



**AGENDA  
COMMUNITY REDEVELOPMENT AGENCY MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461  
JANUARY 11, 2024  
6:00 PM**

**COUNCIL**

- Chairperson Bev Smith
- Vice-Chair Joni Brinkman
- Board Member Gary Ready
- Board Member Patti Waller
- Board Member Kim Schmitz
- Board Member Marta Padron (*Lake Worth Corridor District*)
- Board Member Fabiana DesRosiers (*Congress Avenue District*)

**ADMINISTRATION**

- Executive Director Michael Bornstein
- CRA Attorney Glen Torcivia
- Asst Executive Director Kim Glas-Castro
- CRA Clerk Kimberly Wynn

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*If a person decides to appeal against any decision made by the Board concerning any considered matter, they will need a record of the proceedings. For such purposes, they may need to ensure that a verbatim record of the proceedings is available. The recording includes the testimony and evidence upon which the appeal is to be based.*

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**CALL TO ORDER**

**ROLL CALL**

**ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA**

Motion	Second	Vote
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**ORDER OF BUSINESS**

1. **Resolution No. 2024R-01 Palm Springs Community Redevelopment Agency**

**(CRA) - FY 2024 Budget Amendment:** Motion to recommend approval of Resolution No. 2024R-01. An amendment to the FY24 operating budget will allow the Palm Springs Community Redevelopment Agency (CRA) to increase its budget by \$445,646 in order to reflect the fund balance remaining as of September 30, 2023 (FY23). Due to this proposed increase, the Palm Springs CRA will have a budget of \$2,851,367 in FY 24.

Staff: Kimberly Glas-Castro, Assistant Village Manager

Motion	Second	Vote
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2. **Catalyst Grant Application - 3280 Lake Worth Road - 3280 Lake Worth Road LLC:** Community Development Agency (CRA) staff is recommending approval of a Catalyst Fund application submitted by 3280 by Lake Worth Road LLC for an amount not to exceed \$50,000 to Mr. Bashar M. Yatak, the Manager of the property located at 3280 Lake Worth Road for proposed commercial improvements in the Lake Worth Corridor CRA District.

Staff: Nanciann Cuenot, Code Enforcement Officer, Kimberly Glas-Castro, Assistant Village Manager

Motion	Second	Vote
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**PUBLIC COMMENT** (Three-minute limit)

**EXECUTIVE DIRECTOR REPORT**

3. **Catalyst Fund - Administrative Approvals Update:** Provide an update on the implemented Catalyst Grant Fund Program.

Staff: Kimberly Glas-Castro, Assistant Village Manager

**BOARD COMMENTS**

**ADJOURNMENT**

**NEXT MEETING**

# Village of Palm Springs

## Title VI/Nondiscrimination Policy

### I. Policy Statement:

The Village of Palm Springs values diversity and welcomes input from all interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration of the needs of all its communities and when those communities are involved in the decision-making process. The Village does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the Village will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, or family status.

### II. Persons with Disabilities:

Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA) and related federal and state laws and regulations forbid discrimination against those who have disabilities. These laws require federal-aid recipients and other government entities to take affirmative steps to reasonably accommodate those with disabilities and ensure that their needs are equitably represented.

The Village will make every effort to ensure that its facilities, programs, services, and activities are accessible to those with disabilities. The Village will also make every effort to ensure that its advisory committees, public involvement activities and all other programs, services and activities include representation by communities with disabilities and disability service groups.

The Village encourages the public to report any facility, program, service, or activity that appears inaccessible to those who are disabled. Also, the Village will provide reasonable accommodation to individuals with disabilities who wish to participate in public involvement events or who require special assistance to access facilities, programs, services, or activities. Because providing reasonable accommodation may require outside assistance, the Village asks that requests be made at least three (3) business days prior to the need for accommodation. Questions, concerns, comments, or requests for accommodation should be made to the Village ADA Officer:

Name: Ashley Saingilus  
Address: 226 Cypress Lane, Palm Springs, FL 33461  
Email: [asaingilus@vpsfl.org](mailto:asaingilus@vpsfl.org)  
Phone: (561) 584-8200 Ext. 8421

### III. Complaint Procedures:

The Village has established a discrimination complaint procedure and will take prompt and reasonable action to investigate and eliminate discrimination when found. Any person who believes that he or she has been subjected to discrimination based upon race, color, national origin, sex, religion, age, disability or family status in any Village program, service or activity may file a complaint with the Village Title VI/Nondiscrimination Coordinator:

Name: Janette Piedra, Human Resources Manager  
Address: 226 Cypress Lane, Palm Springs, FL 33461  
Email: [jpiedra@vpsfl.org](mailto:jpiedra@vpsfl.org)  
Phone: (561) 584-8200 Ext. 8422



# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** January 11, 2024

**DEPARTMENT:** Administration

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**ITEM #1:** Palm Springs Community Redevelopment Agency (CRA) Resolution No. 2024R-01 - FY 2024 Budget Amendment

**SUMMARY:** The proposed Resolution recommends an amendment to the annual budget for the Palm Springs Community Redevelopment Agency (CRA) to increase the total budget by \$445,646.

The proposed amendment allocates the FY23 fund balance to the respective CRA district:

CRA DISTRICT	FY24 Budget Amendment	Proposed Total FY24 Budget
Congress Avenue District Budget	+ \$238,041	\$2,130,006
Lake Worth Road District Budget	+ \$207,605	\$ 721,361

**Note:** Per Chapter 163.387(7), Florida Statutes, any fund balance left at the end of the fiscal year must be "appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan" or must be used to reduce indebtedness or must be returned to each taxing authority.

The Palm Springs CRA Community Redevelopment Plan identifies five (5) key economic development strategies to promote investment and revitalization. One of these strategies is business attraction and recruitment. The proposed budget amendment allocates the FY23 fund balance to this effort and provides funding for:

- Catalyst Fund (property improvement grant) as an incentive and match for local investment to eliminate blighting conditions on properties;
- Land Acquisition to facilitate redevelopment of strategic parcels as a catalyst for the area; and
- Contractual services to assist CRA staff implement the CRA Community Redevelopment Plan workplan, including a Stakeholders/Investors showcase, placemaking to create a unique identity for each district, and to generate destination events to stimulate investment interest.

If approved, the proposed budget amendment will be presented to the Village Council for consideration during their upcoming Council Meeting on February 8, 2024.

**FISCAL IMPACT:**

The proposed resolution recommends an amendment to the FY24 operating budget for the Palm Springs CRA to "true-up" the fund balance remaining on September 30, 2023 (FY23). The proposed increase of \$445,646 will bring the total Palm Springs CRA budget to \$2,851,367.

**Note:** The proposed amendment will produce an amended Village budget totaling \$90,130,874.

**ATTACHMENTS:**

1. Resolution No. 2024R-01 Budget Amendment CRA Increase
2. Budget Summary - FY24 Amendment for CRA
3. Proposed CRA Budget Amendment - FY23 Fund Balance Allocation
4. FY24 Budget Consistency with Community Redevelopment Plan

**RESOLUTION NO. 2024R-01**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, ADOPTING A GENERAL APPROPRIATION BUDGET AMENDMENT AND CORRESPONDING APPROPRIATIONS FOR THE VILLAGE’S NECESSARY OPERATING EXPENSES FOR PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE VILLAGE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Village of Palm Springs, Florida (“Village”) previously adopted the FY 2023 Annual Operating Budget, pursuant to Ordinance No. 2023-10 on September 27, 2023; and

**WHEREAS**, the Village finds it is necessary and essential to amend the FY 2023-2024 Annual Operating Budget as set forth in this Resolution; and

**WHEREAS**, adoption of the FY 2023-2024 Amended Annual Operating Budget set forth herein serves a valuable public purpose.

**NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA;**

**Section 1.** The above recitals are hereby ratified and confirmed as being true and correct and are hereby incorporated into this Resolution.

**Section 2.** The funds and available resources and revenues, more specifically described in “Exhibit A”, attached hereto, and incorporated herein by reference, are appropriated to provide the funding for necessary operating and other expenses of departments of the Village for the fiscal year.

**Section 3.** The revenues and expenses as set forth in “Exhibit A” are hereby incorporated by reference and are hereby adopted as the amended budget for FY 2023-2024.

**Section 3.** This Resolution shall take effect immediately upon adoption.

Board Member \_\_\_\_\_ offered the foregoing resolution. Board Member \_\_\_\_\_ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JONI BRINKMAN, VICE CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KIM SCHMITZ, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JONI BRINKMAN, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PATTI WALLER, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARTA PADRON, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FABIANA DESROSIERS, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The CRA Chair thereupon declared the Resolution duly passed and adopted this January 11<sup>th</sup>, 2024.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: \_\_\_\_\_  
BEV SMITH, CHAIR

ATTEST:

BY: \_\_\_\_\_  
KIMBERLY WYNN, CRA BOARD CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: \_\_\_\_\_  
GLEN J. TORCIVIA, VILLAGE ATTORNEY

**PROPOSED BUDGET  
VILLAGE OF PALM SPRINGS - FISCAL YEAR 2023 - 2024**

**THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE VILLAGE OF PALM SPRINGS  
ARE 12.4% MORE THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES.**

<b>ESTIMATED REVENUES:</b>	<b>MILLAGE PER \$1,000</b>	<b>GENERAL FUND</b>	<b>AMERICAN RESCUE PLAN FUND</b>	<b>PALM SPRINGS CRA</b>	<b>DEBT SERVICE FUND</b>	<b>WATER &amp; SEWER ENTERPRISE FUND</b>	<b>STORMWATER UTILITY ENTERPRISE FUND</b>	<b>TOTAL VILLAGE BUDGET</b>
Taxes:								
<b>Ad Valorem Taxes</b>	<b>3.5000</b>	\$6,401,938		\$412,907				\$6,814,845
<b>Voted Debt Service Ad Valorem Tax</b>	<b>0.2319</b>				\$424,358			\$424,358
Sales and Use Taxes		\$3,157,351						\$3,157,351
Utility Service Taxes		\$3,240,665						\$3,240,665
Local Business Taxes		\$395,500						\$395,500
Permits and Fees		\$3,110,700						\$3,110,700
Intergovernmental Revenues		\$4,549,459	\$0					\$4,549,459
Charges for Services		\$3,399,588				\$24,409,469	\$528,837	\$28,337,894
Fines and Forfeitures		\$280,500				\$571,746		\$852,246
Miscellaneous Revenues		\$1,405,380	\$24,000	\$15,000		\$1,190,000	\$48,000	\$2,682,380
<b>TOTAL SOURCES</b>		<b>\$25,941,081</b>	<b>\$24,000</b>	<b>\$427,907</b>	<b>\$424,358</b>	<b>\$26,171,215</b>	<b>\$576,837</b>	<b>\$53,565,398</b>
Transfers In		\$2,429,132		\$1,915,407		\$164,220	\$4,884,126	\$9,392,885
Fund Balances/Reserves/Net Assets		\$9,989,611	\$6,661,846	\$508,053		\$9,973,714	\$39,367	\$27,172,591
<b>TOTAL REVENUES, TRANSFERS &amp; BALANCES</b>		<b>\$38,359,824</b>	<b>\$6,685,846</b>	<b>\$2,851,367</b>	<b>\$424,358</b>	<b>\$36,309,149</b>	<b>\$5,500,330</b>	<b>\$90,130,874</b>
<b>EXPENDITURES/EXPENSES:</b>								
Legislative		\$745,327						\$745,327
Executive		\$1,099,460						\$1,099,460
Finance		\$1,026,341						\$1,026,341
Legal		\$225,000						\$225,000
Human Resources		\$437,883						\$437,883
Information Technology		\$1,505,906						\$1,505,906
General Government		\$393,757						\$393,757
Planning, Zoning & Building		\$1,407,743						\$1,407,743
Law Enforcement		\$20,198,051						\$20,198,051
Sanitation		\$1,729,946						\$1,729,946
Water and Sewer Utility						\$33,783,737		\$33,783,737
Stormwater Utility							\$5,500,330	\$5,500,330
Public Works		\$5,665,137						\$5,665,137
Community Redevelopment Agency				\$2,851,367				\$2,851,367
Economic Development			\$0					\$0
Library		\$1,082,099						\$1,082,099
Parks and Recreation		\$2,253,417						\$2,253,417
Special Events		\$176,850						\$176,850
Debt Service					\$424,358	\$231,280		\$655,638
<b>TOTAL EXPENDITURES/EXPENSES</b>		<b>\$37,946,917</b>	<b>\$0</b>	<b>\$2,851,367</b>	<b>\$424,358</b>	<b>\$34,015,017</b>	<b>\$5,500,330</b>	<b>\$80,737,989</b>
Transfers Out		\$412,907	\$6,685,846	\$0		\$2,294,132		\$9,392,885
Fund Balances/Reserves/Net Assets		\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES &amp; BALANCES</b>		<b>\$38,359,824</b>	<b>\$6,685,846</b>	<b>\$2,851,367</b>	<b>\$424,358</b>	<b>\$36,309,149</b>	<b>\$5,500,330</b>	<b>\$90,130,874</b>

The tentative, adopted and/or final budgets are on file in the office of the above mentioned taxing authority as a public record.

Amendment #1 - CRA Fund Balance Appropriation

VILLAGE OF PALM SPRINGS  
 REQUEST FOR BUDGET TRANSFER OR AMENDMENT  
 FISCAL YEAR 2023 - 2024

ACCOUNT NUMBER	LINE ITEM DESCRIPTION	CURRENT BUDGET	INCREASE	DECREASE	AMENDED BUDGET	Transfer Number
14003-38901	Appropriated Fund Balance	\$ 47,500.00	\$ 207,604.00		\$ 255,104.00	
14552-58201	Property Improvement Grant	\$ 80,000.00	\$ 60,000.00	-	\$ 140,000.00	
14552-56100	Land	\$ 230,208.00	\$ 102,354.00		\$ 332,562.00	
14552-53400	Other Contractual Services	\$ 34,820.00	\$ 45,250.00		\$ 80,070.00	
15003-38901	Appropriated Fund Balance	\$ 14,907.00	\$ 238,040.00		\$ 252,947.00	
15552-58201	Property Improvement Grant	\$ 20,000.00	\$ 120,000.00		\$ 140,000.00	
15552-53400	Other Contractual Services	\$ 1,730,000.00	\$ 118,040.00		\$ 1,848,040.00	
	TOTAL		\$ 891,288.00			

Allocate fiscal year end 2023 fund balance to specific programs: Catalyst Fund (property improvement grant), Land Acquisition in Lake Worth Rd District, Consultant to assist with CRA activities including stakeholder meetings, business engagement, signage, and authentic business identification, Office 365 licenses for 2 board members.

Prepared by: Date: 12-20-23

Approved by: Date: 12-20-23

Finance Reviewed: \_\_\_\_\_ Date: \_\_\_\_\_

Approved \_\_\_\_\_  
 Denied \_\_\_\_\_  
 Approved by Council (Date of Meeting) \_\_\_\_\_  
 Processed by \_\_\_\_\_  
 Finance: \_\_\_\_\_

Village Manager  
 Date: 12/20/23



Palm Springs Community Redevelopment Agency  
 226 Cypress Lane  
 Palm Springs, FL 33461  
 (561) 584-8200

**PROPOSED FISCAL YEAR 2023-24 (FY24) BUDGET  
 CONSISTENCY WITH PALM SPRINGS CRA COMMUNITY REDEVELOPMENT PLAN**

Pursuant to Chapter 163.387, Florida Statutes, a CRA may only expend redevelopment trust funds for undertakings described in the community redevelopment plan. The outline below highlights the major FY24 budget expenditure proposals and the strategies of the Palm Springs CRA Community Redevelopment Plan that will be implemented through this proposed funding:

Catalyst Fund (Property Improvement Incentive Program)	<del>\$100,000</del>
<ul style="list-style-type: none"> <li>Partner with property owners to remove blight through façade improvements, landscaping, fence replacements, etc. (p.23 and 29)</li> </ul>	<b>\$280,000</b>
Place Branding (Stakeholders Meetings and Collateral for Placemaking)	\$93,154
<ul style="list-style-type: none"> <li>Conduct broker/banker/developer event to present opportunities and plans (p.24 and 29)</li> </ul>	
Congress Avenue Sanitary Sewer	\$1,500,000
<ul style="list-style-type: none"> <li>Capitalize on intergovernmental capital projects (p.26, 27 and 29)</li> </ul>	
Land Acquisition	<del>\$230,208</del> (down payment)
<ul style="list-style-type: none"> <li>Acquire land for strategic partnerships (p.23 and 29)</li> </ul>	<b>\$332,813</b>
Gateway and Wayfinding Signage	\$80,000
<ul style="list-style-type: none"> <li>Create an identity for each district; incorporate wayfinding signage to create sense of place (p.22 and 29)</li> </ul>	
CRA-Dedicated Code Enforcement Officer	\$74,260 (plus benefits)
<ul style="list-style-type: none"> <li>Dedication of staff to CRA priorities – enhanced code enforcement (p.20 and 29)</li> </ul>	
<p><b>Addition of contractual professional to assist          CRA staff implement CRA Community          Redevelopment Plan Work Plan.</b></p>	<b>\$90,000</b>

Note: A budget amendment will be proposed to allocate FY23 fund balance to specific CRA programs or activities.



# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** January 11, 2024

**DEPARTMENT:** Administration

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**ITEM #2:** Approve Catalyst Grant Application - 3280 Lake Worth Road - 3280 Lake Worth Road LLC

**SUMMARY:** Community Development Agency (CRA) staff is recommending that one (1) Catalyst Fund application be approved for proposed improvements at 3280 Lake Worth Road. The purpose of the Catalyst Fund is to encourage commercial property owners to upgrade their properties by improving the external appearance of their building and to encourage businesses to invest in their operations. An objective is to stimulate reinvestment in the CRA districts and to preserve or renew the traditional business areas and establish them as centers for community-oriented activities. It is envisioned that the result will halt deterioration, stabilize property values, improve and upgrade the appearance of the area, and facilitate and encourage redevelopment activity in the CRA districts.

Mr. Bashar M. Yatak, Manager of 3280 Lake Worth Road LLC, property owner and Applicant, has filed an application for Infrastructure Assistance Program monies to assist in 1) parking lot and drainage improvements, 2) landscaping improvements, and 3) storefront and monument signage improvements in the amount of \$111,000.00. As a reimbursement grant, the CRA would fund up to 50% or an amount not to exceed \$50,000.00 after completion of the proposed improvements and review of qualified receipts.

At its April 13, 2023, meeting, the CRA Board authorized the Executive Director to administratively approve Catalyst Fund incentive grants up to \$25,000. The requested grant (\$50,000.00) requires CRA Board approval. The CRA Board has sole discretion to approve, not approve, or approve with conditions, this grant request. The Applicant will outline other property improvements, in addition to the parking lot and drainage improvements, that they have conducted and will be undertaking to improve the viability of the property.

The Applicant has obtained two bids for each of the proposed Infrastructure Assistance projects. CRA staff recommends that the parking lot project be awarded to 3-D Paving because the bid includes resetting two catch basins in order to eliminate ponding water issues, in addition to repairing 6,290 s.f. of damage surface area, together with 19,000 s.f. of seal coating and re-striping all pavement markings (\$77,010.00). The bid offered by Ocean View Pressure Cleaning and Painting, Inc. only includes repaving 4,000 s.f. of asphalt surface in damaged/deteriorated areas and seal coating 16,000 s.f. of the parking lot, with re-striping of parking spaces (\$69,149.00).

The Village Attorney has drafted a Catalyst Fund Grant Agreement for CRA Board consideration of approval.

**FISCAL IMPACT:**

The Lake Worth Road District has \$80,000 budgeted for redevelopment incentive grants in Fiscal Year 2024. To date, \$22,590 has been approved administratively for improvement projects on two (2) Lake Worth Road properties.

**ATTACHMENTS:**

1. Community Redevelopment Agency (CRA) Catalyst Fund Grant Agreement - 3280 Lake Worth Road - Lake Worth Road, LLC - Bashar M. Yatak
2. 3280 Lake Worth Road - Infrastructure Grant Applications and Attachments
3. 3280 LW Road Presentation



# Palm Springs Community Redevelopment Agency

## CATALYST FUND GRANT AGREEMENT

THIS AGREEMENT is entered into this \_\_\_\_ day of January, 2024, by and between the VILLAGE OF PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY and 3280 Lake Worth Road, LLC / Bashar M. Yatak ("the Applicant").

WHEREAS, the Applicant is the  Owner  authorized Tenant  authorized Developer of real property located at 3280 Lake Worth Road, Lake Worth Beach, FL 33461 within the boundaries of the Palm Springs CRA  Congress Avenue District  X Lake Worth Road District ("the Property"); and

WHEREAS, the Applicant has made application for a grant with the Village of Palm Springs Community Redevelopment Agency ("the CRA") for grant assistance to support certain improvements to the Property ("the Project") under the following Catalyst Fund Program:

- |  |   |
|--|---|
| <input type="checkbox"/> Demolition of Distressed Structures | <input checked="" type="checkbox"/> Infrastructure Assistance |
| <input type="checkbox"/> Building Exterior Improvement       | <input type="checkbox"/> Building Interior Improvement        |
| <input type="checkbox"/> Stimulus Project Incentive          | <input type="checkbox"/> Small Business Façade Program        |

and

WHEREAS, the CRA has determined that the application meets all criteria for participation in the said program and has approved the application for grant funding to support the proposed Project.

IT IS HEREBY AGREED AS FOLLOWS:

- 1) Applicant agrees to undertake and complete the Project as described in the Application submitted to the Village, which is attached to the Agreement as Exhibit "A - Project #1 Parking Lot, A – Project #2 Landscaping and A – Project #3 Signage" and incorporated herein by reference. By entering into this Agreement, Applicant certifies that all information furnished in the Application is true and correct and agrees to notify the Village promptly of any changes.
- 2) Applicant agrees to comply with all applicable grant terms and conditions, as set forth in Exhibit "B-1" General Overview and "B-2" Infrastructure Assistance Program which is attached hereto and incorporated herein by reference.
- 3) Applicant shall remove the five (5) posts and vinyl coated fence material on the WEST boundary line and replace with a required buffer hedge a minimum of 36 inches high, 24 inches on center. EXHIBIT C-1

- 4) Applicant shall remove the three (3) white buckets with poles on the EAST boundary line and replace with a required buffer hedge a minimum of 36 inches high, 24 inches on center. EXHIBIT C-2
- 5) Applicant shall install a hedge a minimum of 36 inches high, 24 inches on center around the two (2) chain-link fence enclosures. EXHIBIT C-3
- 6) In consideration of same and upon satisfactory completion of the Project and submittal of sufficient documentation, as determined by the Village Land Development Director in his/her sole discretion, the Village will provide matching funds for Fifty percent (50%) of the total (eligible) project costs, in an amount not to exceed \$ 50,000.00.
- 7) Applicant, its successors or assigns, agrees to complete all work on the Project, as described on Exhibit "A -Project # 1 Parking Lot, A – Project # 2 Landscaping and A – Project # 3 Signage", and obtain a Passed Inspection or Certificate of Occupancy or other applicable document that shows 100% completion of the work within one year from the execution of this Agreement, as set forth above.
- 8) Applicant agrees that Applicant, its successors, and assigns, will maintain the improvements for a period of Three (3) years from completion. Should Applicant, its successors or assigns, fail to maintain said improvements for a period of Three years, Applicant, its successors or assigns, shall be obligated to reimburse the Village the full amount of grant funding contributed by the Village under paragraph 2 of this Agreement.
- 9) This agreement shall be governed by the Laws of the State of Florida. Any legal action arising from this agreement shall be brought in a court having appropriate subject matter jurisdiction located in Palm Beach County, Florida. Prior to bringing any legal action, the parties shall confer in good faith in an effort to resolve any dispute without litigation.

IN WITNESS WHEREOF, the parties have executed this agreement on the date first stated above.

**PALM SPRINGS CRA**

BY: \_\_\_\_\_

Michael Bornstein, Executive Director  
Palm Springs Community Redevelopment Agency

[Signatures continued on next page]

APPLICANT


3280 LAKE WORTH ROAD, LLC

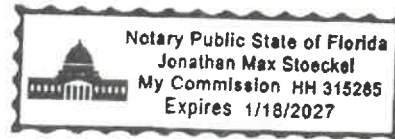
BY: 

Print Name: Basher M. Yatak

STATE OF FLORIDA        )  
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of Dec, 2023, by means of  physical presence or  online notarization, by \_\_\_\_\_, who is personally known to me or who has produced the following \_\_\_\_\_ as identification.

  
Notary Public  
My commission expires 01/18/2027





**CRA CATALYST FUND GRANT PROGRAM**

**Grant Application & Attachment Checklist  
3280 LAKE WORTH ROAD**

- Complete Application Form, including W9<sup>1</sup> (original signatures needed)
- Proof of Ownership (e.g. Deed, Title Policy, etc.)
- Proof of Property Insurance      EXPIRES 1/3/2024 – RENEWAL REQUIRED
- Sketches or Conceptual Drawings of the proposed improvements if applicable (SIGN PROJECT)
- Colored photographs of existing conditions of property exterior and/or the area where the work is to be performed, including street view of front of property.
- List of proposed materials and colors (*samples desirable*) if applicable N/A
- Written professional quotes for proposed project (minimum of 2 bids). *Identify preferred contractor by labeling the #1, #2. Note: permit and review fees are not eligible costs.*
- Exhibit B-1 Village of Palm Springs CRA Catalyst Grant General Overview.
- Exhibit B-2 Infrastructure Assistance Grant Program
- Exhibit C-1, C-2, C-3 Project #2 Landscaping additional requirements.
- Copies of all submittal materials in email
- \*\*Please note that the original signed Application, Owner Certification & W-9 forms are submitted by hard copy and email.**

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<sup>1</sup> Grant (reimbursement check) will be awarded in the name of the Applicant. Grant proceeds are taxable.



# APPLICATION

## PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY CATALYST GRANT PROGRAM

### **I. APPLICANT AND PROPERTY INFORMATION**

Date of Application: 11/27/2023

Name of Applicant: BASHAR M YATAK

Name of Business: 3280 Lake Worth Rd LLC

Project/Business Building Address: 3280 Lake Worth Rd, Palm Springs, FL 33461

Telephone Number: (954) 933-2638 Cellphone Number: (407) 443-8877

E-mail Address: corporate@tn1.co

Proposed Use of Improved Building Space:

Parcel ID Number: 70-43-44-30-01-005-0010

Are there any liens or existing Code violations on the property?  Yes  No

If yes, briefly explain (*attach additional pages if needed*):

### **II. PROPERTY OWNER INFORMATION (if different from Applicant)**

Name of Property Owner: BASHAR M YATAK

Telephone Number: (954) 933-2638 Fax Number: \_\_\_\_\_

E-mail Address: corporate@tn1.co

Business Address: 201 SE 24th Ave, Pompano Beach, FL 33062

---

### **III. PROJECT FINANCING INFORMATION**

Total Project Cost: \$ 77,000.00

*Attach at least two bids from a licensed contractor*

#### **Bid One**

Contractor Name: Ocean View Pressure Cleaning and Painting, Inc. Bid Amount: \$ 69,146.00

#### **Bid Two**

Contractor Name: 3-D PAVING Bid Amount: \$ 77,010.00

Amount of Grant Funds Requested: \$ 35,000.00

*(The applicant must provide matching funds that are at least one-half (1/2) of the amount of the grant amount being requested. Applicant may elect to choose a contractor other than the lowest qualified bid but shall be responsible for all costs exceeding the lowest qualified bid.)*

#### **How will the applicant's portion of the project be financed?**

*(Verification of funding sources will be required before final approval of the grant application.) (Attach additional sheets as necessary)*

Loan

### **IV. PROJECT SUMMARY**

#### **Scope of Work:**

Describe in detail the proposed (re)development project's Scope of Work. Information should include the proposed use(s) and/or building occupant(s) and/or tenant(s), the number of square feet of each proposed use, and any other such information. As applicable, include a proposed site plan and building elevations.

*(Attach additional sheets and/or exhibits as necessary.)*

See the attached Scope of Work

## Scope of Work:

### Lower / Reset Catchbasins - 2

- Provide labor, equipment and material to lower (2) existing Type C Catchbasins to help with the ponding water issue.

### Asphalt Repairs (Up to 6,290 SF)

- Saw-cut and remove damaged asphalt where necessary
- Properly dispose of any removed materials
- Preparation and cleaning of surface area, including grading
- Apply DOT approved tack coat to surface which ensures asphalt adheres to surface
- Apply up to 1.5" of compacted DOT approved hot mix asphalt
- Compact with a 3-5-ton vibratory roller
- Complete tie-ins to existing asphalt to create a smooth transition
- **\*\*Price is based on 1 mobilization\*\***
- **\*\*Price does not include asphalt leveling for low lying areas / ADA stalls\*\***

### Sealcoating (Up to 19,000 SF)

- Thoroughly clean entire area to be sealed with blowers and cleaning machinery, Oil-stained spots will be sealed with a petro-bond (provides better adhesion through separation of oil spot)
- The area under consideration is up to 19000 SQ FT, we will apply 2 spray coats of long lasting rubber-fortified StarSeal Pavement Sealer
- Sealcoat is strictly manufactured to Federal specifications (GSA-FSS) RP335D, with 3 pounds of Silica Sand per gallon with 2% Polymer Additive and applied at the rate of 1/8 gallon per square yard
- This project is proposed for 2 phases

### Pavement Markings

- Utilizing F.A.A. and D.O.T. approved traffic paint, we will (re)stripe the existing:  
**Paint:**
  - 25 Double White Lines - Square Top, 2 Handicap Stalls, 1 Stop Bar, 1 Right Arrow, 150 LF of 6" white lines – Crosswalk.
  - (NO THERMOPLASTIC IN QUOTE)
  - **\*\*Price is based on 2 mobilizations - Items not listed above will be charged extra\*\***

### Car-stops Option

- Provide labor, equipment and material to: (30) Existing Carstops removed and hauled away and (30) New standard concrete car-stops placed and pinned.
- **\*\*It is recommended that all car-stops be replaced several damaged ones noted on site visit\*\***

## **Asphalt Milling and Paving (Up to 2,112 SY) Option**

### ***ASPHALT MILLING:***

- Mill existing asphalt up to 1"
- Clean surface with a box sweeper to collect millings
- Haul away asphalt millings
- Clean surface for Asphalt Paving
- Trim edges of roadway with a milling head to ensure flush removal of asphalt
- Price includes 1 mobilization (1 day) for milling / clean up crew

### ***ASPHALT PAVING:***

- Preparation and cleaning of surface area
- Apply D.O.T. approved tack coat to surface
- Apply 1.25" of D.O.T. approved S-3 hot mix asphalt
- Asphalt will be 1" after compaction with a 3-5 ton vibratory roller.
- Re-roll with an asphalt tire (rubber) roller
- Price includes 1 mobilization (1 day) for paving crew
- **\*\*Price does not include asphalt leveling for low lying areas / ADA Stalls - this will be a change order if necessary\*\***

### Use of CRA incentive funds:

Provide a summary of how the requested funds will be used. Be specific in describing the nature of the project and address the improvements that will be made to demolish, renovate or redevelopment the property or bring the building space up to Code and the timetable for completing the proposed improvements. Attach additional pages if necessary.

*Note: A site visit with the applicant and Village/CRA Staff may be necessary to understand the scope and nature of the project.*

••Lower / Reset Catchbasins - 2	(\$ 3,000.00)
••Asphalt Repairs (Up to 6,290 SF)	(\$ 24,750.00)
••Sealcoating (Up to 19,000 SF)	(\$ 5,020.00)
••Pavement Markings	(\$ 2,145.00)
••Car-stops Option	(\$ 2,550.00)
••Asphalt Milling and Paving (Up to 2,112 SY) Option	(\$ 39,545.00)

### V. ADDITIONAL SUBMISSIONS (required)

1. Provide color photographs (digital files) of the existing property and/or building condition(s) with emphasis on the area to be improved to meet code requirements.
2. Two bids from a licensed contractor detailing the following:
  - a. Description of the proposed construction procedure and materials to be used.
  - b. Itemized cost estimate of the project.
3. Proof of property ownership (deed) or, if a tenant, a copy of the lease.
4. Tenants must provide written documentation verifying the property owner approves the proposed improvements and will sign the grant agreement.
5. A Title Search is not required; however, the property must be free from any judgement liens, and all mortgage and tax obligations must be current and that the lending institutions must provide updated information upon request by the Community Redevelopment Agency.
6. Documentation indicating that all property tax payments are current.
7. Proof of property insurance.



**VI. CERTIFICATION**

Please read the following and sign below. **All owners, authorized corporate officers, or partners must sign this application.**

The information contained in this application is accurate to the best of my knowledge. I understand that personal, business and/or property information may be requested pursuant to this application and hereby give consent for such information to be provided. I further understand that the CRA retains the sole decision as to whether this grant application is approved, disapproved, or modified and that no work shall begin until after a Grant Agreement has been executed between the Community Redevelopment Agency and me.

I agree to accept future maintenance and other associated costs occurring after the completion of the project for not less than five years.

**BASHAR M YATAK**

Applicant's Name (print)

Signature 

11/27/2023

Date

**BASHAR M YATAK**

Property Owner's Name (print)

Signature 

11/27/2023

Date

**Prepared by and Return To:**

Jennifer Rinderknecht  
Trident Title, a division of LandCastle Title Group,  
LLC  
3825 PGA Boulevard, Suite 201  
Palm Beach Gardens, FL 33410

**Order No.:** PG582211256

APN/Parcel ID(s): 70-43-44-30-01-005-0010

**WARRANTY DEED**

THIS WARRANTY DEED dated January 3, 2023, by JJ Wonderland LLC, a Florida limited liability corporation (As to Parcel 1), Steve S. T. Lin and May S. Lin, his wife (As to Parcel 2) and Steve S. Lin and May S. Lin, his wife (As to Parcel 3), hereinafter called the grantor, to 3280 Lake Worth Road, LLC, whose post office address is 201 SW 24 Avenue, Pompano Beach, FL 33062, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Palm Beach, State of Florida, to wit:

**Parcel 1**

The East 167 feet of South 95 feet of Lot A, Block 5, Palm Beach Farms Plat No. 7, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, Plat Book 5, Page 72.

**Parcel 2**

The West 150 feet of Lot A, Block 5, The Palm Beach Farms Plat No. 7, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, Plat Book 5, Page 72. Less the North 35 feet for State Road Right of Way as recorded in Official Records Book 290, Page 145, of the Public Records of Palm Beach County, Florida.

**Parcel 3**

A 15 foot wide strip of land being a portion of the 30 foot wide road right-of-way lying East of Lot A, Block 5 as depicted on the plat of THE PALM BEACH FARMS COMPANY PLAT NO. 7 as recorded in Plat Book 5, Page 72 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of Lot A, Block 5 of said Plat; thence South 01°25'14" West ( as basis of bearings) along the East line of said Lot A, a distance of 35.00 feet to a point being on the

## WARRANTY DEED

(continued)

South right-of-way line of Lake Worth Road and the Point of Beginning; thence continue South 01°25'14" West along the East line of said Lot A, a distance of 95.74 feet to the Southeast corner of said Lot A, Block 5; thence South 88°03'47" East along the Easterly prolongation of South line of said Lot A, a distance of 15.00 feet to a point being on the centerline of the 30 foot wide road right-of-way as depicted on said Plat; thence North 01°25'14" East along said centerline, a distance of 95.74 feet to a point being on the South right-of-way line of Lake Worth Road; thence North 88°04'31" West along said South right-of-way line, a distance of 15.00 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Section 30, Township 44 South, Range 43 East, Palm Beach County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

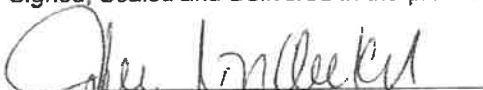
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

**WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:


  
Witness Signature

Jerry R. Kunderman  
Print Name

  
Witness Signature

KATHY WILLIAMS GOLDS  
Print Name

JJ Wonderland LLC, a Florida limited liability corporation (As to Parcel 1)

BY:   
Steve S. Lin  
Member

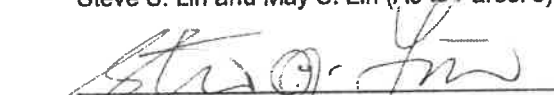
BY:   
May S. Lin  
Member


Steve S. T. Lin and May S. Lin, his wife (As to Parcel 2)

  
Steve S. T. Lin

  
May S. Lin

Steve S. Lin and May S. Lin (As to Parcel 3)

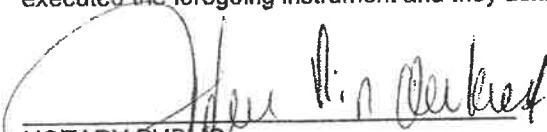
  
Steve S. Lin

  
May S. Lin  
Address: 2915 Bellarosa Circle  
Royal Palm Beach, FL 33411

**WARRANTY DEED**  
(continued)

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5 day of January, 2023, by Steve S. Lin A/K/A Steve S. T. Lin and May S. Lin individually and as Members of JJ Wonderland LLC, a Florida limited liability corporation, to me known to be the person(s) described in or who has produced FL ID as identification and who executed the foregoing instrument and they acknowledged that they executed the same.

  
NOTARY PUBLIC  
My Commission Expires:





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
3280 LAKE WORTH RD, LLC

### Filing Information

<b>Document Number</b>	L22000418749
<b>FEI/EIN Number</b>	88-4125586
<b>Date Filed</b>	09/27/2022
<b>Effective Date</b>	09/27/2022
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

201 SE 24TH AVE  
POMPANO BEACH, FL 33062

### Mailing Address

201 SE 24TH AVE  
POMPANO BEACH, FL 33062

### Registered Agent Name & Address

ELAINE JOHNSON JAMES, ESQ  
5080 NORTH OCEAN DR, # 11B  
RIVIERA BEACH, FL 33404

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

BASHAR M YATAK  
201 SE 24TH AVE  
POMPANO BEACH, FL 33062

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	04/13/2023

### Document Images

[04/13/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[09/27/2022 -- Florida Limited Liability](#)

[View image in PDF format](#)

# State of Florida



## Department of State

I certify from the records of this office that 3280 LAKE WORTH RD, LLC, is a limited liability company organized under the laws of the State of Florida, filed on September 27, 2022, effective September 27, 2022.


The document number of this company is L22000418749.

I further certify that said company has paid all fees due this office through December 31, 2022, and its status is active.

Authentication Code: 622A00021634-092822-L22000418749-1/1

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Twenty-eighth day of September, 2022



  
Secretary of State



September 28, 2022

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

3280 LAKE WORTH RD, LLC  
201 SW 24TH AVE  
POMPANO BEACH, FL 33062

The Articles of Organization for 3280 LAKE WORTH RD, LLC were filed on September 27, 2022, effective September 27, 2022, and assigned document number L22000418749. Please refer to this number whenever corresponding with this office.

The certification you requested is enclosed. To be official, the certification for a certified copy must be attached to the original document number that was electronically submitted and filed under FAX audit number H22000333072.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a \$400 late fee will be added. It is your responsibility to remember to file your annual report in a timely manner.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

<https://sa.www4.irs.gov/modiein/individual/index.jsp>.

Please be aware if the limited liability company address changes, it is the responsibility of the limited liability to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Genesis R Kersey  
OPS Clerk  
New Filing Section  
Division of Corporations

Letter Number: 622A00021634

**3280 LAKE WORTH RD, LLC**  
**201 SE 24<sup>th</sup> Avenue**  
**Pompano Beach, FL 33062**  
**(954)933-2638 Office**  
**(954)933-2387 Fax**  
[corporate@tn1.co](mailto:corporate@tn1.co)

3 October 2023

shall dat

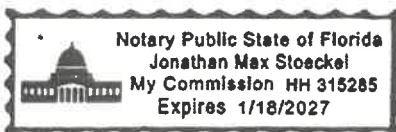
**Nanciann Cuenot, CEP**  
**Code Enforcement**  
**226 Cypress Lane**  
**Palm Springs, Florida 33461**

Please be advised that I, **Bashar M Yatak**, am the sole owner of **3280 Lake worth Rd, LLC** and the property located at **3280 Lake Worth Rd, Palm Springs, FL 33461**.

  
\_\_\_\_\_  
**BASHAR M YATAK**

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF BROWARD        )

The foregoing instrument was acknowledged before me this 3rd day of October 2023 by Bashar M Yatak either  personally known to me, or \_\_\_\_\_ has produced identification:



  
Notary Public            **Jonathan Max Stoeckel**

My Commission Expires: 01/18/2027

Website Search



**DOROTHY JACKS**  
CFA, AAS  
Palm Beach County Property Appraiser  
*We Value What You Value*



Real Property

Search by Owner Name (Last Name first) or Address or PCN

Search

- Classic PAPA
- MyPAPA
- Print This Page
- Save as PDF
- Print Property Summary
- 2022 Proposed Notice

- Property Detail
- Owner Information
- Sales Information
- Exemption Information
- Property Information
- Appraisals
- Assessed and Taxable Values
- Taxes

Filtered Property Detail

## Property Detail

Location Address	3280 LAKE WORTH RD 1
Municipality	PALM SPRINGS
Parcel Control Number	70-43-44-30-01-005-0010
Subdivision	PALM BEACH FARMS CO PL 7 IN
Official Records Book/Page	34053 / 414
Sale Date	JAN-2023
Legal Description	PALM BEACH FARMS CO PLAT 7 LT A (LESS N 35 FT LAKE WORTH AVE R/W) BLK 5 & W 1/2 OF 30 FT RD R/W LYG E OF & ADJ TO

Show Full Map



Nearby Sales Search

## Owner Information

Change of Address

**Owner(s)**  
3280 LAKE WORTH ROAD LLC

**Mailing Address**  
201 SE 24TH AVE  
POMPANO BEACH FL 33062 5307


## Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2023	\$1,500,000	34053 / 00414	WARRANTY DEED	3280 LAKE WORTH ROAD LLC
JUL-2022	\$10	33702 / 00614	QUIT CLAIM	JJ WONDERLAND LLC
NOV-1984	\$75,000	04393 / 00846	WARRANTY DEED	LIN STEVE S &

**NOTE:** Sales do not generally appear in the PAPA database until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

## Exemption Information



 Account Information

**Property Control Number:**

70-43-44-30-01-005-0010

**Mailing Address:**

2915 BELLAROSA CIR

ROYAL PALM BEACH, FL 33411-1467

**Owner of Record:**

JJ WONDERLAND LLC

**Property Type:**

Real Property

**Property Address:**

3290 LAKE WORTH 1

PALM SPRINGS, FL 33461

**Second Owner:**

**Status:** Active

**Legal Description:**

PALM BEACH FARMS CO PLAT 7 LT A LESS N  
36 FT LAKE WORTH AVE (RW) BLK 5 & W 12  
OF 30 FT RD R/W LYGE OF & ADJ TO

Last updated: 7/20/2023 10:42:40 AM

2022 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2023.

Delinquent Property Tax cannot be paid online.

Visit our [Payment Options](#) page to view delinquent tax payment options.

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector. A minimum charge of 3% is collected. Interest accrues up to 1.5% per month (18% annually).

 Tax Bills

Add Tax Bills to the cart then select cart icon (  ) above to checkout.

Total Payable: \$0.00

 Recently Paid Bills

 Payment Info - Select to Expand Payment History for PIN



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/20/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Smart Choice Partners - FL 2424 N Federal Hwy Boca Raton FL 33431		<b>CONTACT NAME:</b> Michael McManus <b>PHONE (A/C, No, Ext):</b> 561-488-2400 <b>E-MAIL ADDRESS:</b> mmcmanus@smartchoicepartnersfl.com <b>FAX (A/C, No):</b>	
<b>INSURED</b> 3280 Lake Worth Rd LLC 201 SE 24TH AVE Pompano Bch, FL 33062		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Scottsdale Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
X	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO JECT <input type="checkbox"/> LOC OTHER:	x	x	CPS7708376	1/3/2023	1/3/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Commercial Package			CPS7708376	01/03/2023	01/03/2024	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 For Property Located at 3280 Lake Worth Rd Palm Springs, FL 33481

**CERTIFICATE HOLDER****CANCELLATION**

3280 Lake Worth Rd LLC 3280 Lake Worth Rd Palm Springs, FL 33461	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE <i>Michael McManus</i>
--	---

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# Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>3280 LAKE WORTH RD LLC</b>	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.  <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.  <input type="checkbox"/> 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 FATCA reporting code (if any) _____  <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) See instructions. <b>201 SE 24th Ave</b>	Requester's name and address (optional)
6 City, state, and ZIP code <b>Pompano Bch, FL 33062</b>	
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. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
8	8	-	4	1	2	5	5	8	6

## 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.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶ <b>11-15-2023</b>
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## 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](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

## What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note: ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

### Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

### Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5 <sup>2</sup>
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

<sup>1</sup> See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

**Line 5**

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

**Line 6**

Enter your city, state, and ZIP code.

**Part I. Taxpayer Identification Number (TIN)**

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/Businesses](http://www.irs.gov/Businesses) and clicking on Employer Identification Number (EIN) under Starting a Business. Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

**Part II. Certification**

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.

**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

**What Name and Number To Give the Requester**

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee) b. So-called trust account that is not a legal or valid trust under state law	The grantor-trustee <sup>1</sup> The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor <sup>4</sup>
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

\*Note: The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

**Secure Your Tax Records From Identity Theft**

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.** Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Visit [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.



2023 Aerial Sealcoat and  
Stripe Wonderland Plaza  
Lake Worth

3280 Lake Worth Rd

Legend

*Stripe Lines* 5 hrs.

Google Earth  
100 ft  
N

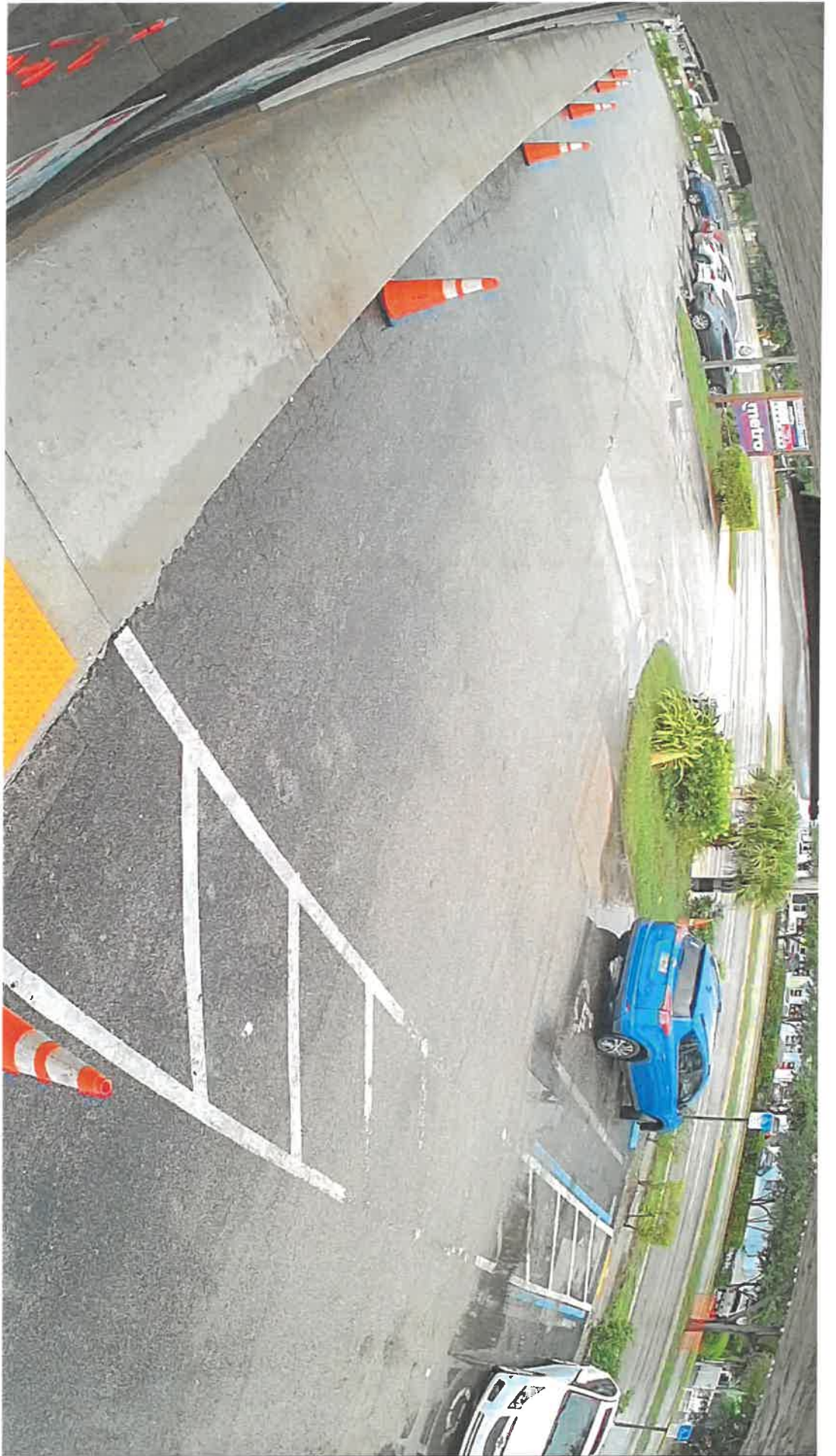




















2801 N. University Drive Suite 302 Coral Springs, FL 33065 1 855 735 ROAD (7623)

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# Proposal

## Parking Lot Improvements - Wonderland Plaza

**Prepared For**  
**3280 Lake Worth Rd LLC**

3280 Lake Worth Rd  
Lake Worth, FL 33461  
(407) 443 - 8877



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**Lower / Reset Catchbasins - 2**

Provide labor, equipment and material to lower (2) existing Type C Catchbasins to help with the ponding water issue

\$3,000.00

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**Asphalt Repairs (Up to 6,290 SF)**

Saw-cut and remove damaged asphalt where necessary  
Properly dispose of any removed materials  
Preparation and cleaning of surface area, including grading  
Apply DOT approved tack coat to surface which ensures asphalt adheres to surface  
Apply up to 1.5" of compacted DOT approved hot mix asphalt  
Compact with a 3-5 ton vibratory roller  
Complete tie-ins to existing asphalt to create a smooth transition

\*\*Price is based on 1 mobilization\*\*

\*\*Price does not include asphalt leveling for low lying areas / ADA stalls\*\*

\$24,750.00

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**Sealcoating (Up to 19,000 SF)**

Thoroughly clean entire area to be sealed with blowers and cleaning machinery  
Oil-stained spots will be sealed with a petro-bond (provides better adhesion through separation of oil spot)

The area under consideration is up to 19000 SQ FT

We will apply 2 spray coats of long lasting rubber-fortified StarSeal Pavement Sealer

Sealcoat is strictly manufactured to Federal specifications (GSA-FSS) RP335D, with 3 pounds of Silica Sand per gallon with 2% Polymer Additive and applied at the rate of 1/8 gallon per square yard

This project is proposed for 2 phases (Additional phases available for additional cost)

\$5,020.00

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**Pavement Markings**

# 3-D PAVING



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Utilizing F.A.A. and D.O.T. approved traffic paint, we will (re)stripe the existing:

**Paint:**

25 Double White Lines - Square Top

2 Handicap Stalls

1 Stop Bar

1 Right Arrow

150 LF of 6" white lines - Crosswalk

(NO THERMOPLASTIC IN QUOTE)

**\*\*Price is based on 2 mobilizations - Items not listed above will be charged extra\*\***

*Thermoplastic - Available for \$1700 (1 Stop Bar and 1 Right Arrow)*

\$2,145.00

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**Car-stops Option**

Provide labor, equipment and material to

(30) Existing Carstops removed and hauled away

(30) New standard concrete car-stops placed and pinned

**\*\*It is recommended that all car-stops be replaced several damaged ones noted on site visit\*\***

\$2,550.00

---

**Asphalt Milling and Paving (Up to 2,112 SY) Option**

**ASPHALT MILLING :**

Mill existing asphalt up to 1"

Clean surface with a box sweeper to collect millings

Haul away asphalt millings

Clean surface for Asphalt Paving

Trim edges of roadway with a milling head to ensure flush removal of asphalt

Price includes 1 mobilization (1 day) for milling / clean up crew

**ASPHALT PAVING:**

Preparation and cleaning of surface area

Apply D.O.T. approved tack coat to surface

Apply 1.25" of D.O.T. approved S-3 hot mix asphalt

Asphalt will be 1" after compaction with a 3-5 ton vibratory roller.

Re-roll with an asphalt tire (rubber) roller

Price includes 1 mobilization (1 day) for paving crew

**\*\*Price does not include asphalt leveling for low lying areas / ADA Stalls - this will be a change order if necessary\*\***

# 3-D PAVING



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\$39,545.00

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**Exclusions:**

MOT Plan / Setup, Permit, Expediting, Survey, Layout, Testing, Densities, Asbuilts, Landscaping, Irrigation, Trees, Signage

\$0.00

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# 3-D PAVING



## Service Breakdown

Lower / Reset Catchbasins - 2	\$3,000.00
Asphalt Repairs (Up to 6,290 SF)	\$24,750.00
Sealcoating (Up to 19,000 SF)	\$5,020.00
Pavement Markings	\$2,145.00
Car-stops Option	\$2,550.00
Asphalt Milling and Paving (Up to 2,112 SY) Option	\$39,545.00
Exclusions:	\$0.00
<b>Grand Total</b>	<b>\$77,010.00</b>

## Acceptances of proposal

We would like to thank you for the opportunity to visit your property and the possibility to earn your business. We are committed to providing our customers with great service and workmanship on all of our projects. Our commitment to customers is why we always warranty our projects and stand behind our work.

To proceed with our proposal please execute below and return to 3-D Paving and Sealcoating, LLC via e-mail. Upon execution this proposal becomes a binding contract. Customer acknowledges it has read this entire document including "General Terms and Conditions" and "Service Terms and Conditions".

**Payment Terms: 40% Deposit Due Upon Signed Contract, 60% Due Upon Completion.**

*This proposal expires thirty (30) days from the date hereof, but may be accepted at any later date at the sole option of 3-D Paving.*

3-D Paving  
Authorized By: Keith Daly  
Title: Vice President

*Keith Daly*

Date: 06/26/23

3280 Lake Worth Rd LLC

Accepted By: \_\_\_\_\_

Name, Please print

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# 3-D PAVING

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## General Terms and Conditions

### WARRANTY:

- 3-D Paving & Sealcoating guarantees all work performed for up to 1 year from completion.
- 3-D Paving & Sealcoating will not be responsible for damaged caused by Individuals entering the construction zone once area is marked and barricaded.
- New Asphalt Overlay warranty is dependent upon existing foundation. 3-D Paving & Sealcoating cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
- Hiring party is responsible for blueprints, plans, engineering, layout, testing, bonds and as-builts by others. 3-D Paving will perform its work in accordance the design provided by others, including slopes, drainage, and code compliance.

### WORK TERMS:

- It is understood and agreed that all work is performed "weather permitting".
- This proposal is based on work being completed during the hours of 7:00AM and 5:00PM, Monday through Friday, excluding holidays and weekends.
- Owner agrees to pay asphalt over-runs at \$165.00 per ton if leveling is required for surface drainage or low-lying areas.
- If a job is scheduled and customer postpones/cancels with less than 48 hours? notice a \$500.00 cancellation fee will be charged.

### PERMITTING

- Permit fees billed as actual.
- Processing/Expediting fees billed in addition to the cost of permit: \$750 minimum.
- Trip charges that exceed \$750 processing fee will be at \$150 per trip. This proposal does not include the cost of permit fees, inspection fees or impact fees which may be required from the various agencies or municipalities having jurisdiction.
- If Owner/Authorized Agent directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner/Authorized Agent.

### PAYMENT:

- Change orders, additions or extras requested by Hiring Party, Owner, Contractor or Municipality will be invoiced as an addition to the contract and shall not delay payment of the original contract sum. All change orders shall be paid when the work of the change order is performed.
- The prices used in this proposal are based on the condition that all work quoted will be accepted in total, 40% Deposit is due upon signed contract. 60% is due at completion.
- 90% of contract amount and change orders must be paid prior to completing punch list items and/or any changes for additional work required by cities or municipalities.
- Any unpaid balance after thirty (30) days after receipt of invoice shall bear interest from that date forward at the prevailing legal rate of interest, 1.5% per month, 18% per annum.

### DISCLAIMERS:

- Conflicts with irrigation, electrical and utilities are to be repaired by owners at their expense.
- This proposal, including all terms and conditions, shall become a legally binding attachment and incorporated by reference into any contract entered into between 3-D Paving & Sealcoating and the Hiring Party.
- The parties agree and consent that the terms stated herein are a full and complete integration of all material terms and no previous terms, oral or written, that are not contained herein are not a part of this contract.
- In the event of a dispute regarding this contract, the Hiring Party agrees to pay reasonable attorney fees, collection costs and all related costs incurred until such dispute is resolved.
- In the event of a dispute regarding this contract, the proper venue is the Seventeenth Judicial Circuit of Florida in and for Broward County, Florida. This contract shall be governed by, and construed and enforced in accordance with the of the State of Florida.



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## Service Terms and Conditions

### ASPHALT:

- Asphalt services carry a 1-year warranty.
- Additional mobilizations will be billed at \$1,250.00 for repairs, \$4,500.00 for paving, and \$6,000.00 for milling. Twist marks from tires are natural and will wear out over time. Please refrain from turning wheels in park or neutral for first 2 weeks after asphalt work is completed. 3-D Paving cannot guarantee complete removal of all millings from surrounding landscaping. This asphalt poses no long-term threat to plant-life.
- 3-D Paving cannot guarantee no tack over-spray or tracking through unpaved areas.
- 3-D Paving is not responsible for reflective cracking of new asphalt after milling & re-paving or asphalt overlay due to the cracked condition of the existing asphalt pavement.
- 3-D Paving & Sealcoating will not be responsible for asphalt repairs thicker than 2". Any asphalt repairs thicker than 2" will be charged as a change order to the Owner.

### SEALCOATING:

- Sealcoating carries a 1-year warranty on workmanship and material.
- Additional mobilizations billed at \$1,500.00 for sealcoating.
- Some sealer overspray near landscaping is natural and will disappear after the next round of lawn-care services. Twist marks from tires are natural and will disappear over time. Please refrain from turning wheels in park or neutral for first 2 weeks after sealcoating work completed.
- Cracks will still be visible after sealcoating.
- Sprinklers should be turned off 24 hours prior to service and no sooner than 48 hours after work is completed. Please also avoid scheduling landscaping services or fertilization during sealcoating schedule.

### CONCRETE:

- Concrete services carry a 1-year warranty.
- Additional mobilizations billed at \$1,975.00.
- 3-D Paving & Sealcoating is not responsible for concrete discoloration caused by water during the curing process.

### PAVEMENT MARKINGS:

- Pavement markings carry a 1-year warranty.
- Additional mobilizations billed at \$750.00 for pavement markings.
- 3-D Paving & Sealcoating recommends replacing Reflective Pavement Markings (R.P.M) in sealcoated area. However, if owner chooses to keep them, we cannot guarantee that sealer will not get on them (R.P.M), even though we tape them prior to sealing.
- 3-D Paving & Sealcoating cannot guarantee complete removal of broken Reflective Pavement Markings (R.P.M) without damaging surface underneath.

### ALL SERVICES:

- No services can be performed in the rain, or when it has recently rained. If it's raining the day your work is scheduled, assume we aren't coming, and we will contact you ASAP to reschedule. If it has rained the night before, or if it is scheduled to rain later that day, we will contact you first thing in the morning to alert you of any scheduling changes.
- Once barricaded areas are established, 3-D Paving & Sealcoating is not responsible for damage to work areas caused by trespassing beyond barriers.
- If any vehicles are still in the area where work is to be performed when our crews arrive, they will be towed at owner's expense.

ESTIMATE



**Prepared For**

Mike Yatak  
 3280 Lake Worth Rd  
 Lake Worth, FL 33461  
 (407) 443-8877

**Ocean View Pressure Cleaning And Painting, Inc.**

FL 33407  
 Phone: (954) 240-4444  
 Email: 87795ocean@gmail.com  
 Web: www.87795ocean.com

Estimate # 7571 -ASPHALT SEAL COAT/REPAIR  
 Date 06/27/2023  
 Business / Tax # 82-2025660

Description	Total
PARKING LOT - ASPHALT REPAIRS (4,000 SF)	\$25,040.00

Scope of Work:

1. Barricade parking lot with cones and caution tape.
2. Remove with a Bobcat the damaged and deteriorated asphalt, that has sunken potholes.
3. Haul off site any job-related materials or debris.
4. Apply approved coating to surfaces for proper adhesion and approved 1.5" of D.O.T. hot mix asphalt
5. Compact and tamp all surfaces for grading to level.
6. Complete with tie-ins to attain smooth surfaces.



PARKIGN LOT - ASHPHALT SEALCOATING (16,000 SF)	\$28,900.00
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Scope of Work:

1. Barricade parking lot with cones and caution tape.
2. Clean all areas to be sealed of debris and dirt.
3. Treat any oil stains with bonding agent for better adhesion.
4. Apply one coat approved commercial grade coal tar sealer. and 4- 5 lbs. of sand mix as required by manufacturer specifications.
5. Proportionally use spray application of second coat of sealer following same manufacturer specifications as first coat.
6. Failure to keep the barricades in place for 24- 48 hours and allow proper curing, will null and void the Warranty.
7. Remove barricade cones/tape and clean-up work area.

PARKING LOT PAINTING AND STRIPING (15,300 SF) \$15,206.00

Scope of Work:

1. Barricade parking lot with cones and caution tape.
2. Stripe to FDOT approved paint to double white latex lines.
3. Apply FDOT approved yellow or blue latex paint to match existing handicap spaces.
4. Paint the car-stops and ensure they are pinned in correct formation.
5. Broken car stops can be replaced at an additional cost of \$70.00 each.

\*\*\*\*\* WORK IS WARRANTIED FOR ONE (1) YEAR \*\*\*\*\*  
 \*\*\*\*\*FOLLOW ALL DOT & FAA CODE AND SPECIFICATIONS\*\*\*\*\*

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<b>Subtotal</b>	\$69,146.00
<b>Total</b>	<b>\$69,146.00</b>

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**Notes:**

**SPECIAL NOTES:**

1. Provide Notice to Tenants of day/time of parking lot asphalt repair maintenance work.
2. Provide advanced notification to tenants to remove ALL vehicles from work areas in parking lot(s).

**CONDITIONS & TERMS:**

1. For projects requiring city or county permits, Oceanview Pressure Cleaning & Painting, Inc. will coordinate the process and charge the Actual Permit & Procurement Fee of \$500.00 per permit, plus actual cost of permit(s). Any additional work required by the permit(s) will be extra to the contract amount.
2. This proposal is based on the price of the liquid asphalt index as per FDOT
3. Oceanview Pressure Cleaning & Painting, Inc. guarantees its' sealer products against peeling of stable asphalt for a period of (1) year, excluding normal wear and tear.
4. Oceanview Pressure Cleaning & Painting, Inc. cannot guarantee elimination of standing water.
5. The sprinkler system should be off 24 hours prior to the commencement of your project and stay off 48 hours after completion of project.
6. Suspend lawn cutting during the work period.

PLEASE CALL 954-240-4444 IF YOU HAVE ANY QUESTIONS OR CONCERS.  
CALL OFFICE MANAGER C.C. WILSON AT 561-341-9517 WITH BILLING QUESTIONS.

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Oceanview Pressure Cleaning and Painting, Inc. 2023

By signing this document, the customer agrees to the services and conditions outlined in this document.

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Mike Yatak



# APPLICATION

## PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY CATALYST GRANT PROGRAM

### I. APPLICANT AND PROPERTY INFORMATION

Date of Application: 11/27/2023

Name of Applicant: BASHAR M YATAK

Name of Business: 3280 Lake Worth Rd LLC

Project/Business Building Address: 3280 Lake Worth Rd, Palm Springs, FL 33461

Telephone Number: (954) 933-2638 Cellphone Number: (407) 443-8877

E-mail Address: corporate@tn1.co

Proposed Use of Improved Building Space:

Parcel ID Number: 70-43-44-30-01-005-0010

Are there any liens or existing Code violations on the property?  Yes  No

If yes, briefly explain (*attach additional pages if needed*):

### II. PROPERTY OWNER INFORMATION (if different from Applicant)

Name of Property Owner: BASHAR M YATAK

Telephone Number: (954) 933-2638 Fax Number: \_\_\_\_\_

E-mail Address: corporate@tn1.co

Business Address: 201 SE 24th Ave, Pompano Beach, FL 33062

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### **III. PROJECT FINANCING INFORMATION**

Total Project Cost: \$ 20,000.00

*Attach at least two bids from a licensed contractor*

#### **Bid One**

Contractor Name: Ocean View Pressure Cleaning and Painting, Inc. Bid Amount: \$ 19,000.00

#### **Bid Two**

Contractor Name: Seminole Property Maintenance Bid Amount: \$ 21,720.00

Amount of Grant Funds Requested: \$ 10,000.00

*(The applicant must provide matching funds that are at least one-half (½) of the amount of the grant amount being requested. Applicant may elect to choose a contractor other than the lowest qualified bid but shall be responsible for all costs exceeding the lowest qualified bid.)*

#### **How will the applicant's portion of the project be financed?**

*(Verification of funding sources will be required before final approval of the grant application.) (Attach additional sheets as necessary)*

Loan

### **IV. PROJECT SUMMARY**

#### **Scope of Work:**

Describe in detail the proposed (re)development project's Scope of Work. Information should include the proposed use(s) and/or building occupant(s) and/or tenant(s), the number of square feet of each proposed use, and any other such information. As applicable, include a proposed site plan and building elevations.

*(Attach additional sheets and/or exhibits as necessary.)*

See the attached Scope of Work

## **Scope of Work:**

1. Replace Clusia hedges for wall privacy throughout property grounds as needed and as accent plants around the garbage fence enclosure.
2. Re-do complete black mulch around fence enclosure, in all beds, around hedges and along sidewalks.
3. Remove and replace all sod in grassy areas and throughout property to provide maximum vegetation and beautification.
4. Clean-up work areas.

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**Use of CRA incentive funds:**

Provide a summary of how the requested funds will be used. Be specific in describing the nature of the project and address the improvements that will be made to demolish, renovate or redevelopment the property or bring the building space up to Code and the timetable for completing the proposed improvements. Attach additional pages if necessary.

*Note: A site visit with the applicant and Village/CRA Staff may be necessary to understand the scope and nature of the project.*

**V. ADDITIONAL SUBMISSIONS (required)**

1. Provide color photographs (digital files) of the existing property and/or building condition(s) with emphasis on the area to be improved to meet code requirements.
2. Two bids from a licensed contractor detailing the following:
  - a. Description of the proposed construction procedure and materials to be used.
  - b. Itemized cost estimate of the project.
3. Proof of property ownership (deed) or, if a tenant, a copy of the lease.
4. Tenants must provide written documentation verifying the property owner approves the proposed improvements and will sign the grant agreement.
5. A Title Search is not required; however, the property must be free from any judgement liens, and all mortgage and tax obligations must be current and that the lending institutions must provide updated information upon request by the Community Redevelopment Agency.
6. Documentation indicating that all property tax payments are current.
7. Proof of property insurance.



**VI. CERTIFICATION**

Please read the following and sign below. **All owners, authorized corporate officers, or partners must sign this application.**

The information contained in this application is accurate to the best of my knowledge. I understand that personal, business and/or property information may be requested pursuant to this application and hereby give consent for such information to be provided. I further understand that the CRA retains the sole decision as to whether this grant application is approved, disapproved, or modified and that no work shall begin until after a Grant Agreement has been executed between the Community Redevelopment Agency and me.

I agree to accept future maintenance and other associated costs occurring after the completion of the project for not less than five years.

**BASHAR M YATAK**

Applicant's Name (print)

Signature 

11/27/2023

Date

**BASHAR M YATAK**

Property Owner's Name (print)

Signature 

11/27/2023

Date

## ESTIMATE



## Prepared For

3280 Lake Worth Rd, LLC  
 3280 Lake Worth Rd  
 Lake Worth, FL 33461  
 (407) 443-8877

**Ocean View Pressure Cleaning And Painting, Inc.**

South , Florida 33407  
 Phone: (954) 240-4444  
 Email: 87795ocean@gmail.com  
 Web: www.87795ocean.com

Estimate # 7712 -  
 Date 11/17/2023  
 Business / Tax # 82-2025660

Description	Rate	Quantity	Total
LANDSCAPING PROPERTY BEAUTIFICATION Seven (7) Gallon Clusia plants - The Clusia plants size will be 24" apart and 3' high per landscape permit requirements.	\$43.00	140	\$6,020.00
Five (5) pallets of black mulch 380	\$275.00	5	\$1,375.00
TRASH DISPOSAL FEES (2 TRIPS) Dump truck - trash pickup & removal	\$600.00	2	\$1,200.00
SOD/GRASS REPLACEMENT Fifteen (15) pallets of Bahia Grass	\$315.00	15	\$4,725.00
LABOR COST ( 4 - 5 DAYS) One (1) Foreman Four (4) laborers	\$4,911.00	1	\$4,911.00
DELIVERY CHARGE -CLUSIA Clusia Delivery	\$399.00	1	\$399.00
DELIVERY CHARGE - BLACK MULCH Mulch Delivery	\$370.00	1	\$370.00

<b>Subtotal</b>	\$19,000.00
<hr/>	
<b>Total</b>	<b>\$19,000.00</b>

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**Notes:**

PLEASE CALL 954-240-4444 IF YOU HAVE ANY QUESTIONS OR CONCERS.  
CALL OFFICE MANAGER C.C. WILSON AT 561-341-9517 WITH BILLING QUESTIONS.

---

Oceanview Pressure Cleaning and Painting, Inc. 2023







By signing this document, the customer agrees to the services and conditions outlined in this document.

---

Ocean View Pressure Wayne Jean

# Seminole Property Maintenance

Rodrigo Batz Garcia  
Business Number 7722400576  
Pobox 825.Indiantown Fl 34956  
772-240-0576  
batzrodrigo@yahoo.com

TO	DATE
<b>Corporate Office</b>	11/14/2023
Donna	
3280 Lake worth Fl	
☎ 9549332638	
☎ +14074438877	
📠 9549332387	
corporate@tn1.co	
ESTIMATE	
EST0007	

DESCRIPTION	RATE	QTY	AMOUNT
Landscaping Property Beautification	\$0.00	1	\$0.00
140 Galon Clusia plants plus 400 for delivery Plus \$400 for delivery = \$7,400.00	\$50.00	140	\$7,000.00
5 Pallets of black Mulch 380 Plus \$400 for delivery and grass = \$1,800	\$280.00	5	\$1,400.00
Replace grass to bahia grass 15 pallets, included delivery	\$420.00	15	\$6,300.00
Trash for dump truck pick up	\$610.00	2	\$1,220.00
Labor for the job. 4 guys for the job including myself	\$5,000.00	1	\$5,000.00

**Total**

**\$21,720.00**

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**ADDITION TO AGREEMENT**

**REMOVE FIVE (5) POSTS AND  
PLASTIC COATED WIRE FENCE  
AND INSTALL HEDGE ALONG  
WEST BUFFER OF PROPERTY  
THREE FEET HIGH, 24 INCHES  
ON CENTER.**

**EXHIBIT C-1**



**12/5/2023 1:50:31 PM**



**12/5/2023 1:50:16 PM**

**ADDITION TO AGREEMENT**

**REMOVE THREE (3) WHITE BUCKETS AND INSTALL HEDGE ALONG EAST BUFFER 3 FEET HIGH AND 24 INCHES ON CENTER.**

**EXHIBIT C - 2**



**12/5/2023 1:54:32 PM**



**12/5/2023 1:54:00 PM**

ADDITION TO AGREEMENT

INSTALL HEDGE AROUND  
TWO EXISTING CHAIN LINK  
ENCLOSURES. HEDGE TO BE  
3 FEET HIGH, 24 INCHES ON  
CENTER.

EXHIBIT C - 3



12/5/2023 1:53:01 PM



12/5/2023 1:49:49 PM



# APPLICATION

## PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY CATALYST GRANT PROGRAM

### I. APPLICANT AND PROPERTY INFORMATION

Date of Application: 11/27/2023

Name of Applicant: BASHAR M YATAK

Name of Business: 3280 Lake Worth Rd LLC

Project/Business Building Address: 3280 Lake Worth Rd, Palm Springs, FL 33461

Telephone Number: (954) 933-2638 Cellphone Number: (407) 443-8877

E-mail Address: corporate@tn1.co

Proposed Use of Improved Building Space:

Parcel ID Number: 70-43-44-30-01-005-0010

Are there any liens or existing Code violations on the property?  Yes  No

If yes, briefly explain (*attach additional pages if needed*):

### II. PROPERTY OWNER INFORMATION (if different from Applicant)

Name of Property Owner: BASHAR M YATAK

Telephone Number: (954) 933-2638 Fax Number: \_\_\_\_\_

E-mail Address: corporate@tn1.co

Business Address: 201 SE 24th Ave, Pompano Beach, FL 33062



### **III. PROJECT FINANCING INFORMATION**

Total Project Cost: \$ 14,000.00

*Attach at least two bids from a licensed contractor*

#### **Bid One**

Contractor Name: Ocean View Pressure Cleaning and Painting, Inc. Bid Amount: \$ 14,270.00

#### **Bid Two**

Contractor Name: FASTSIGNS Bid Amount: \$ 16,869.21

Amount of Grant Funds Requested: \$ 7,000.00

*(The applicant must provide matching funds that are at least one-half (½) of the amount of the grant amount being requested. Applicant may elect to choose a contractor other than the lowest qualified bid but shall be responsible for all costs exceeding the lowest qualified bid.)*

#### **How will the applicant's portion of the project be financed?**

*(Verification of funding sources will be required before final approval of the grant application.) (Attach additional sheets as necessary)*

Loan

### **IV. PROJECT SUMMARY**

#### **Scope of Work:**

Describe in detail the proposed (re)development project's Scope of Work. Information should include the proposed use(s) and/or building occupant(s) and/or tenant(s), the number of square feet of each proposed use, and any other such information. As applicable, include a proposed site plan and building elevations.

*(Attach additional sheets and/or exhibits as necessary.)*

See the attached Scope of Work

## **Scope of Work:**

1. CABINET - SINGLE SIDED ILLUMINATED SIGN REPLACEMENT
  - Remove existing Single sided illuminated cabinet signs
  - Replace with Single sided Illuminated cabinet signs
  
2. EXISTING SIGN REMOVAL & INSTALLATION
  - Remove all fascia around cabinet signs to be replaced.
  - Install all cabinet signs.
  
3. EXISTING DOUBLE-SIDED MONUMENT SIGN
  - Use existing Metro sign and posts.
  - Monument sign face change with custom sign with independent LED displays (52 square feet per side)

**Use of CRA incentive funds:**

Provide a summary of how the requested funds will be used. Be specific in describing the nature of the project and address the improvements that will be made to demolish, renovate or redevelopment the property or bring the building space up to Code and the timetable for completing the proposed improvements. Attach additional pages if necessary.

*Note: A site visit with the applicant and Village/CRA Staff may be necessary to understand the scope and nature of the project.*

**V. ADDITIONAL SUBMISSIONS (required)**

1. Provide color photographs (digital files) of the existing property and/or building condition(s) with emphasis on the area to be improved to meet code requirements.
2. Two bids from a licensed contractor detailing the following:
  - a. Description of the proposed construction procedure and materials to be used.
  - b. Itemized cost estimate of the project.
3. Proof of property ownership (deed) or, if a tenant, a copy of the lease.
4. Tenants must provide written documentation verifying the property owner approves the proposed improvements and will sign the grant agreement.
5. A Title Search is not required; however, the property must be free from any judgement liens, and all mortgage and tax obligations must be current and that the lending institutions must provide updated information upon request by the Community Redevelopment Agency.
6. Documentation indicating that all property tax payments are current.
7. Proof of property insurance.



**VI. CERTIFICATION**

Please read the following and sign below. **All owners, authorized corporate officers, or partners must sign this application.**

The information contained in this application is accurate to the best of my knowledge. I understand that personal, business and/or property information may be requested pursuant to this application and hereby give consent for such information to be provided. I further understand that the CRA retains the sole decision as to whether this grant application is approved, disapproved, or modified and that no work shall begin until after a Grant Agreement has been executed between the Community Redevelopment Agency and me.

I agree to accept future maintenance and other associated costs occurring after the completion of the project for not less than five years.

**BASHAR M YATAK**

Applicant's Name (print)

Signature

11/27/2023

Date

**BASHAR M YATAK**

Property Owner's Name (print)

Signature

11/27/2023

Date

WONDERLAND  
3280 PLAZA

STOP N GO FOOD STORE THE CHECK CASHING DISCOUNT STORE

metro by T-Mobile

IMMIGRATION INCOME TAX Mily's BARBERSHOP SALON

STOP N GO STORE

metro by T-Mobile

12/5/2023 1:46



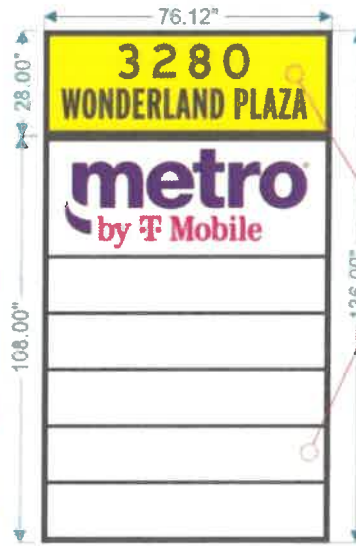
12/5/2023 1:48



12/5/2023 1:58:58 PM

120"x24"x3" (20sf ea)  
LED Illuminated Cabinet Signs  
Black Retainers | Black Returns  
White Acrylic Faces (to receive  
print/gloss graphics on faces)  
Mounts flush to 27" fascia band  
QTY 5





Double Sided Pylon Refurbishment  
 Remove existing cabinets  
 Install 4 new LED Illuminated 3"d  
 (2 Cabinets each side)  
 to existing posts  
 •76.125"x28"h  
 •76.125"x108"h  
 Translucent/Gloss digitally printed  
 graphics on 3/16" White Acrylic Faces  
 Adjustable Black Vinyl Dividers

ESTIMATE



Prepared For

3280 Lake Worth Rd, LLC  
3280 Lake Worth Rd  
Lake Worth, FL 33461  
(407) 443-8877

**Ocean View Pressure Cleaning And Painting, Inc.**

South , Florida 33407  
Phone: (954) 240-4444  
Email: 87795ocean@gmail.com  
Web: www.87795ocean.com

Estimate # 7697 -  
Date 09/21/2023  
Business / Tax # 82-2025660

Description	Rate	Quantity	Total
CABINET - SINGLE SIDED ILLUMINATED SIGN REPLACEMENT	\$2,595.00	1	\$2,595.00
<ul style="list-style-type: none"> <li>- Remove existing Single sided illuminated cabinet signs</li> <li>- Replace with Single sided Illuminated cabinet signs</li> </ul>			
EXISTING SIGN REMOVAL & INSTALLATION	\$899.00	5	\$4,495.00
<ul style="list-style-type: none"> <li>- Remove all fascia around cabinet signs to be replaced.</li> <li>- Install all cabinet signs.</li> </ul>			
EXISTING DOUBLE SIDED MONUMENT SIGN	\$3,590.00	2	\$7,180.00
<ul style="list-style-type: none"> <li>- Remove &amp; Installation of Monument Signage on west side of property.</li> <li>- Removal of sign from post and use existing Metro sign and posts.</li> <li>- Replace with new monument outdoor custom sign with independent LED displays (52 square feet per side)</li> </ul>			

**Subtotal** \$14,270.00

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**Total** **\$14,270.00**

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**Deposit Due** **\$4,281.00**

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Oceanview Pressure Cleaning and Painting, Inc. 2023

By signing this document, the customer agrees to the services and conditions outlined in this document.

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3280 Lake Worth Rd, LLC

**PROJECT #3 - SIGNAGE BID #2**



2901 10th Avenue  
 Suite 100  
 Lake Worth, FL 33461  
 (561) 439-4700

**ESTIMATE**  
**EST-9753**

Fastsigns.com

Payment Terms: Cash

Created Date: 1/27/2024

**DESCRIPTION: Retro-fitting and Sign Replacement - 3280 Wonderland Plaza**

**Bill To:** 3280 Lake Worth Rd, LLC

**Installed:**

Wonderland Plaza  
 3280 Lake Worth Road  
 Palm Springs, FL 33461  
 US

**Requested By:** 3280 Lake Worth Rd, LLC  
 Lake Worth, FL 33461

**Salesperson:** Michelle Laskowski  
 Email: michelle.laskowski@fastsigns.com

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	<b>Single Sided Illuminated Cabinet Signs</b> Manufacture (5) 24" x 120" x 5" single-face cabiners with white acrylic faces. Color: TDU CABINET SIGN Part Qty:	5	\$1,259.00	\$6,295.00
2	<b>Vinyl for Faces - Single Sided Illuminated Cabinet Signs</b> TRANSLUCENT - Part Qty: 5 Width: 20.00 Height: 34.00	5	\$1,049.25	\$5,246.25
3	<b>Double Sided Monument Sign Cabinets</b> Manufacture (4) 24" x 120" x 5" single-face cabinets with white acrylic faces. (2) - 26" x 76 1/8" x 5" (2) - 24" x 76 1/8" x 5" Color: TDU CABINET SIGN - Part Qty:	4	\$3,859.00	\$15,436.00
4	<b>Vinyl for Faces - Double Sided Monument Sign Cabinets</b> TRANSLUCENT - Part Qty: 1 Width: 76.00 Height: 34.00	2	\$952.655	\$1,905.31
5	<b>Existing Sign Removals &amp; Installations</b> Removal & Installation at 3280 Lake Worth Rd - Wonderland Plaza, Lake Worth 1. BUILDING SIGNS -	1	\$2,999.00	\$2,999.00

Removal of all fascia signs - Cabinet signs to be disposed of  
Metro Sign will be re-used - So brought to our warehouse for storage if no place is provided by client on-site

After the building is painted

Install all new cabinet signs

Pick up Metro Sign at our warehouse - Metro Sign will be re-installed

2. MONUMENT SIGN -

Removal of signs from posts. Posts will be re-used for new signs

Cabinet signs to be disposed of

After the posts are painted

Install 5 all-new cabinet signs - Install existing Metro sign

\*FastSigns will connect to existing electric at the site provided by others within 6' of the install location with a dedicated circuit breaker and time clock installed by the tenant required for inspections.

5.1 INSTALLATION - V -

6 Permitting

1

\$761.25

\$761.25

Permitting - 1 New pylon monument needs permitting

5 cabinet signs are pre-existing. We will assume these have been approved by the city. They are not being changed in style or application

6.1 Permit (app, notary, qualifier, runner, eng drawing). Municipality fees charged separately -

Part Qty: 1

6.2 Permit - City Fees - To be determined by your city

Subtotal:

Taxes:

Grand Total: \$16,869.21

Deposit Required: \$4,217.30

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **EXHIBIT B-1**

### **Overview:**

The Palm Springs Community Redevelopment Agency provides six (6) incentive programs to enhance the development and/or use of underutilized and blighted properties within the boundaries of the Palm Springs Community Redevelopment Area (CRA). All incentive programs are intended to reverse declining property value, revitalize properties containing obsolete structures, improve aesthetics and function of conforming nonresidential uses, promote vibrant and relevant economic centers, and provide an economic catalyst for renovating or redeveloping nonresidential properties within the CRA.

A primary objective of the Catalyst Fund is to elicit and encourage private sector investment in site and buildings that will encourage retention and attraction of businesses and jobs for the CRA.

The purpose of these CRA grant programs is to encourage commercial property owners to upgrade their properties by improving the external appearance of their building and to encourage businesses to invest in their operations. An objective is to stimulate reinvestment in the CRA districts and to preserve or renew the traditional business areas and establish them as centers for community-oriented activities. The desired result will halt deterioration, stabilize property values, improve and upgrade the appearance of the area, and facilitate and encourage redevelopment activity in the CRA districts.

Projects receiving catalyst funding under this program should work in concert with other community programs and infrastructure improvements, be compatible with the unique character of each CRA district and contribute to the economic prosperity of the community and the CRA.

The Palm Springs CRA Catalyst Fund has been formulated based on redevelopment planning strategies outlined in the Palm Springs CRA Community Redevelopment Plan, and in the original determinations within the Finding of Necessity Reports supporting the need for the creation of a CRA. This document provides the framework and general guidelines needed to direct decision-making that will enable rational redevelopment activities that are consistent with the primary intentions of the Palm Springs CRA.

All incentive grants are awarded on a reimbursement basis on a first-come, first-served basis, as each program may be funded from year to year in the annual CRA budget. Should an applicant meet all grant criteria, a grant may or may not be awarded due to funding limitations, competing applications, and/or competing priorities. Non-profit and/or government owned properties are ineligible.

Any property acquisition, materials purchased, or construction started before the application and approval process is completed will be ineligible for CRA catalyst funding.

The Village, and other regulatory agencies, must approve all improvements for compliance with Florida Building Code and/or Village regulations. All professional work must be performed by a licensed contractor in good standing with the Village of Palm Springs. Improvements to properties that do not or cannot meet building and safety codes are ineligible. All existing and proposed uses/businesses on properties must be conforming with current Village land development regulations and the comprehensive plan.

A combination of CRA catalyst funds may be utilized in a single project proposal. All proposals must meet an overall financial ratio of 5:1 investment, or higher, when stacking incentive programs. The Stimulus Project Incentive Program stacked with other eligible programs shall meet 9:1 investment ratio. The Applicant must demonstrate that all necessary private financing required to complete the project is secured.

**Waiver:** The Palm Springs CRA Executive Director may waive certain provisions of these guidelines based on a determination of the private and public benefit of the project.

**Disclosures:** The CRA expressly reserves the right to reject any or all applications or to request additional information from any or all applicants. The CRA retains the right to amend the program guidelines and application procedures without notice. The CRA also retains the right to display and advertise properties that receive grant funding.

**General Program Criteria (applicable to all six (6) Catalyst Fund incentive programs):**

1. The proposed development must be within the boundaries of the Palm Springs CRA Congress Avenue District or Lake Worth Road District.
2. The applicant can be a property owner, tenant or a developer. A developer/tenant may qualify upon receipt of written consent of the owner of the property. In all cases, the property owner shall be a co-signer to the grant award agreement.
3. Applicants must demonstrate that all necessary financing required to complete the project has been secured and that the applicant is providing matching funds that are at least one-half ( $\frac{1}{2}$ ) of the amount of the grant amount being requested. Matching funds will be only for expenses for the listed eligible items noted in each Incentive's guidelines.
4. Applicants must have received the requisite CRA, CRA Executive Director or designee approval prior to commencement of improvements.
5. All necessary permits and approvals must be obtained from the Village of Palm Springs before work is commenced. All work is to be performed to the satisfaction of Village of Palm Springs officials pursuant to the Village's adopted codes and Land Development Regulations.
6. The property must be free from any judgment liens, and all mortgage and tax obligations must be current. The applicant is not required to provide a title search; however, the property must be free of judgement liens, and all mortgage and tax obligations must be current and the lending institutions must provide updated information upon request by the Community Redevelopment Agency.

7. The total amount of grant funds available for any one property under this Program is \$200,000. Any subsequent applications for the same property in future years will be treated cumulatively for purposes of determining funding eligibility.

**Nondiscrimination:**

The Catalyst Fund shall be available to anyone meeting the eligibility requirements, and no one shall be denied the benefits of said program because of race, color, national origin or gender.



## **EXHIBIT B-2**

### **Infrastructure Assistance Program**

#### **Intent:**

Through the Infrastructure Assistance Program, business owners and developers may be reimbursed for infrastructure upgrade proposals that are required to support the redevelopment of the site or reactivation of existing buildings.

#### **Eligibility:**

Infrastructure Assistance grants are available to all nonresidential (commercial/retail, office, and light industrial) property owners within the Palm Springs CRA. Grants are for rehabilitation, renovation and new construction projects only.

#### **Catalyst Fund:**

The grant provides a reimbursement of up to 50 percent of the total eligible costs associated with site improvements for a rehabilitation, renovation and new construction project that includes nonresidential space up to a maximum of \$50,000 per project. The grant is paid to the developer or owner after completion of the redevelopment project on a reimbursement basis.

#### **Eligible Improvements:**

On-site improvements to streetscape, sidewalks, roadways, other pavements, curb and gutter, parking lots, signage, lighting, grease traps, backflow preventers, water, stormwater and sanitary sewer utilities. On-site improvements to landscapes and hardscapes such as: irrigation systems and meters, dumpster enclosures, plant materials and mulch, hardscape plazas, decorative walls, fencing and planters. Business owners and developers receiving Infrastructure Assistance Program grant funds must be in compliance with all existing Village, state, and federal building codes and regulations and permitting requirements as a prerequisite to the receipt of funds or be subject of a stipulated agreement for improvements to remedy any Village code violations.

#### **Process:**

##### **Pre-Application Meeting**

CRA staff requires a pre-application meeting to review the applicant's conceptual plans in an informal setting, including discussion of the eligibility criteria, program requirements, costs, funding, proposed project scheduling, and consistency of the proposal with the intent of the program. At this stage, staff can offer assistance with the completion of the application form and provide limited technical and design guidance on the project proposal. At the conclusion of the pre-application meeting, staff will provide the applicant with a general determination as to

whether the proposed project is likely to qualify to receive program funds and whether the applicant is sufficiently prepared to move on to the application stage.

### **Application Cycle**

Qualified applicants must submit a complete application packet to the Palm Springs CRA, 226 Cypress Lane, Palm Springs, FL 33461. Applications will be accepted on an ongoing basis and grants will be considered on a first-come, first-served basis.

Applications may be found online along with a checklist of required documents and forms at <https://www.vpsfl.org/585/Village-of-Palm-Springs-CRA>

CRA staff undertakes the initial review of the application and determines if the application is complete. If the application is found incomplete, the applicant will be granted time to complete and resubmit the application. Once complete, application will be date stamped as received. Acceptance of completed application packet is not a guarantee of funding.

The property must be free from any judgement liens, and all mortgage and tax obligations must be current.

Within two (2) weeks or ten (10) business days of application submittal, staff will conduct a full review to ensure compliance with the CRA Catalyst Fund criteria. A post-application submittal meeting will be held with the Applicant to discuss any deficiencies or issues with the application, prior to submission to the CRA Board for consideration. The applicant may be requested to submit additional information.

Within two (2) weeks or ten (10) days of receiving the completed application, staff will review the application against the incentive grant criteria and prepare a recommendation for the CRA Board. An official notification from CRA staff will be delivered to the Applicant informing them of the approval or denial of the application and may include approval with conditions. Failure to comply to conditions in a timely manner may result in the revocation of grant approval.

Qualified applicants will be required to enter into a Village-approved standardized, formal funding Agreement with the CRA specifying the maximum dollar amount awarded, agreement duration, the terms and conditions of reimbursement funding and other terms. Recommendations will be a "NOT TO EXCEED" amount. The CRA Board will consider whether or not to approve the application, with or without conditions.

The CRA may request an audit of invoices related to the approved project be conducted at the expense of the applicant. In the event an audit of records shows the applicant or applicant's agent or employees has, in the sole opinion of the CRA, utilized grant money in any manner contrary to the intent of the grant, the grant shall be considered null and void and all funds disbursed shall

be returned to the CRA within thirty (30) days from the date of notice by the CRA. These remedies are in addition to those provided by law.

Applicant must return the signed award letter to the CRA office in person or via email to [ncuenot@vpsfl.org](mailto:ncuenot@vpsfl.org) within two (2) weeks of notification of approval.

#### **Submittal Requirements**

1. Completed application form as prescribed by CRA
2. Project schedule and projected construction budget, where applicable
3. Documentation of fees subject to buydown programs, where applicable
4. Photographs of existing site or buildings, where applicable
5. Proposed site plan, elevations. Must include information and descriptions of any landscaping, signage, sidewalks, transit amenities, etc., where applicable
6. All non-owners must have a letter signed and notarized by the Property Owner giving permission to apply for the incentive, where applicable. All permanent improvements shall require written permission of the property owner, which shall be submitted as part of the grant application. In all cases, the property owner shall be a co-signer to the grant award agreement.
7. All other information as required by the CRA application.

#### **Submittal Format**

The application shall be submitted in digital format. It shall be saved to a PDF format and emailed to CRA staff. The application shall be saved as one (1) PDF file with a table of contents.

#### **Funding Process**

The final catalyst fund (grant) amount will be a reimbursement calculated from the actual costs incurred as confirmed by invoices and other documentation needed to confirm payment of expenses associated with rehabilitation, renovation, or construction.

#### **Staff Participation**

The CRA Executive Director/Village Manager shall designate staff with responsibility and experience in economic development, redevelopment and community development to evaluate all submitted applications for Program eligibility.

#### **Application Review Process**

Applications will be evaluated for Program eligibility by staff to ensure compliance with the requirements outlined in this Program.

#### **Final Decisions of the CRA**

The CRA Board has final discretion over all applications presented for consideration under this Program, possesses sole and final decision-making authority for determining eligibility and

budgetary appropriations for this Program and reserves the right to deny approval of any application, in its sole and absolute discretion.

Should an applicant meet all grant criteria, a grant may or may not be awarded due to funding limitations, competing applications, and/or competing priorities. Failure to comply to conditions in a timely manner may result in the revocation of grant approval.

**Project Implementation and Reimbursement Process:**

1. Projects receiving funding must apply for a building permit within 60 days. Construction must begin within 180 days after the funding agreement has been executed and be completed within one (1) year, unless a written request for time extension is received and approved by the CRA at least 30 days prior to project expiration. Non-compliance of these time frames may result in retraction of grant approval, and a new application would be required for consideration.
2. Applicants will receive grant funding after the improvements are completed, inspected and all associated costs have been paid. It is the responsibility of the Applicant to maintain proper documentation of funds expended in the course of completing the project. Release of funds is subject to submission of this documentation to CRA staff by the Applicant. The project must be completed essentially as presented to and approved by the CRA Board in order to receive payment/reimbursement.
3. Award reimbursement shall be made upon completion of the improvements as approved. A final inspection and approval by the Village are required. Submission of the following documentation is required for reimbursement of awarded project costs:
  - a. Pictures of completed project and all work funded by the CRA grant.
  - b. Proof of payment in full for all work included in project as approved. Detailed invoices and paid receipts showing the name, address and phone number of licensed contractor or professional service used is required.
  - c. Copies of all required permits and final inspections.
  - d. Signed and completed W-9, as required by law, for the recipient of grant funds.
4. Requests for reimbursement of project costs not included in either the approved renovation plan or an approved Change Order shall not be considered for reimbursement.
5. The CRA reserves the right to verify any and all costs associated with design or renovation work for which reimbursement is requested.
6. The Village's CRA Executive Director will make the final determination as to whether the project is complete. Applicants must provide verification, satisfactory to the CRA, of all project costs, including contractor invoicing, and evidence of payment of funds for reimbursement and match, before grant funds can be disbursed. All eligible requests for reimbursement shall be submitted within thirty (30) days of project completion.
7. Funds will be disbursed by a check payable to the applicant (1) upon certification of completion or occupancy by the Village Building Official; (2) CRA staff verification that the work was completed as proposed in a satisfactory and professional manner; and (3)

submission of all receipts and required documentation, and evidence of payment of funds for reimbursement and match, to CRA staff; (4) and inspection by staff to confirm occupancy of the development (after issuance of a Village business license). Funds will not be disbursed on projects that are not in accordance with the approved plans.





# 3280 Lake Worth Rd LLC

IMPROVEMENTS



Before



After

# Improvements List - 1



1. Fence Removal/ Install new fence and gate
2. Stucco Repair, Lighting Repair, Changed new light fixture, Pressure Cleaning & Painting
3. Soffet & Fascia Repair, Misc. property improvements.
4. Garbage dumpster - Fence enclosure replacement
5. Sidewalk concrete restoration
6. Security Camera Upgrade Installation
7. Paint East Wall

# Improvements List - 2



8. Hedge Replacement

9. Sod Replacement

10. Canopy Light Repairs and new light fixture

11. Parking Sign Post Repair

12. Soffit & Stucco Repair

13. Irrigation System replaced sprinkler heads

## Job- 1



- Fence Removal/ Install new fence and gate



2/25/2023



**\$ 1,000.00**



## Job- 2



- Stucco Repair
- Lighting Repair
- Changed new light fixture
- Pressure Cleaning
- Painting



3/7/2023



**\$ 15,412.50**



## Job- 3



- Soffet & Fascia Repair,  
Misc. property  
improvements.



3/10/2023



**\$ 12,200.00**



## Job- 4



- Garbage dumpster
- Fence enclosure replacement



4/13/2023



**\$ 3,500.00**



## Job- 5



- Sidewalk concrete restoration



4/23/2023



**\$ 13,500.00**



## Job- 6



- Security Camera Upgrade Installation



5/1/2023



\$ 10,050.00



## Job- 7



- Paint East Wall



5/4/2023



**\$ 750.00**



## Job- 8



- Hedge Replacement



5/4/2023



**\$ 2,879.00**



## Job- 9



- Sod Replacement



5/9/2023



**\$ 1,030.00**



## Job- 10



- Canopy Light Repairs



7/3/2023



**\$ 1,250.00**



# Job- 11



- Parking Sign Post Repair



7/3/2023



\$ 3,200.00



## Job- 12



- Soffit & Stucco Leak Repair



7/27/2023



**\$ 1,400.00**



**Job- 13**



- Irrigation System



7/27/2023



**\$ 1,600.00**

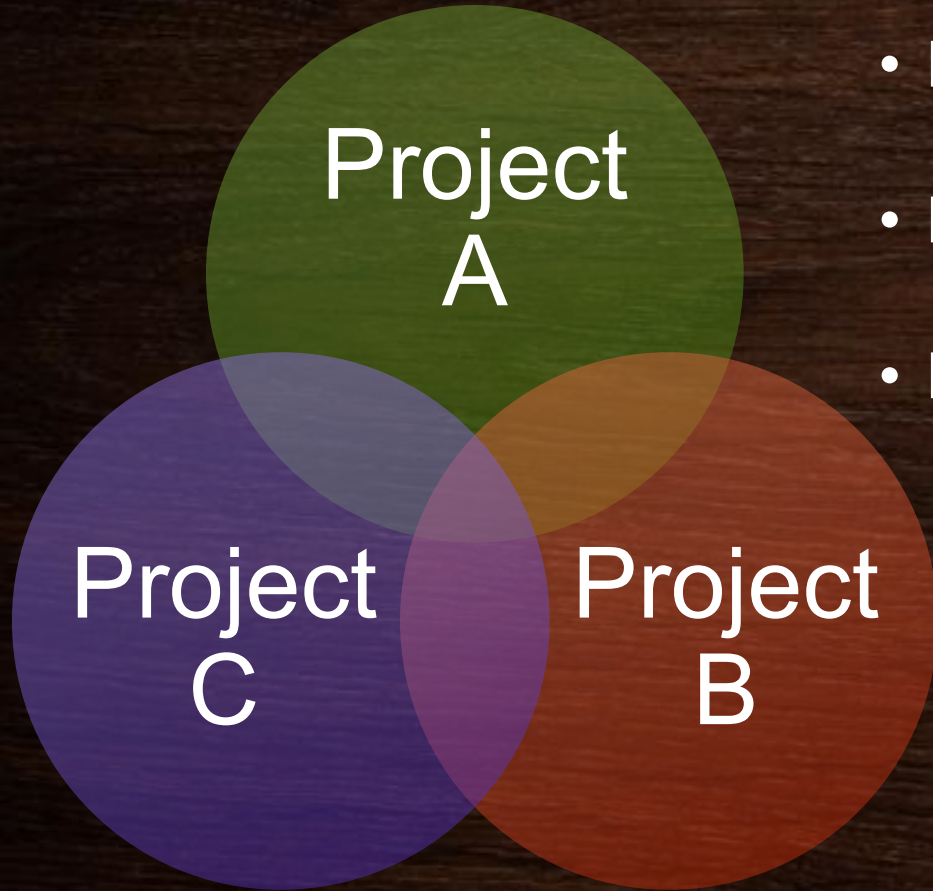




# 3280 Lake Worth Rd LLC

NEW PROJECTS

# New Projects

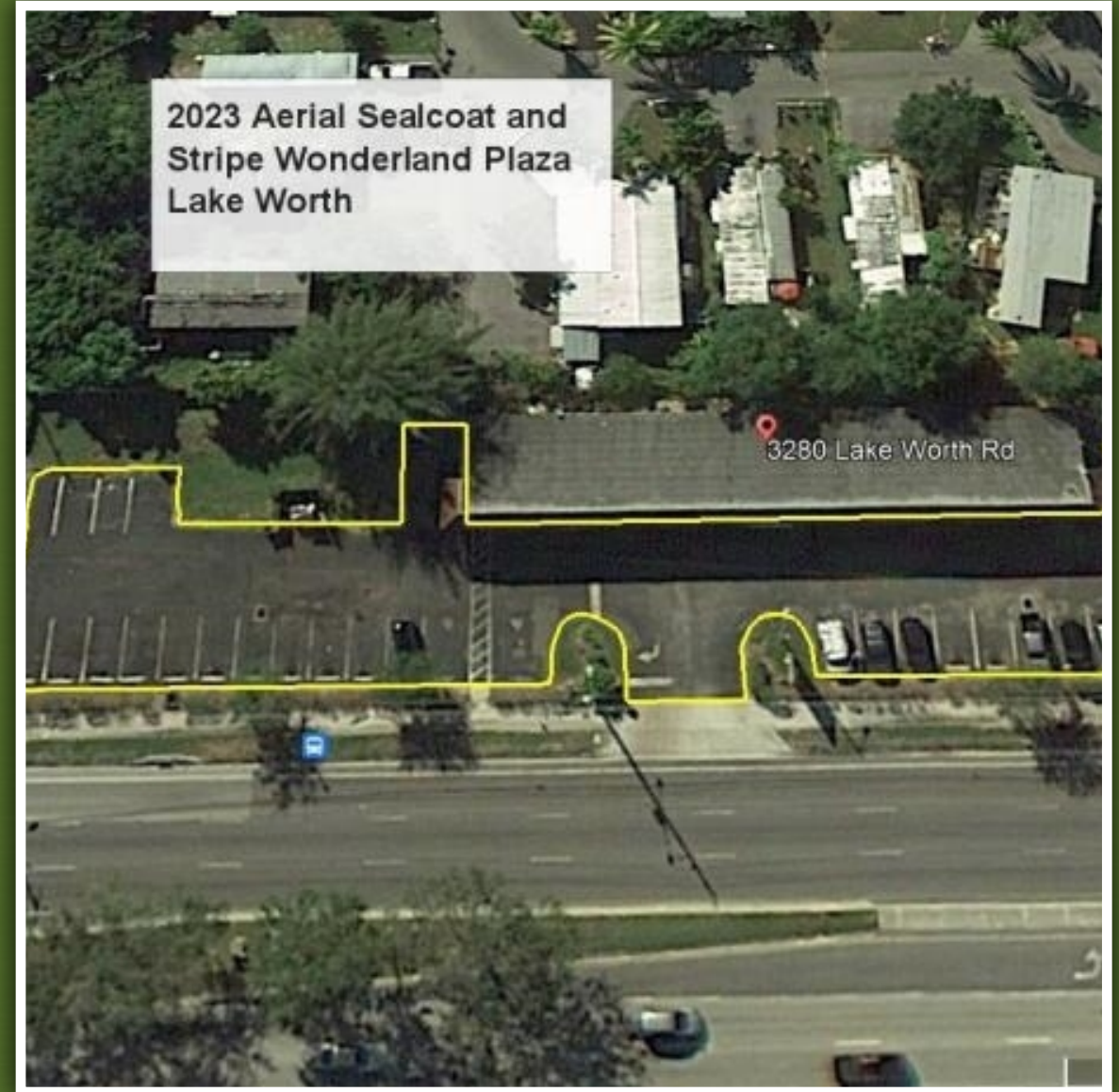


- **Project A** : Parking Lot
- **Project B** : Landscaping Property Beautification
- **Project C** : Monument And Signage Replacement

# Project A : Parking Lot

## Lower / Reset Catch basins – 2

- Provide labor, equipment and material to lower (2) existing Type C Catch basins to help with the ponding water issue.



**\$ \$ 77,010.00**

# Project A : Parking Lot

## Asphalt Repairs (Up to 6,290 SF)

- Saw-cut and remove damaged asphalt where necessary
- Properly dispose of any removed materials
- Preparation and cleaning of surface area, including grading
- Apply DOT approved tack coat to surface which ensures asphalt adheres to surface
- Apply up to 1.5" of compacted DOT approved hot mix asphalt
- Compact with a 3-5-ton vibratory roller
- Complete tie-ins to existing asphalt to create a smooth transition

**\$ \$ 77,010.00**



# Project A : Parking Lot

## Sealcoating (Up to 19,000 SF)

- Thoroughly clean entire area to be sealed with blowers and cleaning machinery, Oil-stained spots will be sealed with a petro-bond (provides better adhesion through separation of oil spot)
- The area under consideration is up to 19000 SQ FT, we will apply 2 spray coats of long lasting rubber-fortified StarSeal Pavement Sealer
- Sealcoat is strictly manufactured to Federal specifications (GSA-FSS) RP335D, with 3 pounds of Silica Sand per gallon with 2% Polymer Additive and applied at the rate of 1/8 gallon per square yard
- This project is proposed for 2 phases

**\$ \$ 77,010.00**



# Project A : Parking Lot

## Pavement Markings

- Utilizing F.A.A. and D.O.T. approved traffic paint, we will (re)stripe the existing

### Paint:

- 25 Double White Lines - Square Top
- 2 Handicap Stalls
- 1 Stop Bar
- 1 Right Arrow
- 150 LF of 6" white lines – Crosswalk

**\$ \$ 77,010.00**



# Project A : Parking Lot

## Car-stops (Option)

- Provide labor, equipment and material to:  
(30) Existing Carstops removed and hauled away and (30) New standard concrete car-stops placed and pinned



**\$ \$ 77,010.00**

# Project A : Parking Lot

Asphalt Milling and Paving (Up to 2,112 SY) (Option)

## ASPHALT MILLING:

- Mill existing asphalt up to 1”
- Clean surface with a box sweeper to collect millings
- Haul away asphalt millings
- Clean surface for Asphalt Paving
- Trim edges of roadway with a milling head to ensure flush removal of asphalt

\$ \$ 77,010.00



# Project A : Parking Lot

Asphalt Milling and Paving (Up to 2,112 SY) (Option)

## ASPHALT PAVING:

- Preparation and cleaning of surface area
- Apply D.O.T. approved tack coat to surface
- Apply 1.25" of D.O.T. approved S-3 hot mix asphalt
- Asphalt will be 1" after compaction with a 3-5 ton vibratory roller.
- Re-roll with an asphalt tire (rubber) roller

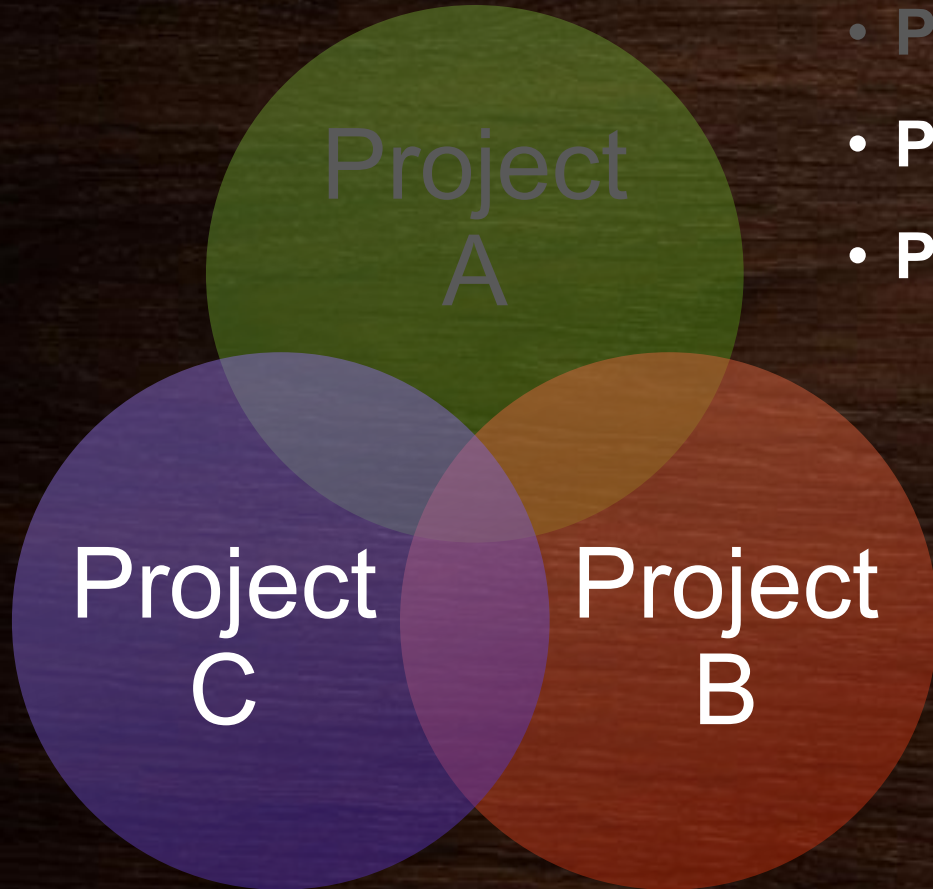
**\$ \$ 77,010.00**



# New Projects



- **Project A** : Parking Lot
- **Project B** : Landscaping Property Beautification
- **Project C** : Monument And Signage Replacement



# Project B : Landscaping Property Beautification

1. Replace Clusia hedges for wall privacy throughout property grounds as needed and as accent plants around the garbage fence enclosure



**\$ \$ 19,000.00**

# Project B : Landscaping Property Beautification

2. Replace the five (5) posts and vinyl coated fence material on the WEST boundary line with a buffer hedge a minimum of 36 inches high, 24 inches on center. EXHIBIT C-1



**\$ \$ 19,000.00**

# Project B : Landscaping Property Beautification

3. Replace the three (3) white buckets with poles on the EAST boundary line with a buffer hedge a minimum of 36 inches high, 24 inches on center. EXHIBIT C-2



**\$ \$ 19,000.00**

# Project B : Landscaping Property Beautification

4. Install a hedge with a minimum of 36 inches high, 24 inches on center around the two (2) chain-link fence enclosures. EXHIBIT C-3



**\$ \$ 19,000.00**

# Project B : Landscaping Property Beautification

5. Re-do complete black mulch  
around fence enclosure, in all beds,  
around hedges and along  
sidewalks



**\$ \$ 19,000.00**

# Project B : Landscaping Property Beautification

6. Remove and replace all sod in  
grassy areas and throughout  
property to provide maximum  
vegetation and beautification



**\$ \$ 19,000.00**

# Project B : Landscaping Property Beautification

7. Clean-up work areas

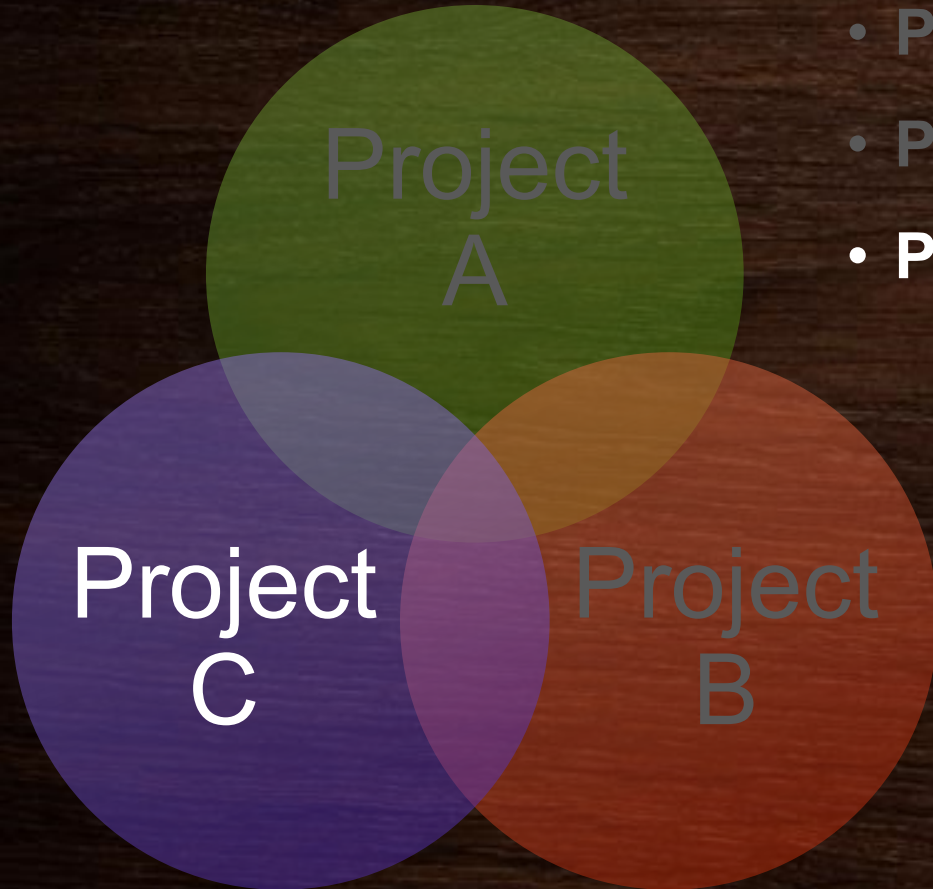


**\$** \$ 19,000.00

# New Projects



- **Project A** : Parking Lot
- **Project B** : Landscaping Property Beautification
- **Project C** : Monument And Signage Replacement



# Project C : Monument And Signage Replacement

1. Remove existing Single sided illuminated cabinet signs
2. Replace with Single sided Illuminated cabinet signs
3. Remove all fascia around cabinet signs to be replaced
4. Install all cabinet signs



\$ \$ 14,000.00

# Project C : Monument And Signage Replacement

5. Remove & Installation of Monument Signage on west side of property
6. Removal of sign from post and use existing Metro sign and posts
7. Replace with new monument outdoor custom sign with independent LED displays (52 square feet per side)



\$ \$ 14,000.00



Thank you



# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** January 11, 2024

**DEPARTMENT:** Administration

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**ITEM #3:** Catalyst Fund - Administrative Approvals Update

**SUMMARY:** At its April 13, 2023, meeting, the Community Redevelopment Agency Board (CRA) authorized the Executive Director to administratively approve Catalyst Fund incentive grants up to \$25,000. Since that time, CRA Code Enforcement Officer Nanciann Cuenot, has been working with property owners in both CRA Districts who have code violations that contribute to blight. It has been suggested that the CRA's financial incentives might be made available for comprehensive improvements to the properties to remedy code violations and eliminate blighting characteristics.

At this time, three (3) property owners have been approved for the Catalyst Grant, Infrastructure Assistance Program:

4326 Lake Worth Road	Demolition of Substandard Building	\$8,050
3923 Lake Worth Road	Dumpster Enclosure, Perimeter Landscaping, Monument Sign	\$ 6,490
1946 Congress Avenue	Dumpster Enclosure, Parking Lot Repaving/Striping, Canal Bank Restoration	\$14,100

**FISCAL IMPACT:**

The CRA originally budgeted a total of \$100,000 in FY24 for improvement grants: \$80,000 in the Lake Worth Road District and \$20,000 in the Congress Avenue District.

CRA staff is recommending the addition of \$180,000 as the FY23 fund balance is allocated to the FY24 budget: an additional \$60,000 in the Lake Worth Road District and \$120,000 in the Congress Avenue District.

**ATTACHMENTS:**

1. CRA Catalyst Fund Grant Agreement - 4326 Lake Worth Road - Rancho De Oro LLC
2. CRA Catalyst Fund Grant Agreement - 3923 Lake Worth Rd - Depaul Properties LLC - Paul Rosen
3. CRA Catalyst Fund Grant Agreement - 1946 S Congress Avenue - MN Investment Properties Holdings LLC



REVISED VERSION

## Palm Springs Community Redevelopment Agency CATALYST FUND GRANT AGREEMENT

THIS AGREEMENT is entered into this 30th day of November, 2023, by and between the PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY and RANCHO DE ORO LLC ("the Applicant").

WHEREAS, the Applicant is the  Owner  authorized Tenant  authorized Developer of real property located at 4326 Lake Worth Road within the boundaries of the Palm Springs CRA  Congress Avenue District  Lake Worth Road District ("the Property"); and

WHEREAS, the Applicant has made application for a grant with the Palm Springs Community Redevelopment Agency ("the CRA") for grant assistance to support certain improvements to the Property ("the Project") under the following Catalyst Fund Program:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Demolition of Distressed Structures | <input type="checkbox"/> Infrastructure Assistance     |
| <input type="checkbox"/> Building Exterior Improvement                  | <input type="checkbox"/> Building Interior Improvement |
| <input type="checkbox"/> Stimulus Project Incentive                     | <input type="checkbox"/> Small Business Façade Program |

and

WHEREAS, the CRA has determined that the application meets all criteria for participation in the said program and has approved the application for grant funding to support the proposed Project.

IT IS HEREBY AGREED AS FOLLOWS:

- 1) Applicant agrees to undertake and complete the Project as described in the Application submitted to the Village, which is attached to the Agreement as Exhibit "A" and incorporated herein by reference. By entering into this Agreement, Applicant certifies that all information furnished in the Application is true and correct and agrees to notify the Village promptly of any changes.
- 2) Applicant agrees to comply with all applicable grant terms and conditions, as set forth in Exhibit "B-1" General Overview and "B-2" Demolition of Distressed Structures Program which is attached hereto and incorporated herein by reference.
- 3) Applicant shall sod or seed with Bermuda or St. Augustine grass and maintain with watering or irrigation until established.

- 4) Applicant shall install a fence with hedge material pursuant to Sec. 10-30(h) of Village Code.
- 5) In consideration of same and upon satisfactory completion of the Project and submittal of sufficient documentation, as determined by the Village Planning, Zoning & Building Director in his/her sole discretion, the Village will provide matching funds up to Fifty percent (50%) of the total (eligible) project costs, in an amount not to exceed \$8,050.00.
- 6) Applicant, its successors or assigns, agrees to complete all work on the Project, as described on Exhibit "A," and obtain passing Final Inspections, a Certificate of Completion or other applicable document that shows 100% completion of the work within one year from the execution of this Agreement, as set forth above.
- 7) Applicant agrees that Applicant, its successors and assigns, will maintain the improvements for a period of Three (3) years from completion. Should Applicant, its successors or assigns, fail to maintain said improvements for a period of Three years, Applicant, its successors or assigns, shall be obligated to reimburse the Village the full amount of grant funding contributed by the Village under paragraph 2 of this Agreement.
- 8) This agreement shall be governed by the Laws of the State of Florida. Any legal action arising from this agreement shall be brought in a court having appropriate subject matter jurisdiction located in Palm Beach County, Florida. Prior to bringing any legal action, the parties shall confer in good faith in an effort to resolve any dispute without litigation.

IN WITNESS WHEREOF, the parties have executed this agreement on the date first stated above.

**PALM SPRINGS CRA**

BY: 

Michael Bornstein, Executive Director  
Palm Springs Community Redevelopment Agency

[Signatures continued on next page]

IN WITNESS WHEREOF, the parties have executed this agreement on the date first stated above.



**PALM SPRINGS CRA**

BY:

A handwritten signature in blue ink, appearing to read "Michael Bornstein".

Michael Bornstein, Executive

Director

Palm Springs Community  
Redevelopment Agency

[Signatures continued on next page]

**APPLICANT**

**RANCHO DE ORO  
LLC**

BY: A handwritten signature in blue ink, appearing to read "Jacqueline Morales".

Print Name: Jacqueline Morales,  
Registered Agent

STATE OF FLORIDA        )  
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me  
this 30<sup>th</sup> day of November, 2023, by means of  
physical presence or        online notarization, by

Jacqueline Morales, who is personally known  
to me or who has produced the following  
DL #M642-420-75-7301 as identification.

Liliana B. Giraldo

Notary Public

My commission expires 10/17/25





## Palm Springs Community Redevelopment Agency CATALYST FUND GRANT AGREEMENT

THIS AGREEMENT is entered into this 21 day of November, 2023, by and between the VILLAGE OF PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY and Depaul Properties LLC/Paul Rosen ("the Applicant").

WHEREAS, the Applicant is the  Owner  authorized Tenant  authorized Developer of real property located at 3923 Lake Worth Road within the boundaries of the Palm Springs CRA  Congress Avenue District  Lake Worth Road District ("the Property"); and

WHEREAS, the Applicant has made application for a grant with the Village of Palm Springs Community Redevelopment Agency ("the CRA") for grant assistance to support certain improvements to the Property ("the Project") under the following Catalyst Fund Program:

- |  |   |
|--|---|
| <input type="checkbox"/> Demolition of Distressed Structures | <input checked="" type="checkbox"/> Infrastructure Assistance |
| <input type="checkbox"/> Building Exterior Improvement       | <input type="checkbox"/> Building Interior Improvement        |
| <input type="checkbox"/> Stimulus Project Incentive          | <input type="checkbox"/> Small Business Façade Program        |

and

WHEREAS, the CRA has determined that the application meets all criteria for participation in the said program and has approved the application for grant funding to support the proposed Project.

IT IS HEREBY AGREED AS FOLLOWS:

- 1) Applicant agrees to undertake and complete the Project as described in the Application submitted to the Village, which is attached to the Agreement as Exhibit "A" and incorporated herein by reference. By entering into this Agreement, Applicant certifies that all information furnished in the Application is true and correct and agrees to notify the Village promptly of any changes.
- 2) Applicant agrees to comply with all applicable grant terms and conditions, as set forth in Exhibit "B-1" General Overview and "B-2" Infrastructure Assistance Program which is attached hereto and incorporated herein by reference.
- 3) Applicant shall install a hedge around perimeter of the dumpster spaced 24 inches apart and 24 inches high pursuant to Sec. 62-75(3) of Village Code.
- 4) Applicant shall install hedge material along North buffer area spaced 24 inches apart and 36 inches high.

- 5) Applicant shall install hedge material along West, East and South property buffer areas not less than 3 feet in height, supplemented by trees spaced not more than 20 feet apart pursuant to Sec. 34-162(b)(6) of Village Code.
- 6) Applicant shall install a minimum of 3 feet of decorative landscape material on each side of the sign base pursuant to Sec. 34-327(c)(1) of Village Code.
- 7) In consideration of same and upon satisfactory completion of the Project and submittal of sufficient documentation, as determined by the Village Land Development Director in his/her sole discretion, the Village will provide matching funds for Fifty percent (50%) of the total (eligible) project costs, in an amount not to exceed \$ 6,490.00.
- 8) Applicant, its successors or assigns, agrees to complete all work on the Project, as described on Exhibit "A," and obtain a Certificate of Occupancy or other applicable document that shows 100% completion of the work within one year from the execution of this Agreement, as set forth above.
- 9) Applicant agrees that Applicant, its successors and assigns, will maintain the improvements for a period of Three (3) years from completion. Should Applicant, its successors or assigns, fail to maintain said improvements for a period of Three years, Applicant, its successors or assigns, shall be obligated to reimburse the Village the full amount of grant funding contributed by the Village under paragraph 2 of this Agreement.
- 10) This agreement shall be governed by the Laws of the State of Florida. Any legal action arising from this agreement shall be brought in a court having appropriate subject matter jurisdiction located in Palm Beach County, Florida. Prior to bringing any legal action, the parties shall confer in good faith in an effort to resolve any dispute without litigation.

IN WITNESS WHEREOF, the parties have executed this agreement on the date first stated above.

**PALM SPRINGS CRA**

BY: 

Michael Bornstein, Executive Director  
Palm Springs Community Redevelopment Agency

[Signatures continued on next page]

[Signatures continued on next page]

**APPLICANT**

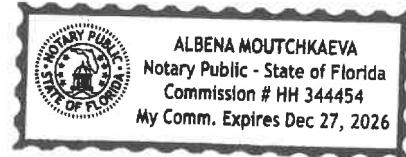
**DEPAUL PROPERTIES LLC**

BY Paul Rosen  
Print Name: Paul Rosen, MGRM

STATE OF FLORIDA )  
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 21 day of November, 2023, by means of  physical presence or  online notarization, by PAUL ROSEN, who is personally known to me or who has produced the following FLAX R250688581100 as identification.

Albena Moutchkaeva  
Notary Public  
My commission expires 12/27/2026





## Palm Springs Community Redevelopment Agency CATALYST FUND GRANT AGREEMENT

THIS AGREEMENT is entered into this 5 day of DEC., 2023, by and between the VILLAGE OF PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY and MN Investments Properties Holdings LLC ("the Applicant").

WHEREAS, the Applicant is the  Owner  authorized Tenant  authorized Developer of real property located at 1946-1980 S. Congress Ave., West Palm Beach, FL 33406 within the boundaries of the Palm Springs CRA  Congress Avenue District  Lake Worth Road District ("the Property"); and

WHEREAS, the Applicant has made application for a grant with the Village of Palm Springs Community Redevelopment Agency ("the CRA") for grant assistance to support certain improvements to the Property ("the Project") under the following Catalyst Fund Program:

- |  |   |
|--|---|
| <input type="checkbox"/> Demolition of Distressed Structures | <input checked="" type="checkbox"/> Infrastructure Assistance |
| <input type="checkbox"/> Building Exterior Improvement       | <input type="checkbox"/> Building Interior Improvement        |
| <input type="checkbox"/> Stimulus Project Incentive          | <input type="checkbox"/> Small Business Façade Program        |

and

WHEREAS, the CRA has determined that the application meets all criteria for participation in the said program and has approved the application for grant funding to support the proposed Project.

IT IS HEREBY AGREED AS FOLLOWS:

- 1) Applicant agrees to undertake and complete the Project as described in the Application submitted to the Village, which is attached to the Agreement as Exhibit "A" and incorporated herein by reference. By entering into this Agreement, Applicant certifies that all information furnished in the Application is true and correct and agrees to notify the Village promptly of any changes.
- 2) Applicant agrees to comply with all applicable grant terms and conditions, as set forth in Exhibit "B-1" General Overview and "B-2" Infrastructure Assistance Program which is attached hereto and incorporated herein by reference.
- 3) Applicant shall apply to dumpster block walls, stucco finish and paint to match building, landscape with a hedge spaced 24 inches apart and 24 inches high pursuant to Sec. 62-75(3) of Village Code.
- 4) Applicant shall remove all existing dumpsters from the premises. A total of one new dumpster will be approved and located in the NW corner of the property according to the site plan submitted.

- 5) Applicant shall obtain land alteration permits and comply with Village of Palm Springs and Lake Worth Drainage District Code. The drainage structure and LWDD northern right-of-way must be brought into compliance with LWDD policies by removing the obstruction and repairing the damage.
- 6) In consideration of same and upon satisfactory completion of the Project and submittal of sufficient documentation, as determined by the Village Land Development Director in his/her sole discretion, the Village will provide matching funds for Fifty percent (50%) of the total (eligible) project costs, in an amount not to exceed \$ 14,100.00.
- 7) Applicant, its successors or assigns, agrees to complete all work on the Project, as described on Exhibit "A," and obtain a Certificate of Occupancy or other applicable document that shows 100% completion of the work within one year from the execution of this Agreement, as set forth above.
- 8) Applicant agrees that Applicant, its successors and assigns, will maintain the improvements for a period of Three (3) years from completion. Should Applicant, its successors or assigns, fail to maintain said improvements for a period of Three years, Applicant, its successors or assigns, shall be obligated to reimburse the Village the full amount of grant funding contributed by the Village under paragraph 2 of this Agreement.
- 9) This agreement shall be governed by the Laws of the State of Florida. Any legal action arising from this agreement shall be brought in a court having appropriate subject matter jurisdiction located in Palm Beach County, Florida. Prior to bringing any legal action, the parties shall confer in good faith in an effort to resolve any dispute without litigation.

IN WITNESS WHEREOF, the parties have executed this agreement on the date first stated above.

**PALM SPRINGS CRA**

BY: 

Michael Bornstein, Executive Director  
Palm Springs Community Redevelopment Agency

[Signatures continued on next page]

**APPLICANT**

**MN Investments Properties Holdings LLC**

BY: Nasira Arain  
Print Name: Nasira A. Arain

STATE OF FLORIDA        )  
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 05 day of Dec, 2023, by means of  physical presence or  online notarization, by Nasira A. Arain, who is personally known to me or who has produced the following A-650-621-63-507-0 as identification.

Mirna Aracely Sanchez  
\_\_\_\_\_  
Notary Public



**MIRNA ARACELY SANCHEZ**  
**Notary Public**  
**State of Florida**  
**Comm# HH445302**  
**Expires 9/19/2027**

My commission expires