns and all persons claiming by, through or under them until the completion of the improvements provided for herein pursuant to that certain Facade and Exterior Improvement Program Grant Agreement between Owner and the CRA dated November 18, 2026 (the "Restrictive Period").

2. The property to which this Restrictive Covenant attaches is located at 1408 & 1414 10th Street, Lake Park, FL 33403, legally described as:

LAKE PARK ADD NO 2 LT 9 BLK 132 & LAKE PARK ADD NO 2 LT 8 BLK 132, of the Public Records of Palm Beach County, Florida. (the "Property").

3. Subject to the provisions of Section 4 below, the business and the Property shall remain under the ownership of the Owner for not less than the Restrictive Period.

4. During the Restrictive Period if each and every of the stipulations, agreements, conditions and covenants of the Grant Agreement, incorporated herein by reference are not fully performed, complied with and abided by or if the Owner fails to maintain ownership of the business or the Property,

5. The foregoing covenants and restrictions shall attach to and run with the land, and the same shall bind all persons claiming ownership of all or any portion of the business or the property. The Owner hereby acknowledges and agrees that the CRA is a beneficiary of this

Restrictive Covenant, and the Owner shall not release or amend this Restrictive Covenant without the prior written consent of the CRA and it shall be lawful for the CRA to initiate and prosecute any proceedings at law or in equity against the person or persons violating or threatening to violate this Restrictive Covenant.

6. The Owner acknowledges that the CRA will be irreparably damaged if this Restrictive Covenant is not specifically enforced. Therefore, in the event of a breach or threatened breach by the Owner, its successors and/or assigns, as to any provision of this Restrictive Covenant, the CRA shall be entitled to all rights and remedies, including injunctive relief, restraining such breach without being required to show any actual damage, irreparable harm, or to post any bond or other security.

7. If any legal or equitable action or other proceeding is brought for the enforcement of this Restrictive Covenant, the prevailing party shall be entitled to recover all reasonable attorneys' fees, court costs, and all expenses incurred in that action or proceeding in addition to any other relief to which such party may be entitled.

8. Nothing in this Restrictive Covenant shall confer upon any person or entity, other than the CRA and the Owner, any rights or remedies under or by reason of this Restrictive Covenant.

9. This Restrictive Covenant shall be governed according to the laws of the State of Florida and the venue shall be in Palm Beach County, Florida.

10. Invalidation of any one of the provisions contained herein by a court of competent jurisdiction shall in no way affect other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, Owner has executed this restrictive Covenant on the day and year first above written.

WITNESSES:

OWNER: Brady David & Suzanne Family Trust

_____
Print Name:
Print Address: _____
_____

_____
Print Name: David Brady,
as Authorized Representative

_____
Print Name: _____
Print Address: _____
_____

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

Sworn to and subscribed before me this __ day of _____, 20____, by DAVID BRADY, as Authorized Representative of Brady David & Suzanne Family Trust, ☐ who personally appeared before me and who did not take an oath and who is personally known to me or ☐ who has produced _____as identification.

[seal]

_____

Print Name:_____

Commission No:_____

#7660349 v1 26508-00003

UNCONDITIONAL GUARANTY
OF REPAYMENT AND PERFORMANCE

THIS UNCONDITIONAL PERSONAL GUARANTY OF REPAYMENT AND PERFORMANCE ("GUARANTY") is made as of the 18th day of November, 2026 by David Brady (the "Guarantor") having an address at 1100 Fairview Lane, Riviera Beach, FL 33404.

WHEREAS, the Town of Lake Park Community Redevelopment Agency (the "CRA" or "Grantor") has awarded a Grant to Brady David & Suzanne Family Trust (the "GRANTEE") in the amount of ONE HUNDRED THOUSAND Dollars ($100,000) (the "Grant"). The Grant was made pursuant to that certain Lake Park Community Redevelopment Agency Facade and Exterior Improvement Program Grant Agreement (the "Grant Agreement") dated November 18, 2026; and

WHEREAS, the Grant is for improvements to property located at 1408 & 1414 10th Street, Lake Park, FL 33403 ("Project"); and

WHEREAS, Guarantor has a material business or ownership interest in the Property and expects to derive a benefit from the grant extended to GRANTEE; and

WHEREAS, as a condition of the grant, the Guarantor has agreed to give to the CRA a continuing and unconditional personal guaranty as set forth herein.

NOW, THEREFORE, for good and valuable consideration, intending to be legally bound hereby, the Guarantor irrevocably and unconditionally agrees as follows:

1. The recitals set forth above are true and correct and are incorporated herein.

2. Guarantor hereby guarantees the prompt and full payment and performance by GRANTEE of each item, covenant, condition, provision and obligation to be paid, kept, observed and performed by GRANTEE under the Grant Agreement , and any subsequent amendments, extensions or restatements thereof (the "Repayment Guaranty").

3. Grantor hereby agrees to provide the Guarantor with 60 days' advance written notice (the "Written Notice") of any default made by the GRANTEE under the provisions of the Grant. Provided the Guarantor is provided written notice, Guarantor waives any rights by reason of any forbearance, modification, waiver, or renewal or extension which Grantor may grant, or to which Grantor and GRANTEE may agree, with respect to the Grant Agreement, to waive notice of acceptance of this Guaranty.

4. The obligations of the Guarantor under this GAURANTY and the Grant Agreement are primary, absolute, independent, irrevocable and unconditional. This shall be an agreement of suretyship as well as of a personal guaranty provided Guarantor is provided written notice of a default and, may be exercised by the CRA without being required to proceed first against any other security for GRANTEE's obligations to Grantor.

5. To secure performance by the GRANTEE, Guarantor hereby personally guarantees repayment of the Grant pursuant to the terms and conditions of the Grant Agreement. It is expressly agreed that all the covenants, conditions and agreements contained in the Grant Agreement are made a part of this Guaranty.

6. Guarantor hereby consents to any extension or renewal of the Grant Agreement, or any part thereof, without notice, and agrees that Guarantor will remain liable under this Guaranty during extension or renewal thereof, until the GRANTEE has fully performed its obligations under the Grant Agreement.

7. The obligations of Guarantor under this GUARANTY and the Grant Agreement shall be unconditional and irrevocable, irrespective of either (a) the genuineness, validity or enforceability, of the Grant Agreement, (b) any limitation of liability of the Grantee contained in the Grant Agreement, (c) the existence of any other security given to secure the Grant, (d) any defense that may arise by reason of the incapacity or lack of authority of GRANTEE or the Guarantor or the failure of Grantor to file or enforce a claim against the GRANTEE or any bankruptcy or other proceeding, or (e) any other circumstances, occurrence or condition whether similar or dissimilar to any of the foregoing, which might otherwise constitute a legal or equitable defense, discharge or release of a Guarantor.

8. If Guarantor shall advance any sums to GRANTEE or their successors or assigns, or if the GRANTEE or their successors or assigns shall now be or hereafter become indebted to Guarantor, such sums or indebtedness shall be subordinate in payment and in all other respects to the amounts then or thereafter due and owing to Grantor under the Grant Agreement. If Guarantor collects any of such sums or indebtedness from GRANTEE at any time when either GRANTEE are in default under the Grant Agreement, such collected funds shall be deemed collected and received by Guarantor in trust for Grantor and shall be paid over to Grantor, upon written demand by Grantor, for application, when received, on account of GRANTEE's obligations under the Grant Agreement. Nothing herein contained shall be construed to give Guarantor any right of subrogation in and to the Grant Agreement or all or any part of the Grantor's interest in the Grant Agreement, until all amounts owing to Grantor have been paid in full.

9. Guarantor hereby represents and warrants that (a) Guarantor has either examined the Grant Agreement or have had an opportunity to examine the Grant Agreement and has waived the right to examine them; (b) that Guarantor has the full power, authority and legal right to enter into, execute and deliver this Agreement; (c) that this Agreement is a valid and a binding legal obligation of Guarantor, and is fully enforceable against Guarantor in accordance with its terms; (d) that the execution, delivery and performance by Guarantor of this GAURANTY does not violate or constitute a default under any indenture, note, ban or credit agreement or any other agreement or instrument to which Guarantor are a party

or are bound; (e) Guarantor shall derive direct, substantial benefit from the Grant Agreement to GRANTEE; and (f) if Guarantor or GRANTEE have delivered to Grantor financial statements of Guarantor, there has been no material adverse change in the financial condition of Guarantor from the financial condition of Guarantors shown on such financial statement delivered to Grantor.

All notices between the parties shall be in writing and be made by certified mail, return receipt requested or by hand delivery at the following addresses:

Town of Lake Park
Community Redevelopment Agency
Attn: Executive Director
535 Park Avenue Lake Park, Fl. 33403

David Brady
1100 Fairview Lane
Riviera Beach, FL 33404

10. All rights and remedies of Grantor under this GUARANTYe, or by law are separate and cumulative, and the exercise of one shall not limit or prejudice the exercise of any other such rights or remedies. The enumeration in this GUARANTY of any waivers or consents by Guarantor shall not be deemed exclusive of any additional waivers or consents by Guarantor which may be deemed to exist, in law or equity. No delay or omission by Grantor in exercising any such right or remedy shall operate as a waiver thereof. No waiver of any rights and remedies hereunder, and no modification or amendment of this Agreement shall be deemed made by Grantor unless in writing and duly signed by Grantor. Any such written waiver shall apply only to the instance specified therein and shall not impair the further exercise of such right or remedy or of any other right or remedy of Grantor, and no single or partial exercise of any right or remedy under this GUARANTY shall preclude any other or further exercise thereof or any other right or remedy.

11. If Grantor employs counsel to enforce this GUARNTY by suit or otherwise, Guarantor shall reimburse Grantor, upon demand, for all expenses incurred in connection therewith (including, without limitation, reasonable attorneys, fees incurred at trial, on appeal or in connection with any bankruptcy proceedings) whether suit is actually instituted.

12. This GUARANTY shall be binding upon the Guarantor, and its respective heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantor (and its affiliates as appropriate) and its successors and assigns.

13. The obligations and liabilities of Guarantor hereunder and pursuant to the Grant Agreement are and shall be joint and several and are and shall be joint and several with

the obligations and liabilities of Grantee and the Guarantor of obligations arising under the Grant Agreement. For purposes of this GUARANTY the singular shall be deemed to include the plural, and the neuter shall be deemed to include the masculine and feminine, as the context may require.

14. If any provision of the GUARANTY is held to be invalid or unenforceable by a court of competent jurisdiction, the other provisions shall remain in full force and effect and shall be liberally construed in favor of Grantor in order to affect the provisions of this GUARANTY.

15. Guarantors and Grantor agree that this GUARANTY shall be governed by and construed according to the laws of the state of Florida regardless of where the residence or domicile of the Guarantor is now or may hereafter be located.

16. Guarantor and Grantor hereby waive any and all rights to a trial by jury in any action, proceeding, counterclaim or subsequent proceeding, brought by either Grantor or either of the Guarantor of any obligation created under the Grant Agreement or any of the other documents executed and delivered in connection therewith against any or all of the others on any matters whatsoever arising out of, or in any way related to the Grant, the Grant Agreement, any of the other documents executed and delivered in connection therewith.

IN WITNESS WHEREOF, Guarantor has executed and sealed this GUARANTY the day and year first above written.

GUARANTOR: DAVID BRADY

By:_____

Print Name: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me this __ day of _____, 20____, by _____, an individual, ☐ who personally appeared before me and who did not take an oath and who is personally known to me or ☐ who has produced _____as identification.

[seal] _____

Print Name:_____

Commission No:_____

Town of Lake Park

Community Redevelopment Agency

FAÇADE AND EXTERIOR IMPROVEMENT PROGRAM

FAÇADE AND EXTERIOR IMPROVEMENT GRANT PROGRAM

About the Program

The Façade and Exterior Improvement Grant Program is a targeted incentive to businesses and property owners located in the Lake Park CRA for improvements to the exterior of commercial properties and buildings. Eligible activities include painting, repair and other architectural elements attached to the building exterior, such as awnings, exterior door and window replacement, landscaping, parking lot improvements, lighting and decorative pavement.

Funding Areas:

- **Park Avenue:** The CRA will provide a grant for 80% of a project cost up to a maximum CRA grant of $50,000 for projects located on Park Avenue from 7th Street to 10th Street.

- **10th Street:** The CRA will provide a grant of 80% of a project cost up to a maximum CRA grant of $50,000 for projects located on 10th Street from Northlake Blvd. to Silver Beach Road within the CRA Boundaries.

- **Industrial Areas and Remainder of CRA:** The CRA will provide a grant of 80% of a project cost up to a maximum CRA grant of $20,000 for projects located within the Industrial areas of the CRA.

Example

Project Cost:	**$62,500**
CRA Grant:	**$50,000**
Owner's Responsibility:	**$12,500**

Eligibility Requirements

- Eligible improvements include aesthetic improvements to the building structure, such as exterior painting, installation of awnings, new windows and/or doors, signage, landscaping or parking lot improvement. In addition, removal of chain link fencing and replacement with decorative fencing and landscaping will be considered an eligible improvement.
    - **Reimbursement percentage for exterior door and window replacements is 50% of their cost.**

- Adjoining parking lots, landscaping and roofs are ineligible as stand-alone projects however they may be included as a component of the eligible improvements as described above and will only be considered in conjunction with the overall physical facade improvements to the structure.

- Due to limited funding, CRA Staff will evaluate submissions and select those that beautify the neighborhood, will be a catalyst for other businesses and complement area improvements. Since this program is intended as an incentive to go beyond standard code requirements, CRA Staff may request applicants to revise applicable improvements to further enhance the overall property and area where the improvements are located.

- Applications (or multiple applications submitted in tandem) that improve one full City block or represent large scale redevelopment or multiple addresses for one of the targeted uses may be eligible for additional funding at the discretion of the CRA Board of Commissioners.

- Property to be improved must be free of all municipal and county liens, judgments or encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in the Lake Park CRA Master Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

- Non-profit owned and residentially zoned properties are NOT eligible.

- If tenant is applying, applicant must have an executed multi-year lease (two-year minimum).

- All work must be done in compliance with applicable Town of Lake Park Building Codes and Land Development Regulations. All contractors must be licensed in Palm Beach County.

- It is recommended that no construction begin until a Grant Agreement is signed by all parties. Improvements completed prior to CRA staff review and approval by the CRA Board will not be eligible.

- Properties that are sold within twenty-four months of receiving grant funding must repay the full amount if it's the property owner applying for the grant.

- CRA Staff will review the application within ten (10) business days of submittal. You will be notified if additional information is required. Approval from the CRA Board could take up to 90 days from CRA Staff approval; however, all efforts will be made to expedite approvals of applications that are complete.

FAÇADE AND EXTERIOR IMPROVEMENT GRANT PROGRAM APPLICATION

Date of Application 9/25/24

Address of project requesting incentive: 1408 & 1414 10TH STREET LAKE PARK

Applicant Information:

Name: DAVID BRADY

Business: SBDB INVESTMENTS LLLC - Brady David & Suzanne Family Trust

Address: 202 OLD DIXIE HIGHWAY LAKE PARK FL

Phone: 561-644-5622 **Fax:** _____

Email: dAVID @CMIAC.COM

Does the applicant own property? X **Yes** _____ **No**

If "No", when will property be in control (own or long-term lease) of applicant?

_____

Indicate the owning entity of the property (i.e. name on property title)

_____

Description of the Business (use) that will occupy this property:
MOTOR CYCLE SALES/REPAIRS & AUTO PARTS SUPPLIER

Project Description (proposed improvements per this application):
INSTALLATION OF IMPACT WINDOWS/DOORS, Recover awnings, and replace asphalt

Project cost per this application $198,200.00

Total Funding Request $100,000.00

EXHIBIT A
Community Redevelopment Agency (CRA)
Eligibility and Application Requirements Form

***Please read and initial beside each application requirement once complete.**

Step 1: Application Process/Requirements

✓ Meet with CRA Staff to determine if the property/business is eligible for a CRA grant.

✓ Complete application and review checklist to ensure all requirements have been met. Incomplete applications will not be accepted. *Please contact CRA Staff with any questions on the application.*

✓ Meet with the Community Development Department to determine that the initial review of the project will be in compliance with the Town of Lake Park codes subject to final review during the building permit process.

Signature of Planning Staff person — 9/25/24 *Meeting Date*

✓ Provide a photograph of the property showing the area(s) for improvement.

✓ Conceptual design drawing(s) and/or site plan of the proposed improvements. Visual improvements must be shown. If your site plan or application request includes landscaping, the landscaping must be a species and variety of native plants that are drought tolerant, require little irrigation and withstand the environmental conditions of Lake Park. Irrigation systems must prevent over spray and water waste and it is recommended a drip irrigation system be installed.

✓ Two (2) bids from licensed contractors. Bids must be typed and contain the following information; contractors license number, name, address, phone number and fax number. Hand written bids will not be accepted.

NA If this is a tenant improvement, a copy of the lease agreement must be provided.

NA If applicable, include a list of jobs to be created and filled, including job descriptions, pay range and a weekly schedule. For current businesses, provide a list of all current positions.

? If applicable, a copy of a valid Business Tax License with the Town of Lake Park.

✓ Submit the Eligibility and Application Requirements Form initialed and signed by applicant.

If additional information is required to finalize the application, additional time will be required for approval.

Step 2: Execution of Grant Agreements and Setting up a Financial Account

_____Following CRA Board approval, CRA Staff will provide the applicant with the following, but not limited to, legal documents for signature. Some documents may be recorded in the public record. Examples of agreements could include:

- Grant Agreements
- Promissory Note
- Mortgage and Security
- Guaranty
- Restrictive Covenant

_✓_____ A Federal W-9 form and Taxpayer Identification form must be provided for financial documentation and reimbursement purposes.

_____ The CRA will require 3 original copies of the Grant Agreement be fully executed. One (1) shall be retained by the applicant.

_____ Upon receipt of the executed legal documents, CRA staff will request a Purchase Order be issued which will allow for reimbursement.

Step 3: Grant Reimbursement Procedures

_____ All grant funded improvements must commence prior to 180 days after CRA Board approval and must be substantially complete within 60 days of the grant expiration. Any request for modification of the Grant Agreement must be submitted not less than 60 days prior to the grant expiration in order to be considered by CRA Staff.

_____ Grant payments are on a reimbursable basis at the completion of the project. All disbursements of the grant proceeds shall be made as a lump sum payment pending full completion of the project as described in the Grant Agreement.

_____ Upon completion of the project, the submission for reimbursement of the grant proceeds must be submitted in an invoice to the CRA and contain the following information:

- Name as provided in the Grant Agreement
- Address
- Reimbursement amount
- Purchase Order Number
- Certificate of Occupancy and documentation establishing payment by the applicant of the total cost of all the improvements
    - Receipts, invoices, cancelled checks and any other documents the CRA may require as proof of payment.
- Digital photos of the completed project

_____ The CRA will review the grant reimbursement requires within then (10) business days of submittal of the required documentation and forward it to the Finance Department to process the reimbursement payment. A check will be disbursed within forty-five (45) days of the payment requires to the Finance Department.

Acknowledgments (Please initial indicating your understanding):

_____ Property to be improved is free of all municipal and county liens, judgments or encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in Lake Park CRA Master Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

_____ Completed application(s) shall be initially reviewed by CRA Staff within ten (10) business days. If additional information is required to finalize the application, additional time will be required for approval process.

_____ The application must be signed by the property owner authorizing the proposed improvements.

_____ Properties that are sold within twenty-four months of receiving grant funding must repay the full amount if it's the property owner applying for the grant.

_____ I fully understand the Grant Reimbursement Requirements and Procedures as described within this document.

I have read and completely understand the program, including the Eligibility and Application requirements and Grant Reimbursement requirements and procedures.

David Brady
Applicant Signature

9-14-26
Date

DAVID BRADY
Print Applicant Name

I authorize the improvements as stated in this application:

_____
Property Owner Signature

_____
Date

_____
Print Owner Name

Sasser's Glass Works, Inc
8462 Belvedere Rd
West Palm Beach, FL 33411
Family Owned Since 1948

Sales Associate: Tanya Pender
Phone: 561-833-8495
Fax: 561-659-2176
Email: Tanyap@sassersglass.com

Date: 8/27/26
Job Name: CMI AIR
Job Address: 1408 10TH STREET
LAKE PARK, FL

Total number of pages: 1

Measure, furnish, and install:

Storefront System:	TRULITE 3300 SERIES FIXED IMPACT WINDOWS TRULITE 351 SERIES IMPACT DOORS
Framing Color:	WHITE
Glass Color:	GREY ON BOTTOM LITES GREY WITH SPANDREL IN TRANSOMS
Glass Make-up:	9/16" LAMINATED
Hardware:	STANDARD PUSH-PULL, BUTT HINGES, SM CLOSERS, LOCKS, AND THRESHOLDS.
Caulking:	INCLUDED
Shop Drawings:	INCLUDED (PERMIT EXCLUDED)
Demo & Disposal:	INCLUDED

Quantity	Approx Size	Description
8	250" X 140"	SINGLE DOORS WITH DOUBLE TRANSOM AND 5 FIXED SIDELITES.
		TOTAL QUOTE-$ 211,630.00
1	WATERPROFING	ADD-$ 4500

ANYTHING ORDERED AFTER March 1st 2025 COULD BE SUBJECT TO EXTRA TARIFF FEES. FILING OF NOTICE TO OWNER IS A STANDARD FOR ALL COMMERCIAL JOBS

EXCLUDES: **"IF APPLICABLE TO YOUR PROJECT"** ***PLEASE READ CAREFULLY***

PLASTER PATCHING / DRYWALL REPAIR OR REPLACEMENT, PAINTING, LIFT, TILE REPAIR OR REPLACEMENT, AND PERMITS.
-NO CLEANING OR PROTECTION OF GLASS, MIRROR, OR METAL AFTER INSTALLATION.
-WE ARE NOT RESPONSIBLE FOR DAMAGE TO CUSTOMER'S EXISTING MATERIALS.
-LEAD TIMES / INSTALL DATES ARE NOT A GUARANTEE DUE TO CURRENT MARKET CONDITIONS.
-SOME ITEMS MAY BECOME BACKORDERED AFTER ORDER IS PLACED.
-SHOP DRAWINGS CAN BE PROVIDED AT AN ADDITIONAL COST FOR ALL PROJECTS UNLESS INCLUDED.
-THERE IS NO RUSH FEES FOR ANY PROJECTS IF MATERIALS ARE DELAYED.
-EXCLUDES WATER TESTING

This proposal is subject to acceptance within 30 days (PRICE TO BE VERIFIED SEE ABOVE). Thank you for giving me this opportunity to be of service. If I can be of any further assistance, please do not hesitate to call. In the event of any action necessitating the involvement of an attorney, required to enforce the terms of this agreement, the prevailing party is entitled to attorney fees associated with such costs.

ACCEPTANCE CONSTITUES A CONTRACT
Accepted by: _____

Sasser's Glass Works, Inc.
By: **Tanya Pender** Date: 8/27/26

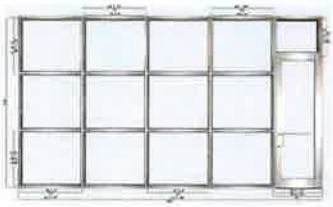
PRIME GLAZING SOLUTIONS, LLC

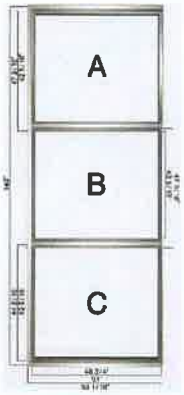
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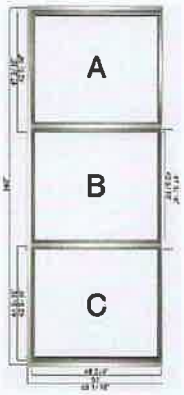
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1129872
PROPOSAL NAME
Lake Park
EXTERNAL PURCHASE ORDER ID

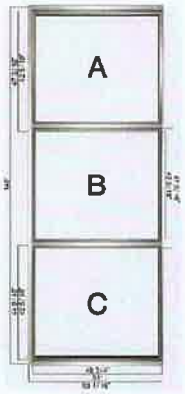
QUOTE ITEMS

LINE NUM	LINE NAME	ASSEMBLY SYSTEM	ASSEMBLY	TOTAL QUANTITY
1	001	ES-8000 - STOREFRONT	3 LITE	8









SIZE	250" X 140"
WEIGHT	1,881.27 LBS (855.12 KG)
AREA	243.06 FT^2
FINISH	AAMA 2604 WHITE
GLASS	1/4" GRAY HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
PANELS	5
DOOR PANEL	5
DOOR GLASS	1/4" GRAY HS + 0.09 SGP CLEAR + 1/4" CLEAR HS
CLOSER	NO
MUNTIN	NO
MUNTINS	NO
OPENING	RIGHT OPENING (XR)
REVERSE	NO
LOCATION	RIGHT
JAMB TYPE	REGULAR (NO ANCHORED)
SILL TYPE	SADDLE THRESHOLD (ES9015)(ALTERNATIVE ADA)
FRAME TYPE	ES8000
SHIM SPACE	3/8" SHIM SPACE
ANCHOR TYPE	TYPE C 5/16 DIA ULTRACON
BOTTOM RAIL	STANDARD BOTTOM RAIL
EQUAL LITES	YES
EQUAL PANELS	YES
REINFORCEMENT	MD1
LOCK MECHANISM	PUSHPULL (NOT ELECTRIC)
COLOR THRESHOLD	CLEAR ANOD
PROTECTIVE FILM	BOTH
DIAMETER CLUSTER	1/4
QUANTITY CLUSTER	8
NUMBER OF ANCHORS	3 ANCHORS AT EACH SIDE OF JAMB AND MULLION
D.L. OPG TRANSOM HEIGHT	CALCULATED
PRE-GLAZED?	YES

FBC CERTIFICATION

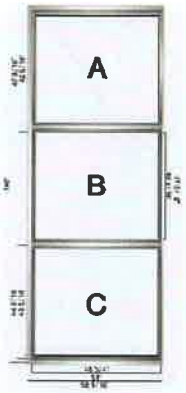
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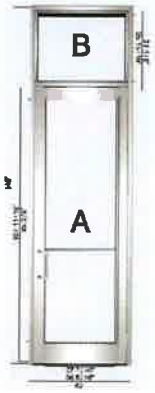
NOA CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
0.00	0.00
CODE	24-0321.07

NFRC CERTIFICATION

U FACTOR	SHGC	VT
1.07	0.47	0.36





NOTES

PRICE INCLUDES:
*MATERIAL AND LABOR
*ANY NECESSARY BUCKING INCLUDED
*WATER-PROOF ALL ABOVE MARKS FOR A WATER-TIGHT SYSTEM
*PERMIT COST IS NOT INCLUDED, PERMIT TO BE INVOICE TO CLIENT AT COST

WARRANTY:
*LABOR= 1 YEARS
MATERIAL'S:
*PAINT= 10 YEARS
*GLASS= 10 YEARS
*HARDWARE= 1 YEAR

TOTAL PRICE= 156,851.99

QUOTE SUMMARY

ASSEMBLY SYSTEM	TOTAL QUANTITY	TOTAL AREA (SQ FT)
ES-8000 - STOREFRONT	8	1,944.44
TOTAL	8	1,944.44

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DESIGNERS & FABRICATORS OF CANV
& VINYL PRODUCTS SINCE 1925
RECEIPIENTS OF OVER 24
INTERNATIONAL AWARDS...
OVER 50 YEARS OF EXPERIENCE
UNDER THE SAME OWNERSHIP
www.wpbawning.com

american awning COMPANY, INC.

LOCAL: (561)-832-7123 FAX: (561)-833-9602 TOLL FREE: (800)-427-4865
537 Pine Terrace, West Palm Beach, FL 33405

CONDITIONAL SALES CONTRACT

BILLING NAME:				DATE:	9/24/2026
BILLING ADDRESS:				ATT:	David
BILLING CITY/ST/ZIP:				BUSINESS PHONE:	
JOB NAME:	DAVID BRADY			HOME PHONE:	
JOB ADDRESS:	1414 10TH ST			FAX:	
JOB CITY/ST/ZIP:	LAKE PARK FL 33403			CELL PHONE:	561-644-5662
CUSTOMER ID #	34333	JOB ID #	117004	EMAIL:	david@cmiac.com

☐ Complete ☒ Recover ☐ Retractable ☐ Supply ☐ Frame Repair
☐ Take Down ☐ Rehang ☐ Repair ☐ Wash ☐ Other

Qty	Style	Appx Size	Price
8	RECOVER 8 STORE FRONT AWNINGS . FABRIC TO BE HEAVY WEIGHT VINYL , CHOICE OF STANDARD COLORS OR BLACK . 8" VALANCE , WRAP TIGHT	VARY	$ 10,825.00
	CUSTOMER TO TAKE DOWN OLD AWNING COVERS AND REPAINT FRAMES .		

ACTUAL PERMIT COST TO BE BILLED IN ADDITION TO CONTRACT AMOUNT. WE CAN'T GIVE EXACT PRICE DUE TO FLUCTUATING CONDITIONS AT BUILDING DEPTS.

Sales consultant: Joseph Mattei

American Awning Company, Inc.
TERMS AND CONDITIONS OF THIS CONTRACT

1. TITLE TO THE GOODS IDENTIFIED IN THIS CONTRACT SHALL REMAIN IN THE SELLER UNTIL SUCH TIME THE CONTRACT HAS BEEN PAID IN FULL. IF THE PRICE HAS NOT BEEN PAID IN FULL AT THE TIME OF COMPLETION, BUYER WILL, AT SELLER'S OPTION EXECUTE ANY FINANCING STATEMENT OR OTHER DOCUMENT NECESSARY TO PERFECT SELLERS SECURITY INTEREST.
2. PRICES QUOTED ARE VALID FOR A PERIOD OF THIRTY DAYS (30) FROM THE DATE OF THIS CONTRACT. FAILURE TO RETURN THE EXECUTED CONTRACT TO AMERICAN AWNING COMPANY, INC. (hereinafter referred to as "American Awning") WILL RENDER THIS CONTRACT VOIDABLE BY AMERICAN AWNING.
3. PAYMENT IN FULL IS DUE UPON COMPLETION. A FINANCE CHARGE IN THE HIGHEST ALLOWABLE BY LAW WILL BE CHARGED AND ADDED TO ANY AMOUNT WHICH REMAINS OUTSTANDING AFTER COMPLETION.
4. A FIRM INSTALLATION DATE CANNOT BE GIVEN UNTIL AFTER ANY NECESSARY PERMITS HAVE BEEN ISSUED BY THE APPROPRIATE AGENCY. AMERICAN AWNING WILL USE ALL DUE DILIGENCE IN SECURING THE NECESSARY PERMITS, BUT CANNOT ESTIMATE ANY INSTALLATION DATE UNTIL THE PERMITS HAVE BEEN ISSUED.
5. ANY ESTIMATED INSTALLATION DATE IS SUBJECT TO ANY CONTINGENCIES BEYOND THE CONTROL OF AMERICAN AWNING INCLUDING, BUT NOT LIMITED TO: FIRES, STRIKES, WALK-OUTS, INABILITY TO SECURE MATERIALS, LABOR, TRANSPORTATION, INCLEMENT WEATHER, ACCIDENTS, AND ACTS OF GOD. IN THE EVENT OF THE OCCURRENCE OF SUCH CONTINGENCY THE ESTIMATED INSTALLATION DATE SHALL BE EXTENDED BY THE DURATION OF SUCH CONTINGENCY, OR SUCH OTHER REASONABLE TIME AS AGREED TO BY THE PARTIES.
6. AWNING FABRICS USED BY AMERICAN AWNING HAVE BEEN TREATED BY THE MANUFACTURERS OF SUCH FABRICS WITH A WATER REPELLENT AND MILDEW INHIBITOR. AMERICAN AWNING DOES NOT WARRANT OR GUARANTEE THAT THE MATERIAL OR VINYLS WILL NOT MILDEW OR BECOME NON-WATER REPELLENT. ACRYLIC MATERIALS ARE NOT 100% WATER PROOF, AND THEY HAVE A TENDENCY TO LEAK WHEN WET (SUNBRELLA, DICKSON CONSTANT, ULTRAFABRIC).
7. THE NEW VINYLS AND ACRYLICS WHICH ARE AVAILABLE THROUGH AMERICAN AWNING DO NOT PROVIDE A WRINKLE FREE AWNING. THE WRINKLES ARE MOST PREVALENT IN THE VALANCE PORTION OF THE AWNING. AMERICAN AWNING WILL USE ITS BEST EFFORTS TO MINIMIZE THE WRINKLES BUT DOES NOT GUARANTEE AN AWNING MANUFACTURED TO BE WRINKLE FREE.
8. EXCEPT FOR THE WARRANTY THAT THE GOODS ARE MADE IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE SPECIFICATIONS THEREFORE SUPPLIED OR AGREED TO BY THE BUYER AND IDENTIFIED ON THE FACE OF THIS CONTRACT, AND ARE MADE PURSUANT TO SELLERS CUSTOMARY MANUFACTURING PROCEDURES, SELLER MAKES NO WARRANTY EXPRESS OR IMPLIED; AND ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WHICH EXCEEDS THE FOREGOING WARRANTY IS HEREBY DISCLAIMED BY SELLER AND EXCLUDED FROM ANY AGREEMENT MADE BY ACCEPTANCE. SELLER WILL NOT BE LIABLE FOR ANY CONSEQUENTIAL DAMAGES, LOSS OR EXPENSE ARISING IN CONNECTION WITH THE USE OF OR THE INABILITY TO USE ITS GOODS FOR ANY PURPOSE WHATSOEVER.
9. THE BUYER SHALL, IN WRITING, NOTIFY AMERICAN AWNING OF ANY DEFECT IN THE MATERIALS DELIVERED OR INSTALLED, WITHIN (7) SEVEN DAYS OF RECEIPT OF, OR INSTALLATION OF, THE MATERIALS BY CERTIFIED OR REGISTERED MAIL. AMERICAN AWNING'S SOLE LIABILITY WILL BE FOR THE REPAIR OR REPLACEMENT, WHICHEVER AMERICAN AWNING IN ITS SOLE DISCRETION CHOOSES, OF ANY MATERIAL WHICH IS DEFECTIVE. FAILURE TO NOTIFY AMERICAN AWNING WITHIN (7) SEVEN DAYS AS OUTLINED HEREIN VOIDS ANY CLAIM FOR DEFECTIVE MATERIALS WHICH THE BUYER MAY HAVE AGAINST AMERICAN AWNING.
10. A SMALL AMOUNT OF PINHOLES CAN OCCUR WITH A NEW AWNING, THE HOLES WILL NOT ENLARGE. AMERICAN AWNING WILL SEAL THESE HOLES. THE AWNING IS NOT CONSIDERED DEFECTIVE.
11. IT IS UNDERSTOOD BY THE PARTIES THAT ANYTHING SAID ABOUT THE MANUFACTURER AND/OR INSTALLATION OF THE PRODUCT BY AGENTS OR REPRESENTATIVES OF THE SELLER WERE MERELY EXPRESSIONS OF OPINION BY THOSE INDIVIDUALS, AND THAT THERE ARE NOT EXPRESS WARRANTIES EXCEPT AS TO THE DESCRIPTION OF THE MATERIALS CONTAINED HEREIN.
12. THIS WRITTEN AGREEMENT IS INTENDED AS A COMPLETE AND EXCLUSIVE STATEMENT OF THE TERMS OF THE AGREEMENT BETWEEN THE PARTIES AND IS INTENDED TO TAKE THE PLACE OF ANY PRIOR AGREEMENTS AND TO EXCLUDE ANY ORAL AGREEMENTS THAT THE PARTIES MAY HAVE HAD WITH REFERENCE TO THE GOODS THAT ARE DESCRIBED HEREIN.
13. ANY CHANGES MADE BY THE BUYER TO THIS CONTRACT ARE SUBJECT TO APPROVAL AN ACCEPTANCE BY AMERICAN AWNING AS CONTRACT MODIFICATIONS. IF AMERICAN AWNING DOES NOT OBJECT TO THE CHANGES WITHIN (7) SEVEN DAYS OF RECEIPT OF SAID CHANGES, THE CHANGES ARE DEEMED ACCEPTED AND ARE BINDING. AMERICAN AWNING RESERVES THE RIGHT TO REJECT ANY CHANGES AND/OR VOID THE CONTRACT WITHIN (7) SEVEN DAYS OF RECEIPT OF SAID CHANGES.
14. ANY CHANGES REQUESTED AFTER THE EXECUTION OF THE CONTRACT SHALL BE BY WRITTEN CHANGE ORDER ONLY. ALL CHANGES REQUESTED IN WRITING BY BUYER ARE SUBJECT TO APPROVAL AND ACCEPTANCE BY AMERICAN AWNING.
15. EITHER PARTY TO THIS CONTRACT HAS A RIGHT TO RESCIND THE CONTRACT OR MAY CANCEL THE CONTRACT BY EXERCISE OF SUCH RIGHT UNTIL MIDNIGHT OF THE THIRD BUSINESS DAY FOLLOWING THE EXECUTION OF THIS CONTRACT BY GIVING WRITTEN NOTICE TO THE OTHER PARTY BY EITHER CERTIFIED MAIL OR REGISTERED MAIL. THE PARTY INVOKING CANCELLATION UNDER THIS SECTION SHALL NOT BE LIABLE TO THE OTHER PARTY FOR ANY DAMAGES INCURRED BY CANCELLATION UNDER THIS PROVISION.
16. THE BUYER WILL DEEM TO BE IN DEFAULT UPON THE HAPPENING OF ANY OF THE FOLLOWING CONDITIONS: FAILURE TO MAKE PAYMENTS AS SCHEDULED IN THIS CONTRACT; REFUSAL TO PROVIDE REASONABLE ACCESS TO THE PREMISES FOR AMERICAN AWNING TO INSTALL THE MATERIALS; BUYERS REFUSAL TO ACCEPT DELIVERY OF GOODS OR PERFORMANCE OF THE SERVICES COVERED BY CONTRACT.
17. IN THE EVENT OF A DEFAULT OCCASIONED BY THE BUYERS FAILURE OR REFUSAL TO ACCEPT DELIVERY OF THE GOODS OR PERFORMANCE OF THE SERVICES COVERED BY THE CONTRACT, THE SELLER WILL BE ENTITLED TO LIQUIDATED DAMAGES IN THE AMOUNT OF 50% OF THE PRICE STATED IN THE CONTRACT, OR THE DEPOSIT, WHICHEVER IS GREATER.
18. IN THE EVENT THAT THE BUYER FAILS TO MAKE ANY SCHEDULED PAYMENT, THE SELLER SHALL, (10) TEN DAYS AFTER DUE DATE FOR SAID PAYMENT, ASSESS A 10% COLLECTION CHARGE FOR SAID PAYMENT. FURTHER, SHOULD IT BE NECESSARY TO RETAIN AN ATTORNEY AND INSTITUTE SUIT OR COLLECTION OF SAID PAYMENTS, THE BUYER WILL BE RESPONSIBLE FOR ANY COURT COSTS ACTUALLY INCURRED, AND ATTORNEY'S FEES.
19. ANY DISPUTES ARISING OUT OF THIS CONTRACT WILL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA AND IN THE EVENT THAT ANY LAWSUIT IS COMMENCED, VENUE SHALL BE IN PALM BEACH COUNTY.
20. IN THE EVENT THE BUYER COMMENCES ANY LEGAL PROCEEDINGS AS TO A PROVISION CONTAINED IN THIS CONTRACT, AMERICAN AWNING WILL BE ENTITLED TO ITS FEES AND COSTS INCURRED IN THE DEFENSE OF SAID LAWSUIT IF THEY ULTIMATELY PREVAIL.
21. IN THE EVENT OF THE BREACH OF ANY PROVISION OF THIS CONTRACT, AMERICAN AWNING RESERVES THE RIGHT TO TAKE ALL REASONABLE, LEGAL STEPS, INCLUDING ENTRY ONTO THE BUYER'S PREMISES FOR PURPOSES OF REMOVAL OF ANY AND ALL MATERIALS SUPPLIED BY AMERICAN AWNING.
22. IN THE EVENT ANY PROVISIONS OF THIS CONTRACT IS DEEMED TO BE UNENFORCEABLE UNDER FLORIDA LAW, SAID PROVISIONS SHALL BE DEEMED STRICKEN FROM THE CONTRACT AND THE REMAINING TERMS AND CONDITIONS SHALL REMAIN IN FULL FORCE AND EFFECT.
23. BUYER HEREIN AGREES TO INDEMNIFY AND HOLD HARMLESS AMERICAN AWNING FOR ANY LIABILITY FOR ANY PERSONAL INJURIES OR PROPERTY DAMAGE SUSTAINED BY ANY AGENT SERVANT AND/OR EMPLOYEE OF THE BUYER AND/OR ANY PERSON NOT A PARTY TO THIS CONTRACT.
24. POOL: WHEN WORK IS DONE NEAR A POOL, CUSTOMER SHALL BE RESPONSIBLE TO VACUUM THE POOL IMMEDIATELY EACH DAY FOLLOWING WORK DONE BY AMERICAN AWNING.
25. PATIO: OWNER AGREES TO REMOVE ALL FURNISHINGS FROM PATIO BEFORE WORK BEGINS. CONTRACTOR WILL NOT BE RESPONSIBLE FOR DAMAGE DONE TO FURNISHING LEFT ON PATIO AFTER WORK BEGINS.
26. ELECTRIC WORK: ALL ELECTRIC WORK, PARTS, LABOR AND COMPONENTS ARE BY OWNER OR A REGISTERED ELECTRICIAN. COSTS ARE NOT INCLUDED UNLESS SPECIFICALLY NOTED ON A CONTRACT. AMERICAN AWNING COMPANY ARE NOT LICENSED ELECTRICIANS.
27. IN THE EVENT OF A SETTLEMENT (NOT ORIGINAL COST) OF THIS INVOICE, IT IS EXPRESSLY UNDERSTOOD BY THE BUYER THAT ALL WARRANTIES EXPRESSED OR IMPLIED SHALL BE NULL AND VOID.
28. SCHEDULE DELAY: IF CONTRACTOR CANNOT COMPLETE ITS WORK WITHIN 180 DAYS DUE TO AWNING BEING BUILT IN CONNECTION WITH NEW BUILDING CONSTRUCTION OR OTHER REASONS BEYOND CONTRACTORS CONTROL, THE ADDITIONAL COST, PLUS OVERHEAD AND PROFIT TO COVER ANY INCREASE IN LABOR OR MATERIALS, WILL BE DUE CONTRACTOR ON DEMAND.
29. AWNING LOCATION, SIZE, SHAPE: THE SALES PLAN HEREIN SIGNED BY THE OWNER IS PART OF THIS CONTRACT AND SHALL TAKE PRECEDENCE OVER THE CONSTRUCTION PLAN WHERE DISCREPANCIES OCCUR. MINOR VARIATIONS IN DIMENSIONS ARE NORMAL AND SHALL NOT AFFECT THE VALIDITY OF THIS CONTRACT. THE OWNER SHALL CHECK THE LOCATION, SIZE AND SHAPE BEFORE WORK BEGINS AND ASSUME THE FULL RESPONSIBILITY.
30. OWNER INCURRED EXPENSES: NO OWNER MAY INCUR ANY EXPENSES TO BE CHARGED TO THE CONTRACTOR OR CREDITED AGAINST THIS CONTRACT WITHOUT PREVIOUS WRITTEN APPROVAL BY THE CONTRACTOR.
31. PERMITS: CUSTOMER WILL BE RESPONSIBLE FOR ALL UP FRONT COST OF TRYING TO OBTAIN PERMIT, INCLUDING ENGINEERING, PERMIT EXPEDITOR COST AND ANY UP FRONT FEES BY CITY OF COUNTY BUILDING DEPARTMENT THAT ARE NOT REFUNDABLE. IF PERMIT CANNOT BE OBTAINED, MONIES WILL BE DEDUCTED FROM DEPOSIT TO COVER COST. IF CUSTOMER DECIDES NOT TO PROCEED ANY FURTHER WITH PERMIT APPLICATION DUE TO ADDED COST OF OBTAINING THE PERMIT, ALL COST UP TO THAT POINT WILL BE DEDUCTED FROM DEPOSIT.

Quote date: 11/3/2026
Quote number: 2026-11-467

AWNINGS
Contractors & Designers Inc.

LIC# I-22322

Awning Contractors & Designers
118 S F Street.
Lake Worth FL, 33460
Phone: 561-202-9951
Email:
awnings@awningscontractors.com

Customer name: David Brady
Project name:
Street address 1: 1414 10th st
Street address 2:
City, State, Zip: Lake Park FL 33403
Phone: 561-644-5622
Email:

Salesperson	Job Description	Payment Terms
Earl Morejon	New Awning Recovers	50% deposit, balance on installation

Qty	Style	Description	Price
8	Traditional	Width: 20' 10" Height: 2' 10" Depth: 3' Traditional awning with fabric only Dimensions: 20' 10"(W) x 2' 10"(H) x 3'(D), Sign band height: 8" Options: vertical top fabric, (Patio 500 61" Black [508]), sign band joined with top fabric	$12,062.32

Total price	$12,062.32
Installation charge	$3,600.00
Total installed price	$15,662.32

Contract price excludes permit fees, engineering fees and any related processing fees or any fine could be generated by municipality or county.

ALL SALES ARE SUBJECT TO EACH OF THE FOLLOWING TERMS AND CONDITIONS.

DEPOSIT: All orders must be accompanied by a non-refundable 50% deposit.
CANCELLATION: Orders received by seller are accepted with the understanding that they are not subject to cancellation.
ORIGIN: All sales are made FOB Seller's location, unless otherwise specified.
PRICES: Prices are subject to change without notice until a deposit has been received.
DELIVERY: Delivery dates are approximate and not guaranteed unless otherwise specified on the face hereof, Partial shipments of complete orders will be made by Seller when ready and invoiced absent an agreement in writing to the contrary. Delay in delivery of any installments shall not relieve Purchaser of : a) its obligation to pay for any installments received prior to such delay and, b) its obligation to accept the remaining deliveries. If because of acts of God, strikes, lockouts or other industrial disturbances, wars, blockages, insurrections, riots, arrests, explosions, sabotage, fires, floods, perils of the sea, accidents to machinery, delays in transportation, inability of Seller to obtain the whole or any part of merchandise contracted for by Seller, precedence or priorities granted at the request, demand or for the benefit, directly or indirectly, of Federal or State Government or any subdivision or agency thereof, or other causes not within the control of Seller. Seller shall be unable to carry out its obligations under this contract either wholly or in part, such obligations shall be suspended during the continuance of such hindrances and the obligations, terms and conditions of this contract shall be extended for such periods as may be necessary for the purpose of making good any suspension of deliveries so caused Seller shall not in any event be liable for failure to deliver or perform or for delays in delivery or performance occasioned by such causes.
INSPECTION: Apart from qualified Government inspectors, no inspectors or other representatives of Purchaser will be allowed in Seller's location without specific approval in writing signed by a duly authorized officer of Seller.
DAMAGE IN TRANSIT: If Seller is not responsible for delivery or installation of the finished goods hereunder, then Seller assumes all responsibility for loss or damages after finished goods have been turn over to carrier. All claims for loss or damage in transit should be made to carrier.
DAMAGE IN USE OR STORAGE: Seller is not responsible for loss or damage to goods because of improper installation by Purchaser or use, or if improperly handled, maintained, stored or serviced.
COMPLIANCE WITH STATUTES: Seller agrees to comply with requirements of all applicable Federal, State and Local statutes and laws with respect to its operations.
TAXES: If any taxes shall be levied by the Federal or any State or Local Government upon goods covered hereby or in respect to the production, manufacture, or sale thereof or upon transportation including freight charges thereon, the amount of such taxes shall be added to the purchase price specified herein and should be borne by Purchaser.
PAYMENT: In the event Purchaser shall default in any payment due Seller hereunder, Seller shall be entitled to interest on all such unpaid amount at a rate equal to the lesser of: a) 11/2% per month or, b) the maximum rate permitted by law. In addition, Purchaser shall pay Seller all costs of collection on overdue accounts including but not limited to reasonable attorney's fees whether or not litigation should be commenced in aid thereof. Remittance must be made in U.S. funds
WAIVERS: A waiver of any of the terms hereof in a single instance shall not constitute a waiver in other instances nor shall a specific waiver with respect to any term constitute a waiver of any other term. A waiver to be binding on Seller must be in writing and signed by an officer of the Seller.
WARRANTY: All goods sold hereunder are warranted to be free from defects in materials and workmanship for a period of one year from initial use but not exceed 18 months from date of shipment. Any modifications to goods sold by Purchaser shall fully nullify seller warranty.

THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OR MERCHANTABILITY AND OF FITNESS FOR A PARTICULAR PURPOSE.

Purchaser's sole and exclusive remedy against Seller for breach of any warranty hereunder is expressly limited to repair or replacement of defective material at Seller's option but in no event shall Seller's obligation exceed the total purchase price paid for the goods; Seller shall not be liable in any respect for a) any loss, personal injury, property damage or costs of repairs except personal injury or property damages caused solely by Seller's negligence, b) any special incidental or consequential damages of any kind even if Seller has been advised of the possibility of such damages, including but not limited to loss of revenue, loss of profits, failure to realize savings, or any liability of Purchaser to a third party, c) any damages (regardless of their nature) caused wholly or in part by the negligence of Purchaser or a third party or, d) any delay or failure to perform Seller's obligations hereunder due to any cause beyond its reasonable control.

DAMAGE CLAIMS BY PURCHASER: All claims by Purchaser of damages regardless of their nature, shall be deemed to have been waived unless made in writing within one year of Purchaser's receipt of goods specified herein. In the event there are installment deliveries, Purchaser's claims must be made in writing within one year of Purchaser's receipt of the particular installment to which claim is applied.

GOVERNING LAW: This contract shall be deemed for all purposes to have been made in the state of _____ and shall be governed by and construed in accordance with the laws of that state and it's state courts shall have exclusive jurisdiction over all controversies arising hereunder.

ENTIRE AGREEMENT: Only the terms and conditions contained herein constitute the entire agreement between the parties and will govern transactions between Purchaser and Seller. No other terms and conditions that Purchaser may provide or offer are accepted.

Accepted by Purchaser:

Purchaser Signature: _____

Purchaser Printed Name: _____

Date of Signature: _____

Trinity Asphalt Paving Incorporated
6643 Royal Palm Beach Blvd
West Palm Beach, FL 33412
+15613103608
trinityasphalt@gmail.com
www.trinityasphaltpaving.com

Contract 5187

ADDRESS
David
Custom Mechanical, Inc
Attn: David
1414 10th Street
(561)644-5622
Lake Park, FL 33403

DATE	TOTAL
08/05/2026	$32,475.00

PROJECT
Paving - Overlay

DESCRIPTION	AMOUNT
Paving - Overlay - Front Lot (app. 12,250 SF) Process #1: Sawcut and remove tie-ins as needed. Process #2: Clean existing asphalt of all loose particles and debris. Process #3: Apply tack oil bonding agent to ensure proper adhesion per DOT specifications. Process #4: Install 1.5" of Type SP 9.5 (S-III) Hot Asphalt. Process #5: Roll to compaction. ***Customer Notes: Customer is responsible for having work area cleared and turning off irrigation for 24 hours on scheduled days. Access to an outside water source (water spigot) for the steam roller will be required. Please keep all traffic off of fresh asphalt for a minimum of 24 hours. Customer is responsible for pre-treating any vegetation growth in the work area with a heavily concentrated herbicide, such as "RoundUp" with several applications prior to our commencement. Variation in color of asphalt may occur. Overlay paving is subject to reflective cracking and ponding. Trinity Asphalt cannot be held liable for any tracking of material. Avoid turning wheels back and forth while stationary and use of kickstands, jacks, and the such during the curing stage (first six months). First seal coating maintenance recommended 6-12 months after paving, then every 2-3 years.	30,625.00
Restriping "Same for Same": Process #1: Restripe all existing pavement markings, "Same for Same", including but not limited to parking lines, stop bars, directional arrows, fire lanes, crosswalks, and handicap spaces using a DOT certified Traffic Paint. *** Customer Notes: Customer is responsible for the following where applicable: notifying residents/tenants of scheduled work, having work area cleared, and turning off irrigation for 24 hours on scheduled days. Please keep all traffic off of fresh sealer and striping for a minimum of 24 hours.	1,500.00

Guarantee cannot be upheld due to the following circumstances:
vegetation growth, stress cracks, deterioration of aggregate, tire marks, ponding, variation in color of asphalt, reflective cracking, drainage issues, washing of sealer, any acts of nature, and tracking of material.

DESCRIPTION	AMOUNT
Permit Procurement Charges, Administrative Charges, and NOC Filings. Price includes 3 billable hours for procurement and administrative fees. Price does not include permit fees. If additional hours are required to obtain the permit(s) they will be billed at a rate of $65.00 per hour.	350.00

Permit Fee will be billed separately and the price is to be determined by the appropriate city or County and billed accordingly. Usually around 3.5% of job value. Customer is responsible for supplying an up to date survey and previously approved site plan showing striping layout if required for permitting. Any deviations from contract due to County or municipality requirements will be an additional charge.

10% Deposit due prior to permit application preparation. Additional 40% due prior to commencement. Balance due in full upon completion. Payments accepted in the form of cash or check. Credit card payments are subject to an additional 4% processing fee. Any unpaid balance will be subject to a 2.5% surcharge if not paid in full within 7 days of completion date. This amount will increase at a rate of 1% increase per week until paid in full (within legal limits). All deposits are non-refundable.

Thank you for your business. If you need to pay via credit card or ACH transfer please let us know and we will send you an updated invoice with the the 4% processing fee and a link to pay.
Looking forward to working for you in the near future. Contract pricing valid for 30 days and subject to product availability and material pricing on date of contract.

TOTAL $32,475.00

THANK YOU.

Broward County: 17-3B-20491-X
Martin County: MC1800177
Palm Beach County: U-22224

Accepted By

Accepted Date

Guarantee cannot be upheld due to the following circumstances:
vegetation growth, stress cracks, deterioration of aggregate, tire marks, ponding, variation in color of asphalt, reflective cracking, drainage issues, washing of sealer, any acts of nature, and tracking of material.

J.W.
CHEATHAM
LLC

**Road Building &
Earthmoving Contractors**

November 5, 2026

CMI Air Conditioning and Electrical
202 Old Dixie Hwy
Lake Park, FL 33403

Attn: David Brady

Ref: 1414 10th Street, Lake Park

Dear Mr. Brady:

As per your request I submit the following price for the above referenced project.

Mobilization	1 EA	@	$3,000.00 /EA	$3,000.00
Remove and Dispose of Existing Asphalt (800 SY)	1 LS	@	$6,500.00 /LS	$6,500.00
Resurface with 1.5" SP-9.5 Asphalt	800 SY	@	$22.65 /SY	$18,120.00
Car Stops and Stripes (Paint)	22 EA	@	$132.00 /EA	$2,904.00
			Total	**$30,524.00**

Exclusions:

- Permits
- Testing
- Engineering
- Survey

Please contact me with any questions.

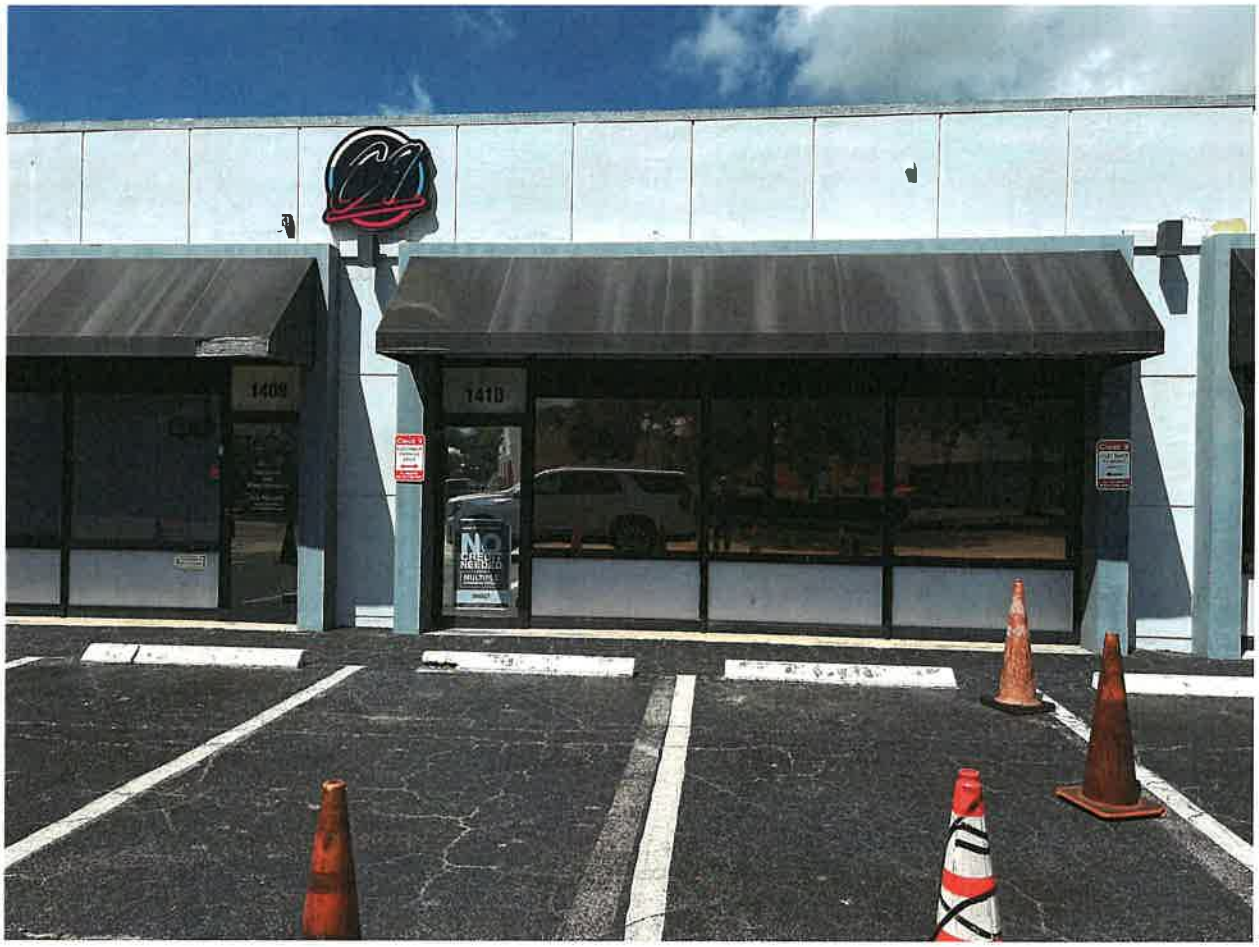
Sincerely,
J.W. Cheatham, LLC

Thomas P. Uhrig
President


POWER SPORTS
WATERCRAFT
1414
1414


1408
1410
1410


1410
1410


1409
1410


POWERSPORTS



Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

DAVID E BRADY

2 Business name/disregarded entity name, if different from above.

SBDB INVESTMENTS LLC

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☑ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

1100 FAIRVIEW LANE

Requester's name and address (optional)

6 City, state, and ZIP code

RIVIERA BEACH FL 33404

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

2 6 2 – 2 5 – 2 4 1 3

or

Employer identification number

–

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** | **Date**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date:	November 18, 2026
Originating Department:	Community Redevelopment Agency
Agenda Title:	Resolution 119-11-26 – Paint, Plant and Pave Residential Incentive Grant Agreement – Ms. Caroline Cloninger and Mr. Ellison Dobbs – 114 Bayberry Drive – Up to $4,610
Agenda Category:	New Business
Approved by Town Manager:	**Date:**

Cost of Item:	$4,610	**Funding Source:**	Grants and Incentives
Account Number:	110-552-520-82118	**Finance Signature:**	Barbara A. Gould
Advertised: **Date:**		**Newspaper:**	
Attachments:	Resolution, Grant Agreement, Application, Quotes and Presentation		

Please initial one:

_____ Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

Ms. Caroline Cloninger and Mr. Ellison Dobbs, property owners of 114 Bayberry Drive, have requested that the CRA Board consider a Paint, Plant and Pave Residential Incentive Program Grant in an amount of up to $4,610 for support various improvements to the property.

The property is located within the Lake Park CRA. The applicants propose to improve the front façade and streetscape by repainting the existing stained, multicolored driveway in a neutral color and replacing and enhancing landscaping in the planting bed near the front entrance.

Note: The Paint, Plant and Pave Residential Incentive Program Grant provides that the CRA will provide

a grant for 100% of a project cost up to a maximum grant of $10,000 (per property) for projects located with the CRA.

The proposed major elements include:

1. Pressure wash, prepare, and repaint or restain the driveway.
2. Improve the front planting bed with new plants and shrubs.
3. Remove existing landscaping as necessary and complete planting, mulch, and associated site cleanup.

The estimated total cost of the proposed property improvements identified is approximately $4,610 or more, and the applicant is requesting a CRA Paint, Plant and Pave Residential Incentive Program Grant in the amount of $4,610 to assist with the project costs for one (1) properties. The remaining costs will be funded by the property owner.

CRA Contribution (Grant Award):	$4,610
Property Owner Contribution:	$4,610
Estimated Project Cost:	$4,610

Note: While the proposed improvements have been reviewed for grant eligibility, formal review for compliance with applicable Town Codes, the Florida Building Code and any other required regulations will be conducted as part of the permit application and review process, as applicable.

If approved, the property owners intend to begin improvements in November and the project is expected to be completed within Six Months.

The proposed Grant Agreement was prepared by the Community Redevelopment Administrator and reviewed by the property owners, Ms. Caroline Cloninger and Mr. Ellison Dobbs, the Community Development Director, the Finance Director and the Town Attorney.

Recommended Motion:
I move to approve Resolution 119-11-26 and authorize a Paint, Plant and Pave Residential Incentive Program Grant Agreement with Ms. Caroline Cloninger and Mr. Ellison Dobbs for improvements to 114 Bayberry Drive, in an amount up to $4,610; and authorize the CRA Chair to execute the Grant Agreement.

RESOLUTION 119-11-26

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA APPROVING A GRANT AND AUTHORIZING THE CHAIR TO EXECUTE A GRANT AGREEMENT WITH ELLISON DOBBS AND CAROLINE CLONINGER, UNDER THE PAINT, PLANT AND PAVE RESIDENTIAL INCENTIVE PROGRAM FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 114 BAYBERRY DRIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park Community Redevelopment Agency ("CRA"), organized and having the powers and authority conferred upon it by Chapter 163, Part III, Florida Statutes; and

WHEREAS, the CRA has adopted the Lake Park Redevelopment Master Plan pursuant to Fla. Stat. §163.360(7)(d) (the "Master Plan"); and

WHEREAS, the Master Plan identifies aesthetic improvement grants as an opportunity for the rehabilitation and redevelopment of properties located within the redevelopment area governed by the Master Plan; and

WHEREAS, in furtherance of the Mater Plan, the CRA has adopted Redevelopment Incentive Programs to provide grants to eligible recipients for certain property improvements; and

WHEREAS, Ellison Dobbs and Caroline Cloninger ("Grantees") are identified in the grant application as the owners of property having an address at 114 Bayberry Drive in the Town of Lake Park, Florida ("Property"); and

WHEREAS, the Grantees are seeking a Paint, Plant and Pave Residential Incentive Program Grant from the CRA in an amount not to exceed $4,610 ("Grant") to be used for the rehabilitation and redevelopment of the Property; and

WHEREAS, the CRA Board of Commissioners ("Board") finds that awarding the Grant to the Grantees based upon the terms set forth in the Lake Park Community Redevelopment Agency Paint, Plant and Pave Residential Incentive Program Grant Agreement attached hereto as **Exhibit "A"** ("Grant Agreement") is within its powers as set forth in Fla. Stat. §163.370 and is consistent with the Master Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE LAKE PARK COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS AS FOLLOWS:

Section 1. The whereas clauses are true and correct and are incorporated herein.

Section 2. The Board hereby approves the Grant and authorizes the Chair of the CRA to execute the Grant Agreement, incorporated herein by reference, between the CRA and Grantee.

Section 3. This resolution shall become effective immediately upon execution.

#7638326 v1 26508-00003

PAINT PLANT AND PAVE RESIDENTIAL INCENTIVE PROGRAM GRANT AGREEMENT

THIS PAINT PLANT AND PAVE RESIDENTIAL INCENTIVE PROGRAM GRANT AGREEMENT ("Agreement") is made this 18th day of November, 2026, by and between the Town of Lake Park Community Redevelopment Agency (the "CRA"), having an address at 535 Park Avenue, Lake Park, Florida 33403, and Ellison Dobbs and Caroline Cloninger (the "GRANTEE") having an address at 114 Bayberry Drive, Lake Park, Florida 33403 (collectively the Parties).

RECITALS:

WHEREAS, the CRA has such powers and authority as have been conferred upon it by Chapter 163, Part III, Florida Statutes; and

WHEREAS, pursuant to Fla. Stat. § 163.360(7)(d), the CRA has determined that its adopted redevelopment Master Plan (the Master Plan) authorizes the award of grants for the rehabilitation of properties within the CRA's redevelopment area; and

WHEREAS, the Master Plan authorizes aesthetic improvement grants to facilitate the rehabilitation of properties within the community redevelopment area; and

WHEREAS, on July 17, 2024, the CRA adopted a Redevelopment Incentive Program via Resolution 48-07-24 to provide grants to eligible recipients for the improvement of properties and businesses thereon; and

WHEREAS, the GRANTEE owns the property located at 114 Bayberry Drive in the Town of Lake Park, Florida (the Property); and

WHEREAS, the GRANTEE is seeking a Paint Plant and Pave Residential Incentive Program Grant from the CRA in the amount of $4,610 (the Grant) to be used for the rehabilitation and redevelopment of the Property; and

WHEREAS, the CRA Board of Commissioners (the Board) finds that awarding the Grant to the GRANTEE is within its powers as set forth in Fla. Stat. § 163.370.

NOW THEREFORE, in consideration of the above recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

SECTION 1. RECITALS:

The recitals are incorporated herein.

SECTION 2. THE PROPERTY:

The Property is owned by Ellison Dobbs and Caroline Cloninger ("Property Owners") and located at 114 Bayberry Drive, Lake Park, Florida 33403 and is legally described as:

KELSEY CITY LTS 1 THRU 4 & W 15 FT LTS 36 THRU 41 BLK 37

SECTION 3. THE GRANT:

3.1 The CRA hereby awards GRANTEE a sum not to exceed $4,610. The full amount of the Grant shall be used solely for Façade and Exterior renovation to the Property and the use of all funds shall be in strict conformance with the GRANTEE'S application, a copy of which is attached hereto and incorporated herein as Exhibit "A" and the renovation proposal attached hereto and incorporated herein as Exhibit "B" (collectively, the "Scope of Work").

3.2 The CRA's obligation is limited to awarding the Grant and providing the funds for the exterior of the Property to be renovated in accordance with the Scope of Work. The CRA is not liable and does not assume any liability for GRANTEE'S activities performing the work associated with the use of the Grant for the Scope of Services, nor GRANTEE'S personnel decisions, business decisions or policies, including but not limited to the hiring of employees, contractors and agents, paying their salaries or the expenditure of overhead costs.

3.3 Any changes in Scope of Work for the use of the Grant funds must be submitted to the CRA's Executive Director and approved, in writing, by the CRA Board.

3.4 As security for GRANTEE'S performance, GRANTEE shall, execute a Promissory Note, a Mortgage and Security Agreement, a Restrictive Covenant and a Personal Guaranty in favor of CRA.

3.5 All disbursements of the Grant funds shall be made on a lump sum, reimbursement basis for the specific items contained in the Scope of Work, a copy of which is incorporated herein and attached hereto as Exhibit "A". Grant funds shall be used solely for exterior improvements to the Property and shall be paid only upon the CRA Administrator's receipt of documentation and the Administrator's confirmation with the Town's Community Development Director that the improvements conform to the building permit application and Scope of Work incorporated herein. Documentation includes, but is not limited to, receipts, invoices, canceled checks, and such other documents as the CRA Administrator may require. Requests for reimbursements must be submitted to the CRA Administrator and shall include receipts and a letter detailing the work completed in accordance with the Scope of Work set forth in this Agreement.

SECTION 4. SCOPE OF WORK

4.1 GRANTEE shall only use the Grant funds provided in accordance with the Scope of Work as set forth in Exhibits "A" and "B" which are attached hereto and .

4.2 Any proposed amendments to Exhibits "A" and "B" shall be submitted in writing to the CRA Executive Director, along with the justification for the amendments. Any amendment shall be subject to the approval of the CRA Board of Commissioners.

SECTION 5. EFFECTIVE DATE, TERM, COMMENCEMENT AND COMPLETION DATES

5.1 The "Effective Date" of this Agreement shall be the date of execution by the Parties.

5.2 The Term of this Agreement shall be for 24 months from the Effective Date. The Term of this Agreement may be extended or amended upon a showing of good cause and the written mutual agreement by the Parties.

5.3 Work provided in the Scope of Work shall commence on or before 180 days after approval of this Agreement and shall be fully completed not later than 60 days prior to the end of the Term

SECTION 6. SPECIAL CONDITIONS

6.1 CESSATION OF OCCUPANCY OR OWNERSHIP. In the event the GRANTEE sells, ceases to own or occupy the Property for a period of two years from the date of completion of improvements, GRANTEE shall repay all the Grant funds advanced by the CRA pursuant to this Agreement. The determination that GRANTEE has sold, transferred or otherwise ceases to own or occupy the Property for the two years required herein shall constitute an event of default. This provision shall survive termination or expiration of this Agreement.

6.2 ASSIGNMENT. GRANTEE shall not assign, transfer, or otherwise dispose of any of its rights or obligations under this Agreement without receiving, in advance, the prior written consent of the CRA.

6.3 AMENDMENT. This Agreement shall not be modified, except in a writing signed by the Parties.

6.4 RULES, REGULATIONS AND LICENSING REQUIREMENTS. GRANTEE and its contractors, agents, and employees shall possess all licenses and permits required to conduct its business affairs, including federal, state, town and county. In addition, GRANTEE shall comply with all applicable laws, ordinances and regulations when making the improvements in accordance with the Scope of Work.

6.5 GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the state of Florida and all legal actions brought pursuant to this Agreement shall be brought in Palm Beach County, Florida, or if a federal claim, said action shall be brought in the United States District Court, Southern District of Florida.

6.6 COUNTERPARTS. This Agreement may be executed in duplicate counterparts which when construed together shall constitute a single instrument.

6.7 SEVERABILITY. Any provision of this Agreement which is deemed by a court of competent jurisdiction to be ineffective shall not effect or render the remaining provisions of this Agreement unenforceable or invalid.

6.8 INDEMNIFICATION. The Grantee agrees to indemnify and save harmless the CRA and the Town of Lake Park and their elected or appointed officers, employees, agents, and consultants from and against any and all liability, expense, or damage of any kind or nature and from any suits or claims, including reasonable legal fees and expenses, on account of any matter, whether in suit or not, arising out of this Agreement.

6.9 ATTORNEY FEES. In the event either party is required to enforce the terms of this Agreement, the prevailing party shall be entitled to the reimbursement of its costs and attorney fees, at the trial court and appellate levels.

6.10 SUCCESSORS AND ASSIGNS. This Agreement and the terms herein shall inure to the benefit of and be legally binding upon the Parties' successors and assigns.

6.11 COSTS. GRANTEE shall obtain and pay for any permits, licenses, federal, state, county and/or town taxes or charges necessary to carry out the improvements set forth in the Scope of Work.

6.12 PLEDGES OF CREDIT. GRANTEE shall not pledge the Town of Lake Park or the CRA's credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien or any form of indebtedness.

6.13 PUBLIC RECORDS LAW. The GRANTEE shall allow public access to all documents, papers, letters or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the GRANTEE in conjunction with the Agreement. Failure by the GRANTEE to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the Town.

With respect to public records, the Grantee is required to:

6.13.1 Keep and maintain public records required by theCRA to perform the Scope of Work.
6.13.2 Upon the request of the CRA's custodian of public records, provide such public records within a reasonable time at a cost that does not exceed the costs provided for in Chapter 119, Florida Statutes.
6.13.3 Ensure that any public records that are exempt or confidential from public records disclosure are not disclosed except as authorized by law for the duration of the term of this Agreement, and following completion of this Agreement if the GRANTEE does not

transfer the records which are part of this Agreement to the CRA.

6.13.4 Upon the completion of the term of the Agreement, transfer, at no cost, to the CRA all public records in possession of the GRANTEE; or keep and maintain the public records associated with the services provided for in the Agreement. If the GRANTEE transfers all public records to the CRA upon completion of the term of the Agreement, the GRANTEE shall destroy any duplicate public records that are exempt of confidential from public records disclosure. If the Grantee keeps and maintains public records upon completion of the term of the Agreement, the GRANTEE shall meet all applicable requirements pertaining to the retention of public records. All records stored electronically shall be provided to the CRA, upon request from the CRA's custodian of public records, in a format that is compatible with the information technology systems of the Town.

6.13.5 IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THE GRANTEE SHOULD CONTACT THE CRA's CUSTODIAN OF PUBLIC RECORDS AT: TOWN CLERK, 535 Park Avenue, Lake Park, Florida 33403, 561-881-3311, townclerk@lakeparkflorida.gov.

6.14 INSPECTOR GENERAL. GRANTEE is aware that the Inspector General of Palm Beach County has the authority to investigate and audit matters relating to the negotiation and performance of this contract, and may demand and obtain records and testimony from the GRANTEE and its subcontractors. GRANTEE understands and agrees that in addition to all other remedies and consequences provided by law, the failure of GRANTEE or its subcontractors to fully cooperate with the Inspector General when requested may be deemed by the Town to be a material breach of this Agreement justifying its termination

6.15 NOTICES. All notices required in this Agreement if sent to the CRA shall be mailed to:

Lake Park Community Redevelopment Agency
535 Park Avenue
Lake Park, Florida 33403
Attn: CRA Administrator

Ellison Dobbs and Caroline Cloninger
114 Bayberry Drive
Lake Park, Florida 33403

SECTION 7. DEFAULT AND REMEDIES.

7.1 GRANTEE'S DEFAULT. GRANTEE'S failure to comply with any of the provisions of this Agreement shall constitute a default upon the occurrence of which the CRA may, in its sole discretion, (i) withhold, temporarily or permanently, all, or any unpaid portion of the Grant funds upon giving written notice to GRANTEE, and/or (ii) terminate this Agreement and demand a full refund of all funds advanced.

7.2 REPAYMENT OF FUNDS. GRANTEE shall repay the CRA (i) for all unauthorized expenditures of the funds, i.e. those used for anything other than within the Scope of Work or

the unlawful expenditure of funds, including any expenditures discovered after the expiration of this Agreement; (ii) in the event of default under this Agreement; (iii) in the event any funds are lost or stolen; or (iv) if the work was not completed in accordance with the Scope of Work. Any portion of the grant which is to be repaid to the CRA shall be paid by delivering a cashier's check for the total amount due within30 days of the CRA'S written demand.

7.3 TERMINATION OF THIS AGREEMENT. The CRA may terminate this Agreement with or without cause. Termination of this Agreement by the CRA shall relieve the CRA of any further obligations hereunder. Such termination shall not release GRANTEE from its obligations under this Agreement including, but not limited to, obligations relating to the completion of activities funded while the Agreement was in effect but not completed prior to the date of termination, or repayment of any funds GRANTEE is obligated to repay.

7.4 LIMITATION ON RIGHTS AND REMEDIES. Nothing contained herein shall be construed as limiting or waiving any rights of the CRA to pursue any remedy which may be available to it in law or in equity. Nothing contained herein shall act as a limitation of the CRA's rights in the event that GRANTEE fails to comply with the terms of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned parties have signed this Agreement effective on the date of execution by the CRA.

Signed, sealed and delivered in the presence of

Attest: _____
Agency Clerk

LAKE PARK COMMUNITY REDEVELOPMENT AGENCY

By: _____
Roger Michaud, Chair
Date:_____

CRA Attorney
Approved as to form and legality
By: _____

GRANTEE: Ellison Dobbs and Caroline Cloninger

By:_____

Print Name: Ellison Dobbs and Caroline Cloninger

Title: Property Owners

Date: _____

#6170717 v1 26508-00003

PAINT, PLANT & PAVE PROGRAM APPLICATION

Date of Application: 10/19/2026

Address of project requesting incentive: 114 Bayberry Drive, Lake Park, FL 33403

Name of Applicant: Caroline Dobbs and Ellison Dobbs

Address of Applicant: 114 Bayberry Drive, Lake Park, FL 33403

Phone: 561-676-0941 **Fax:** _____

Email: caro.cloninger@gmail.com

Does the applicant own property? X **Yes** _____ **No**

If "No", when will property be in control (own or long-term lease) of applicant?

_____

Indicate the owning entity of the property (i.e. name on property title)

Ellison Dobbs and Caroline Cloninger

Project Description:

Repainting/restaining the driveway and plant bed improvement

Total Project Cost: $4,610 **Total Funding Request:** $4,610

Attach and Sign Eligibility and Application Requirements Form.

Authorized Representative(s):

Property Owner Signature





SoFlo Lawn Co

2955 M1226 W Ocean Ave
Lantana, FL 33462
(305) 432-6068

To:
Ellison
114 Bayberry Drive
Lake Park, FL 33403

Invoice #	1018
Invoice Date	10/18/2026
Payment Term	Net 30
Amount Due	**$2,412.00**

Item	Quantity	Price	Tax1	Tax2	Line Total
Orange Bird Of Paradise	2.0	$75.00 / 1			$150.00
Green Island Ficus	15.0	$26.00 / 1			$390.00
White Pentas	8.0	$15.00 / 1			$120.00
Vaiegated Flax Lily	6.0	$22.00 / 1			$132.00
Brown Mulch	5.0	$150.00 / 1			$750.00
Demo Bed And Removal Of Sago Palms Labor	1.0	$500.00 / 1			$500.00
Plant New Plants and Shrubs	1.0	$250.00			$250.00
Disposal And Dump Fees	1.0	$120.00 / 1			$120.00

Subtotal:	$2,412.00
Tax:	$0.00
Past Due Amount:	$0.00
Amount Due:	**$2,412.00**

Notes
Thank You For Your Business!

View Online: https://www.yardbook.com/303188/pay_now

Sales Agreement - Deliver & Plant

T1133Y7117116LI4C1WRE

Riviera Beach 3200 Broadway Riviera Beach, FL 33404 561-295-1961

Ship to: 114 Bayberry Dr West Palm Beach, FL 33403 US

Bill To: 114 Bayberry Dr West Palm Beach, FL 33403 US

Order ID P1330004000388

Store: 1330 **Date:** 10/18/2026
Register: 4 **Time:** 01:28:35 PM
Ticket: 2457
Cashier: 783922 (Kylie Lawson)
Salesperson: ABWK (Kylie Lawson)

Customer: Caroline Dobbs
C1330004000207
114 Bayberry Dr
West Palm Beach, FL 33403
United States

Phone: 561-676-0941

Color Tag: Orange/Yellow

Cross Streets: Broadway
Gate Code: x

Item	Item Description	Qty	Price	Extended
DNP	Ginger Variegated (Big)	5	$49.99	$249.95
DNP	Gardenia (Big)	3	$49.99	$149.97
DNP	Podocarpus Yew Pine Dwarf(Big)	10	$49.99	$499.90
DNP	Jasmine Star Bush (Big)	3	$49.99	$149.97
DNP	Bird OP Tropical (Super) RS	2	$399.99	$799.98
	Super Protection Plus	2	$200.00	$400.00
	Tree: Bird OP Tropical (Super) RS 1330:4:2456			
DNP	MulchMoonJuiceSoil Condi 1ea	1	$149.99	$149.99
	Get to the Job delivery Fee	1	$349.99	$349.99
	All prices reflect current ads.			
	Customer to flag yard			

Moon Valley Nurseries will call 811 to mark major utilities. Customer required to flag yard with planting locations before inspection. For more information, visit call811.com.

Subtotal	$2,749.75
Tax	$124.80
Total Order $2,874.55	**Total $2,874.55**

Scan here for terms and conditions.

Number of lines = 14

Store Copy

RDL PROFESSIONAL
PAINTING LLC

Rdlprofessionalpainting

rdlprofessionalpainting@gmail.com

EST

EST0008

DATE

17/06/2026

TOTAL

USD $2,200.00

TO

Caroline

114 bayberry drive, west palm beach, fl 33403

5616760941

DESCRIPTION	RATE	QTY	AMOUNT
Wash, repair, and paint the driveway (two coats of paint). Materials included: 1) 12 gallons of paint 2) 1 gallon of primer 3) Caulking 4) Stucco patch	$1,100.00	2 Days	$2,200.00

TOTAL **USD $2,200.00**

SERECH CONSTRUCTION LLC.

Phone: 561-291-3330

Email: leoserech@yahoo.com

3680 Investment Ln, West Palm Beach Fl, 33404 suit #14 October 16, 2026

QUOTE TO: Ellison Dobbs

114 Bayberry Dr, West Palm Beach Fl, 33403.

QTY	JOB	DESCRIPTION	PRICE
1	DRIVEWAY PAINT	*Make pressure washer to the all area driveway. *Paint whit one coat Bonding *Primer all the surface of the driveway. *Paint whit 2 coats epoxy coating paint . (Labor and materials includes)	$2,400.00
		TOTAL	**$2,400.00**

Require a 50% payment before the job start, and 50% when job is done .

114 Bayberry Drive

Paint, Plant, and Pave Grant

Front Facade & Streetscape Enhancement

1. Paint driveway a neutral color - it is currently stained and multicolored-orange
2. Plant new plants in the plant bed where mailbox sits next to front door

Current Driveway









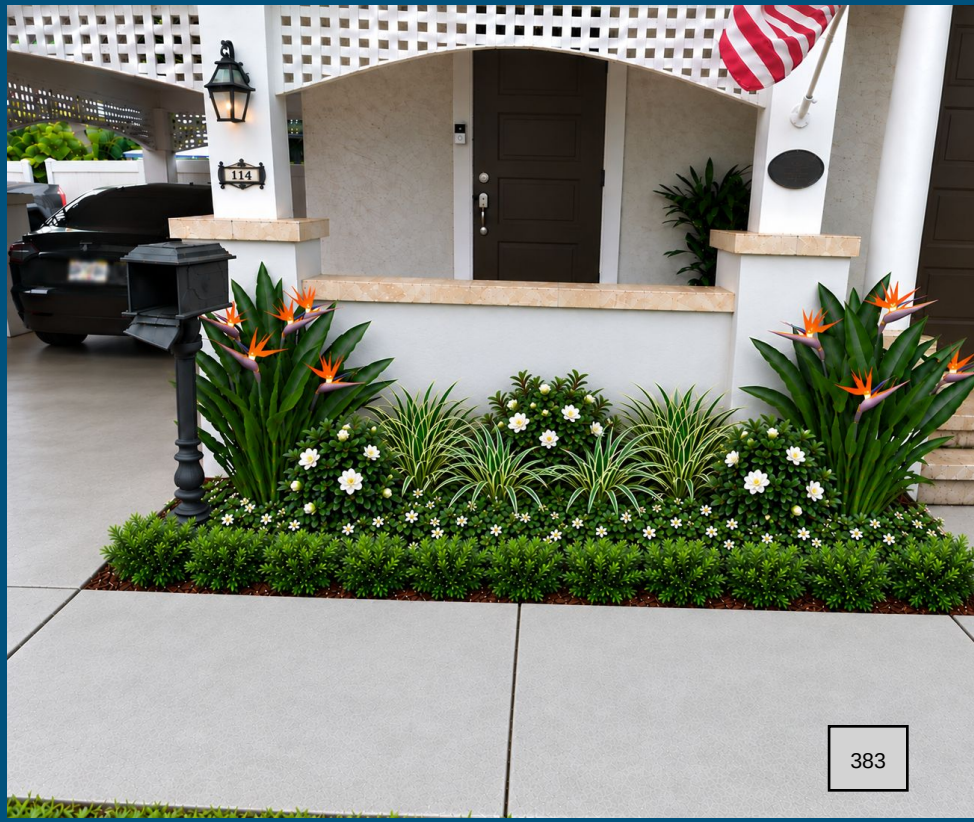
Proposed Improvement



Current Plant Bed



Proposed Plant Bed



Front Facade & Streetscape Enhancement

Driveway Painting Improvement:

- Quote 1 by Serech Construction: $2400
- Quote 2 by RDL Professional Painting: $2200

Plant Bed Improvement:

- Quote 1 by Moon Valley Nurseries: $2874.55
- Quote 2 by SoFlo Lawn Co: $2412