



2024-2025

Project A

EXHIBIT 'A'

Commercial Façade Grant Program Application

PROJECT ADDRESS: 702 S Dixie Highway, Lake Worth Beach, FL, 33460

NAME/TYPE of
BUSINESS: Guillaume Law Firm

TYPE of GRANT: COMMERCIAL FAÇADE GRANT PROGRAM

1. APPLICANT

Legal Name of Applicant: Sunshine BNG South Dixie Highway Property, LLC

Mailing Address: 5589 Okeechobee Blvd, Suite 103

City/State: West Palm Beach Zip Code: 33417

Tax Identification Number (EIN): 88-3389785 Website: byrnesglaw.com

If applicant is a business, indicate the business type:

☐ Corporation ☐ Partnership ☐ Other
☒ LLC ☐ Sole Proprietorship

2. CONTACT INFORMATION (Primary contact person for applicant):

Contact Name: Byrnes Guillaume

Title: Owner

Address: 5589 Okeechobee Blvd Suite 103, West Palm Beach, FL, 33417

Email: bguillaume@byrnesglaw.com

Primary Phone Number: 561-689-9191



For more information, visit www.lakeworthbeachcra.org

1.

3. PROJECT INFORMATION:

Project Address: 702 S Dixie Highway, Lake Worth Beach, FL, 33460

Tax Parcel ID Number(s): 38-43-44-21-15-221-0071

Zoning of Property: Commercial Building Sq. Footage 10,305

What is your legal interest in the building?

 Will Be Purchasing Property X Property Owner

Have building permits been applied for?: X Yes No (If yes, attach a copy of permit and any supporting site plans.)

Do you have site/building plans for the project? : X Yes No (If yes, attach copy)

Are there any known code violations or code concerns at the site? Yes X No
If yes, explain:

Provide a list of ALL Businesses operating or proposed from the project addresses. Attach a separate sheet if necessary.

Business Name	Type of Business	Sq. Footage
1. Guillaume Law Office	Law Firm	10,305
2.		
3.		

In the space provide below a brief description of the proposed project. Attach photos of the existing building and property conditions and label as **EXHIBIT A**. Attach professionally produced renderings, sketches and/or plans for the proposed improvements and label as **EXHIBIT B**.

The BNG Project is an adaptive in-fill project. The plan is to build an upscale, two-story building for business professional.

For more information, visit www.lakeworthbeachra.org

4. JUSTIFICATION STATEMENT:

In the space provided below (attach another sheet of paper if necessary) provide a justification statement as to why this application should be funded.

The aesthetics of the new building and the professional services that will be offered, will enhance the community dynamics. The aesthetics will attract people and make them feel comfortable in their surroundings. This can lead to increased social interactions and stronger sense of community.

5. PROJECT BUDGET:

Include all expenses related to your project (whether they are eligible or ineligible expenses) and calculate the total eligible expenses and requested CRA match. Attach quotes and fee proposals for activities and services as **EXHIBIT C**.

COMMERCIAL FAÇADE GRANT PROGRAM	
Activities	Amount \$
Professional Design Services/Permitting Fees (ineligible CRA reimbursable expense)	\$
Façade Improvements (list trade type) Itemize eligible improvements with expenses:	
1. Landscaping	\$ 30,275.00
2. Paver Stones	\$ 31,070.00
3. Stucco	\$ 151,500.00
4. Painting - Exterior	\$ 19,950.00
5. Canopies	\$ 29,400.00
6. Exterior Windows	\$ 77,500.00
7. Site Lighting	\$ 3,500.00
8.	\$
Total Expenses:	\$ 343,195.00
Total Eligible Expenses:	\$ 343,195.00
CRA Grant Reimbursement Amount (up to 50% of eligible expenses) Not to Exceed: \$50,000	\$ 50,000.00

For more information, visit www.lakeworthbeachcra.org

6. APPLICATION CHECKLIST AND REQUIRED DOCUMENTATION:

(all applications must include these EXHIBITS to be considered a complete application)

✓ (check)	Required Documentation of the Applicant
✗	EXHIBIT A: Attach two 8x10 color photos of the existing building façade, and label EXHIBIT A.
✗	EXHIBIT B: Attach drawings, professional renderings, plans or sketches of the <u>proposed</u> improvements and label EXHIBIT B.
✗	EXHIBIT C: Attach quotes (minimum 2), fee proposal and any other backup that supports the proposed budget and label EXHIBIT C.
✗	EXHIBIT D: Attach a zoning letter or site plan approval indicating that this project is a permitted use and label EXHIBIT D. This can be obtained from the City of Lake Worth Beach Community Sustainability Department at 561-586-1673 or pzoning@lakeworthbeachfl.gov
✗	EXHIBIT E: Attach proof of ownership by the applicant and label EXHIBIT E. Examples include a deed, contract or other legal instrument.
N/A	EXHIBIT F: Attach an updated lease for the tenants that will be occupying the space and label EXHIBIT F.
✗	EXHIBIT G: Attach a list of all existing or proposed tenants and label EXHIBIT G.
✗	EXHIBIT H: Attach a location map of the applicant's property and label EXHIBIT H.
✓	Completed Application (all EXHIBIT's provided)

7. CRITERIA:

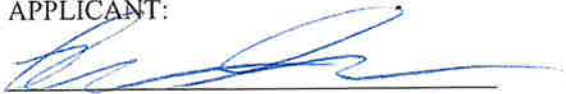
This is a competitive grant program, not an entitlement program. The CRA may use the following criteria to rank projects:

- Proposed improvements are of a comprehensive nature (completing more than one category of improvement).
- Project provides a high street front impact (is highly visible from a main thoroughfare).
- Project is of a significant scale to be a redevelopment catalyst for the area.
- Preference given to projects that are adjacent to a recent or proposed redevelopment project (adjacent property owners are encouraged to apply simultaneously).
- Preference given to the renovation or major rehabilitation of a historic property.
- Level of property owner matched funds leveraged against CRA grant funds is significant.
- Preference given to projects that will cause the occupancy of a presently vacant building or site.
- Preference given to projects located within one of the CRA targeted areas (Dixie Highway, west of Dixie on Lake or Lucerne, or within the Gateways).
- Preference is given if the project results in the assemblage of more than one property.
- Successful applicants should provide an updated feasibility and/or business plan.
- Applicant should identify how many new jobs created.
- Preference given to projects that are of an encouraged use within the CRA target areas (i.e. retail/restaurants in the Downtown & Dixie corridors; professional office in the Gateways).
- Consistency with the CRA Redevelopment Plan is required (concepts and goals and objectives).
- Properties not funded through previous CRA grant programs within the past 2 years will be given preference.
- Incomplete applications submitted to the CRA for review will be disqualified.
- Applicants must include a location map of the property (EXHIBIT H).
- A letter or site plan approval from the City of Lake Worth Beach Community Sustainability Department, which confirms that the proposed use is conforming, the improvements are permitted per Lake Worth Beach Code of Ordinances and that the proposed project meets major Thoroughfare Design Guidelines is required (EXHIBIT D).
- Applicants may be asked to amend their plans as a condition of funding.
- Grantees will be required to show invoices, receipts, or bills as proof of project costs.
- Applicants must provide a professionally created color rendering or drawings of the proposed exhibit improvements.
- Grantee must maintain ownership of the property for a minimum of 2 years or the applicant will be required to pay back the grant funds in full.

8. APPLICANT SIGNATURE:

I affirm by my signature shown below that I have reviewed, understand and will comply with all of the requirements of the Lake Worth Beach CRA Commercial Façade Grant Program. In addition, I affirm that I have provided a fully complete application with all of the required exhibits, and that failure to provide the information required is grounds for rejection of my application. The CRA reserves the right to negotiate revised Grant amount prices with the applicant and/or reject certain aspects of the application if necessary. If approved, I will enter into a grant agreement with the CRA, and will comply with all of the requirements contained therein.

APPLICANT:

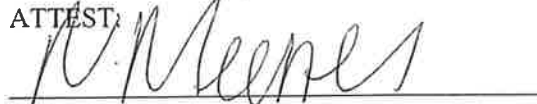


Signature



Print Name

ATTEST:



Witness



Print Name

Return a hard copy of this document and all required EXHIBITS to:

Lake Worth Beach CRA

Attn.: Chris Dabros

1121 Lucerne Avenue

Lake Worth Beach, FL 33460

email: cdabros@lakeworthbeachfl.gov



2024-2025

Lake Worth Beach CRA
Interior Improvement Grant Program Application

PROJECT ADDRESS: 702 S Dixie Highway, Lake Worth Beach, FL, 33460

NAME/TYPE of BUSINESS: Guillaume Law Firm

TYPE of GRANT: COMMERCIAL FACADE GRANT PROGRAM

1. APPLICANT

Legal Name of Applicant: Sunshine BNG South Dixie Highway Property, LLC

Mailing Address: 5589 Okeechobee Blvd, Suite 103

City/State: West Palm Beach Zip Code: 33417

Tax Identification Number (EIN): 88-3389785 Website: byrnesglaw.com

If applicant is a business, indicate the business type:

☐ Corporation ☐ Partnership ☐ Other
☒ LLC ☐ Sole Proprietorship

2. CONTACT INFORMATION (Primary contact person for applicant):

Contact Name: Byrnes Guillaume

Title: Owner

Address: 5589 Okeechobee Blvd Suite 103, West Palm Beach, FL, 33417

Email: bguillaume@byrnesglaw.com

Primary Phone Number: 561-689-9191

RECEIVED
11-7-24

For more information, visit www.lakeworthbeachcra.org

3. PROJECT INFORMATION:

Project Address: 702 S Dixie Highway, Lake Worth Beach, FL 33460

Tax Parcel Number(s): 38-43-44--21-15-221-0071

Zoning of Property: Commercial Building Sq. Footage 10,305

What is your legal interest in the building?:

 Will Be Purchasing Property X Property Owner

Have building permits been applied for? : X Yes No (If yes, attach a copy of permit and any supporting site plans.)

Do you have site/building plans for the project? : X Yes No (If yes, attach copy)

Are there any known code violations or code concerns at the site? Yes X No
If yes, explain:

Provide a list of ALL Businesses operating or proposed from the project addresses. Attach a separate sheet if necessary.

Business Name	Type of Business	Sq. Footage
1. Guillaume Law Office	Law Firm	10,305
2.		
3.		
4.		

In the space provide below a brief description of the proposed project. Attach photos of the existing interior of the building and property conditions and label as **EXHIBIT A**. Attach professionally produced renderings, sketches and/or plans for the proposed improvements and label as **EXHIBIT B**.

The BNG project is an adaptive in-fill project. The plan is to build an upscale, two-story building for business professionals.

For more information, visit: www.lakeworthbeachcra.org

4. JUSTIFICATION STATEMENT:

In the space provided below (attach another sheet of paper if necessary) provide a justification statement as to why this application should be funded.

The Aesthetics of the new building and the professional services that will be offered, will enhance the community dynamics. The Aesthetics will attract people and make them feel comfortable in their surroundings. This can lead to increased social interactions and stronger sense of community.

5. PROJECT BUDGET:

Include all expenses related to your project (whether they are eligible or ineligible expenses) and calculate the total eligible expenses and requested CRA match. Attach quotes and fee proposals for activities and services as EXHIBIT C.

INTERIOR IMPROVEMENT GRANT PROGRAM	
Activities	Amount \$
Professional Design Services/Permitting Fees (ineligible CRA reimbursable expense)	\$
Interior Improvements (list trade type). Itemize eligible improvements with expenses:	
1. Plumbing	\$ 174,800.00
2. Electrical	\$ 216,000.00
3. Drywall	\$ 96,100.00
4. Acoustical & Wood Ceilings	\$ 44,400.00
5. Flooring	\$ 54,125.00
6. HVAC	\$ 196,500.00
7. Cabinets, Vanities, Countertops	\$ 31,100.00
Total Expenses	\$ 813,025.00
Total Eligible Expenses	\$ 813,025.
CRA Grant Reimbursement Amount (up to 50% of eligible expenses) – Not to Exceed: \$50,000	\$ 50,000.00

For more information, visit: www.lakeworthbeachcra.org

6. APPLICATION CHECKLIST AND REQUIRED DOCUMENTATION:

(all applications must include these EXHIBITS to be considered a complete application)

✓ (check)	Required Documentation of the Applicant
X	EXHIBIT A: Attach two 8x10 color photos of the existing building interior, and label EXHIBIT A.
X	EXHIBIT B: Attach photos, professional renderings, plans or sketches of the proposed improvements and label EXHIBIT B.
X	EXHIBIT C: Attach quotes (minimum 2), fee proposal and any other backup that supports the proposed budget and label EXHIBIT C.
X	EXHIBIT D: Attach a zoning letter or site plan approval indicating that this business is a permitted use and label EXHIBIT D. This can be obtained from the City of Lake Worth Beach Community Sustainability Department at 561-586-1673 or pzoning@lakeworthbeachfl.gov
X	EXHIBIT E: Attach proof of ownership by the applicant and label EXHIBIT E. Examples include a deed, contract or other legal instrument.
N/A	EXHIBIT F: Attach an updated lease for the tenants that will be occupying the space and label EXHIBIT F.
X	EXHIBIT G: Attach a list of all existing or proposed tenants and label EXHIBIT G.
X	EXHIBIT H: Attach a location map of the applicant's property and label EXHIBIT H.
✓	Completed Application (all EXHIBITS provided)

7. CRITERIA:

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- Proposed improvements are of a comprehensive nature (completing more than one category of improvement)
- Project is of a significant scale to be a redevelopment catalyst for the area.
- Preference given to projects that are adjacent to a recent or proposed redevelopment project (adjacent property owners are encouraged to apply simultaneously)
- Preference given to renovation or major rehabilitation to a historic property.
- Level of property owner matched funds leveraged against CRA grant funds is significant.
- Preference given to projects that will cause the occupancy of a presently vacant building.
- Preference given to projects located within one of the CRA targeted areas (Dixie Highway, west of Dixie on Lake or Lucerne Avenues, or within the Gateways)
- Applicant should identify how many new jobs created and/or provide a business plan.
- Preference given to projects that are of an encouraged use within the CRA target area (i.e. retail/restaurants in the Downtown & Dixie corridors; professional office in the Gateways).
- Consistency with the CRA Redevelopment Plan is required (concepts and goals and objectives).
- Properties not funded through previous CRA grant programs within the past 2 years will be given preference.
- Incomplete applications submitted to the CRA for review will be disqualified.
- Applicants must include a location map of the property (EXHIBIT H).
- A letter or site plan approval from the City of Lake Worth Beach Community Sustainability Department, which confirms that the proposed use is conforming, the improvements are permitted per Lake Worth Beach Code of Ordinances is required (EXHIBIT D).
- Applicants may be asked to amend their plans as a condition of funding.
- Projects must be completed within a year of being awarded the grant. Extensions to the requirement are made at the discretion of CRA Staff
- Grantees will be required to show invoices, receipts, or bills as proof of project costs.
- Grantee must maintain ownership of the property for minimum of 2 years or the applicant will be required to pay back the grant funds in full.**

8. APPLICANT SIGNATURE:

I affirm by my signature shown below that I have reviewed, understand and will comply with all of the requirements of the Lake Worth Beach CRA Interior Improvement Grant Program. In addition, I affirm that I have provided a fully complete application with all of the required exhibits, and that failure to provide the information required is grounds for rejection of my application. The CRA reserves the right to negotiate revised Grant amount prices with the applicant and/or reject certain aspects of the application if necessary. If approved, I will enter into a grant agreement with the CRA, and will comply with all of the requirements contained therein.

APPLICANT:

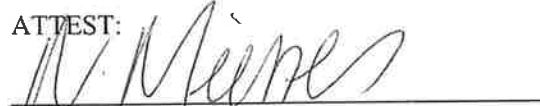


Signature



Print Name

ATTEST:



Witness



Print Name

Return a hard copy of this document and all required EXHIBITS to:

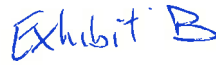
Lake Worth Beach CRA
Attn.: Chris Dabros
1121 Lucerne Avenue
Lake Worth Beach, FL 33460
email: cdabros@lakeworthbeachfl.gov

Exhibit A



Exhibit A





THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING.

[illegible]

175 TONGUE RIDGE
1755 WHITFORD SUBSECTION
MODEL 1000 CROWN LINE BACK FROM
BOULEVARD STATION 3.125.







CALCULATION SUMMARY

LINE	CALC TYPE	UNIT
1	ILLUSTRANCE	PC
2	ILLUSTRANCE	PC
3	ILLUSTRANCE	PC
4	ILLUSTRANCE	PC
5	ILLUSTRANCE	PC
6	ILLUSTRANCE	PC

THE DIXIE HIGHWAY

SOUTHERN
CENTERLINE

LUMINAIRE SCHEDULE

SYMBOL	QTY	UNIT	ARRANGEMENT	DESCRIPTION
	4	B	SINGLE	1/2" SQUARE BAR
	3	A	SINGLE	3/4" SQUARE BAR
	4	D	SINGLE	1" SQUARE BAR
	1	M	SINGLE	1 1/2" SQUARE BAR

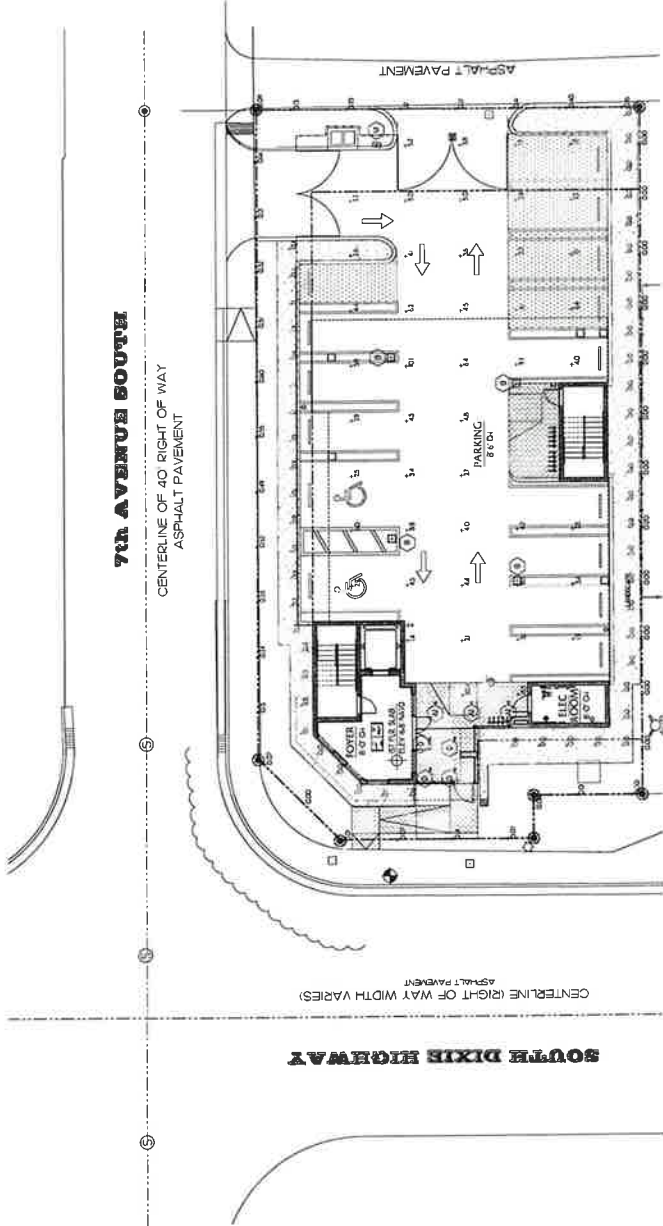
THE COURT

RIGHT OF WAY
VEMENT

This architectural drawing shows a cross-section of a building. On the left, there is a staircase with multiple steps. To the right of the staircase is a room containing a door. The drawing includes various structural lines and dimensions, such as a vertical dimension of 200 on the right side and a horizontal dimension of 200 at the top. The drawing is oriented horizontally on the page.

7th Avenue South

CENTERLINE OF 40' RIGHT OF WAY
ASPHALT PAVEMENT



SITE LIGHTING PLAN

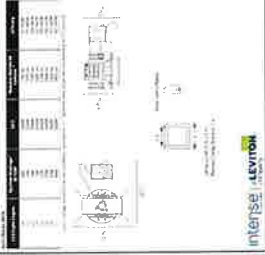
GRAPHIC SCALE (FEET)



TYPE - 0



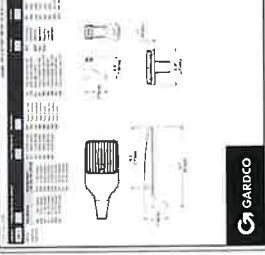
Type - A



TYPE - 0



Type: I



Project Number:
22119

GUILLAUME LAW OFFICE
702 S DIXIE HWY
LAKE WORTH, FL

AN F I N I T I

Revisions

PERMIT SET	5/30/2011	MW
Date:		
Drawn / Checked:		
Date / Approval:		
Date / Permit:		
Date / Construction:		

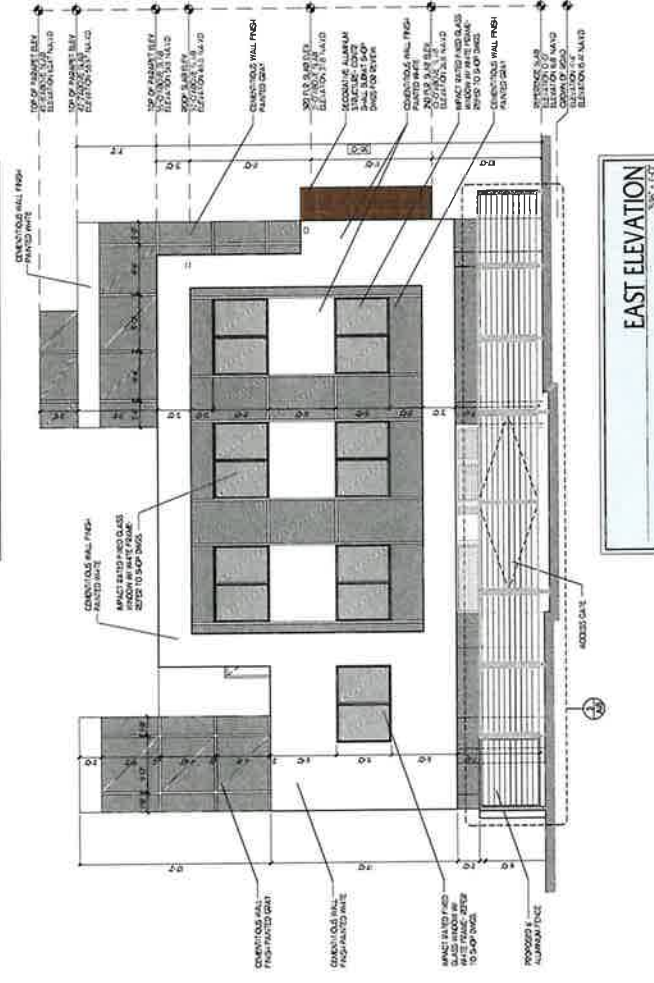
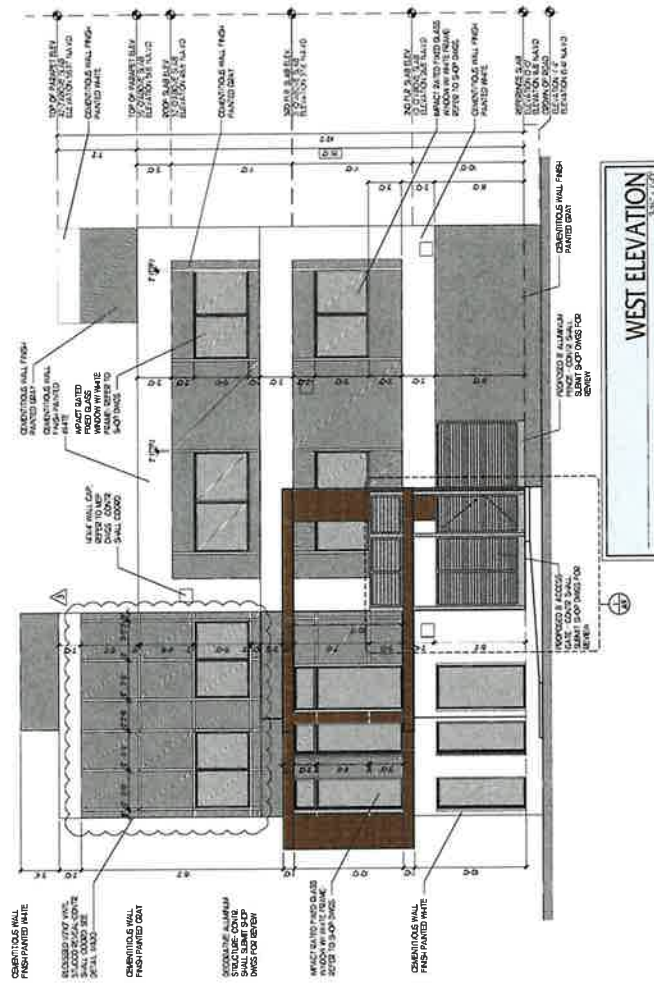
Matthew W. W
LINE
0.02342,197027
001.1~A0141
001.6601C5525
202008.10
49 Vbrecter
00-657 INET
ASCITECHTCS
HOLDING LLC
Date: 2034.06.08
1335% 2020
A0002340

SL1



1





NON-REFLECTIVE GLASS 3RD FLOOR	NON-REFLECTIVE GLASS 2ND FLOOR	NON-REFLECTIVE GLASS 1ST FLOOR
WINDOW COVERAGE	WINDOW COVERAGE	WINDOW COVERAGE
FRONT FACADE OVERALL AREA 596 SF	FRONT FACADE OVERALL AREA 596 SF	FRONT FACADE OVERALL AREA 524 SF
FRONT FACADE WINDOW AREA 110 SF	FRONT FACADE WINDOW AREA 110 SF	FRONT FACADE WINDOW AREA 79 SF
FRONT FACADE BALCONY AREA 104 SF	FRONT FACADE BALCONY AREA 104 SF	FRONT FACADE BALCONY AREA 04 SF
TOTAL PENETRATION AREA 214 SF/ 36.23%	TOTAL PENETRATION AREA 201 SF/ 33.91%	TOTAL PENETRATION AREA 83 SF/ 15.87%



RENDERINGS AND MATERIAL SAMPLES
3/8" = 1'-0"

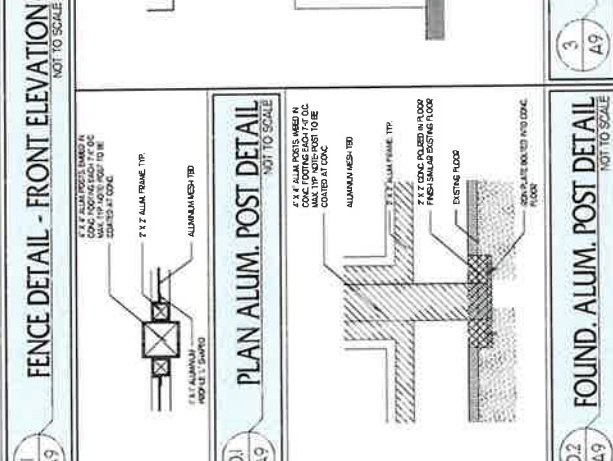
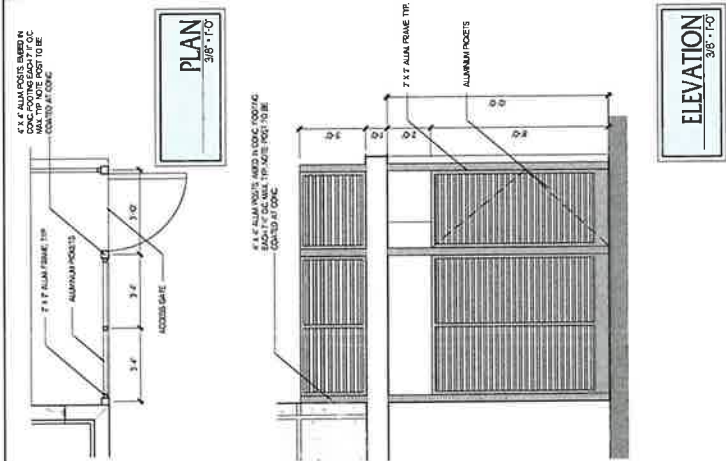
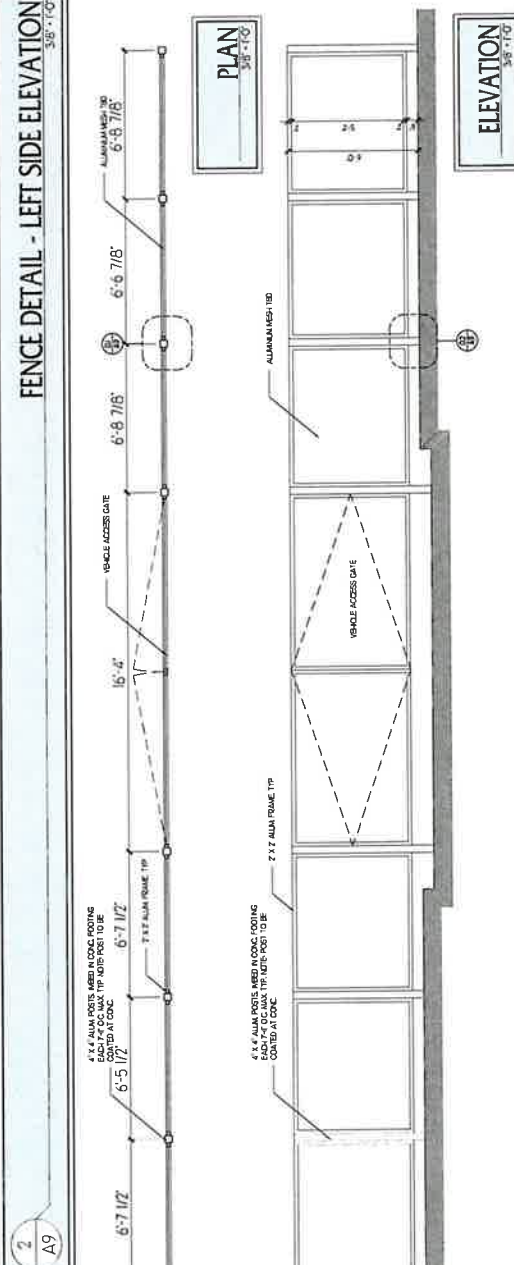
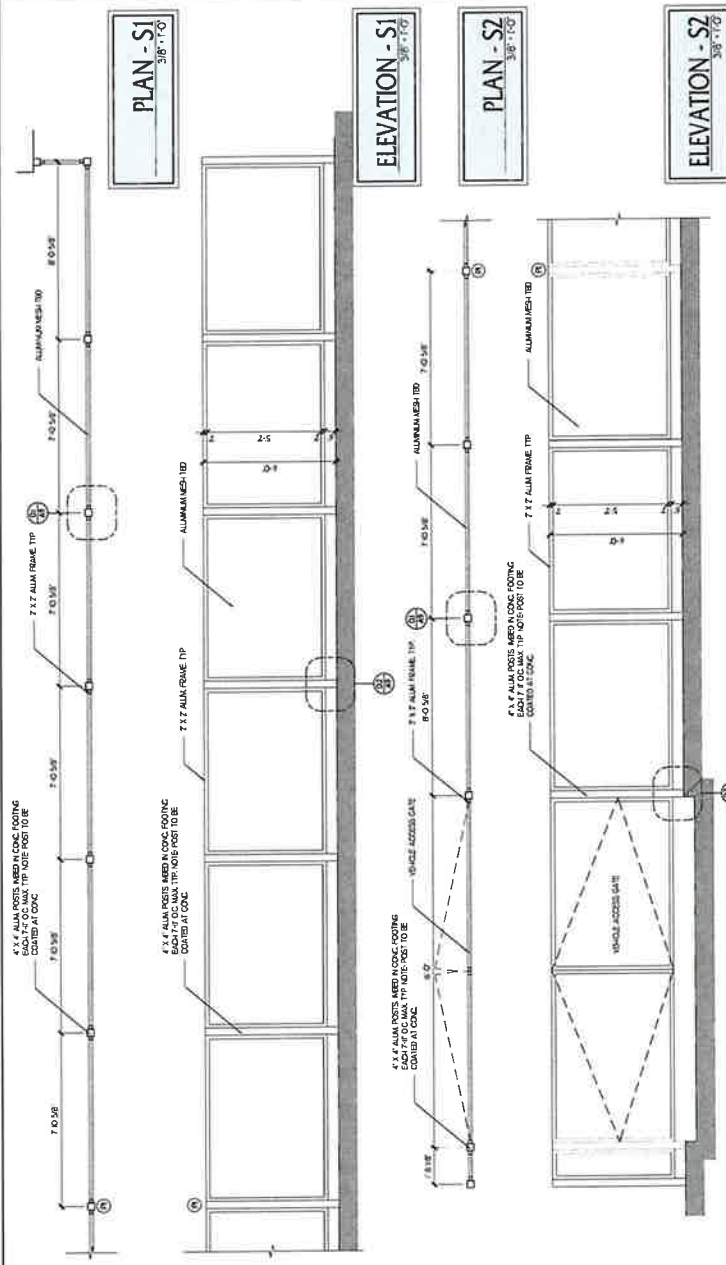


CEMENTITIOUS - WHITE

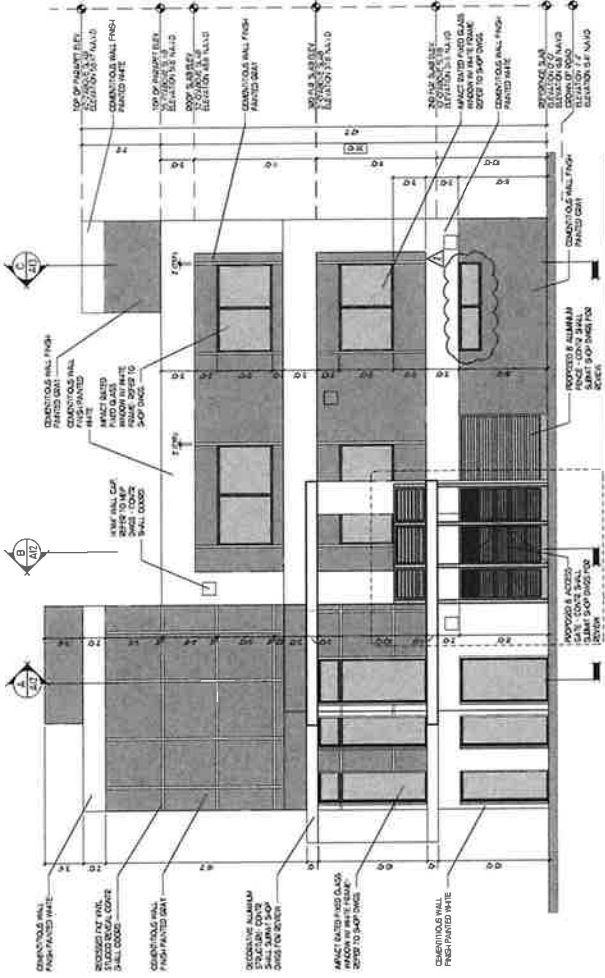
CEMENTITIOUS - GRAY

ALUMINUM

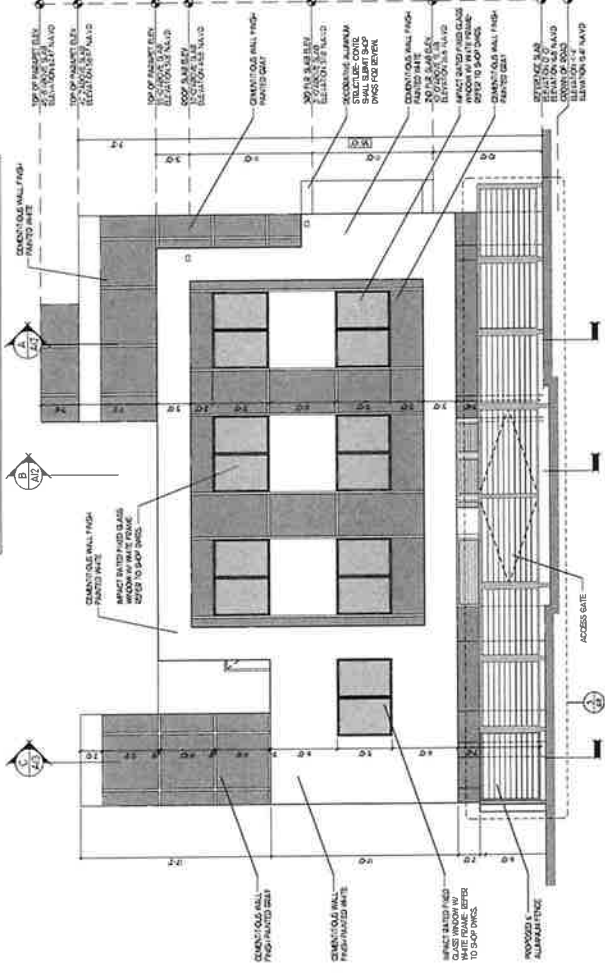




NON-REFLECTIVE CLASS	
WINDOW COVERAGE	
ROOF PACKAGE OVERALL AREA	1109 SF
FRONT PACKAGE WINDOW AREA	361 SF
REAR PACKAGE WINDOW AREA	361 SF
TOTAL PENETRATION AREA	3371 SQFT 12-448



FRONT ELEVATION
306' x 170'



REAR ELEVATION
306' x 170'

Project Number:
22119

GUILLAUME LAW OFFICE
702 S DIXIE HWY
LAKE WORTH, FL

AFFINITY ARCHITECTS
6100 Broken Sound Pkwy, NW - Suite B - Boca Raton FL - 33487
561.720.0445 AFFINITYARCHITECTS.COM

REVISIONS
1. SET 2ND PER CITY COMMISSION
2. SET 2ND PER CITY COMMISSION

PERMIT SET
Date: 5/7/2024
Drawn: [Name]
Check: [Name]
Date: [Date]
Scale:

AA0002340 © 2024
A6



Exhibit C

1000 Clint Moore Road #211
Boca Raton, FL 33487
(561) 988-4030 PH
(561) 988-4036 FX
firstwater@ymail.com

Job Name
Guillaume Law Office
702 Dixie Highway
Lake Worth, FL

Date
9/5/2024

Preliminary Cost Breakdown_002

per plans by Affinit Architects dated 8/1/2024, pages a0, A.01, SP1, SL1, A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, M0.1, M0.1, M1.1, M1.2, M1.3, M1.4, M3.1, E0.1, E0.2, E1.1, E1.2, E1.3, E1.4, E2.1, E2.2, E2.3, E2.4, E3.1, E3.2, E4.1, E5.1, EPH 1.1, EPH1.2, EPH1.3, EPH1.4, P0.1, P1.1, P1.2, P1.3, P1.4, P2.1, P2.2, P2.3, P2.4, P3.0, S1, S2, S3, S4, S5, S6, S7, S8, S9, S11. Plans dated 12/8/2023 by Envirodesign Sheets: 1, 2, 3, 4, 5, 6
Plans dated 6/7/2024 AGT Land Landscape Arch LP1, LP2, LP3

REVISED 9/13/2024

Description	Unit	Unit \$	Cost	Notes
Acoustical Ceiling			\$ 9,500.00	A beautiful ceiling
Appliances			\$ 7,500.00	
Appliance Installation			\$ -	included in appliances
Bath Hardware - Supply				
Toilet Paper Holders	8	\$100/ea	\$ 800.00	
Towel Dispensers & Trash Recept. Combo	8	\$500/ea	\$ 4,000.00	
Soap Dispensers	8	\$80/ea	\$ 1,600.00	
Sanitary Trash Receptacle	8	\$40/ea	\$ 320.00	
36" Grab Bars	4	\$40/ea	\$ 160.00	
42" Grab Bars	4	\$60/ea	\$ 240.00	
Mirrors	8	\$350/ea	\$ 2,800.00	
Hooks	8	\$15/ea	\$ 120.00	
Bath Hardware-Install			\$ 2,500.00	
Cabinetry				
Bath #1 Vanity & Tall Cabinet			\$ 7,500.00	
Conference Room Desk & Built-Ins			\$ -	by others
Break Room Built-In			\$ -	by others
Cabinet Hardware			\$ 500.00	
Carpet & Installation			\$ -	none
Community Fees			\$ -	by others
Core Drilling			\$ 4,500.00	

Guillaume Law Office

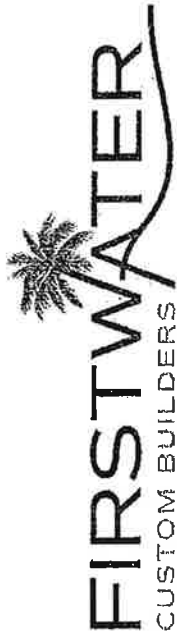
Preliminary Cost Breakdown

Exhibit C.1
Interior



1000 Clint Moore Road #211
 Boca Raton, FL 33487
 (561) 988-4030 PH
 (561) 988-4036 FX
 firstwater@ymail.com

Description	Unit	Unit \$	Cost	Notes
Countertops			\$ 3,500.00	
Bath #1 Vanity & Tall Cabinet			\$ -	by others
Conference Room Desk & Built-Ins			\$ -	by others
Break Room Built-In			\$ -	none
Demolition			\$ -	
Door Hardware-Supply			\$ -	included in interior door hardware package
Door Levers			\$ -	
Door Hardware-Install			\$ 2,000.00	
Drywall & Framing			\$ 90,580.00	
Electrical				
General			\$ 232,734.00	ET Electric
Lighting Package			\$ 52,000.00	
Exterior Photometrics Testing			\$ 5,000.00	
Site Lighting			\$ 3,500.00	
Elevator			\$ 134,351.00	EOX Elevator
Energy Calculations			\$ -	by others
Engineer			\$ -	by others
Soil reports & Testing			\$ -	
Speciality Inspector, structural			\$ 6,600.00	
Entry Doors			\$ -	included in window and door costs
Front Door			\$ -	
Entry Gates			\$ -	
Gates			\$ 48,340.00	Access Experts
Operator and Mechanics			\$ 19,747.92	no UG piping
Equipment Rental				
Site Fence			\$ 6,000.00	
Barricades/Cones			\$ 3,000.00	
Lifts			\$ 12,000.00	



1000 Clint Moore Road #211
 Boca Raton, FL 33487
 (561) 988-4030 PH
 (561) 988-4036 FX
 firstwater@ymail.com

Description	Unit	Unit \$	Cost	Notes
Exfiltration Trenches/Site Drainage			\$ 58,512.00	Bradford
Exterior Wall Cladding			\$ -	none
Fence & Gates			\$ -	included in entry gates
Fire Alarms			\$ 26,750.00	ADT
Fire Extinguishers			\$ 3,000.00	
Fire Hydrant			\$ -	existing to remain
Fire Sprinklers			\$ 52,370.00	Everon
Gas			\$ -	none
Generator			\$ -	none
Glass Work (Frameless, Interior) Office #1, Office #1 Meeting, Meeting, Office #2, Office #3, Break Room, Conference Room			\$ 38,225.00	Meridian (framed units)
Office #1 & #2 Toilet Divider	2	\$1,600/ea	\$ 3,200.00	
Grubbing/Grading			\$ 15,000.00	
Gutters			\$ -	none
Gypcrete			\$ -	none
HVAC			\$ 183,985.00	Coastal Comfort
Insulation			\$ 15,456.00	Gale Insulation
Interior Doors				
Knockdown Frames & Doors			\$ 20,627.53	Smith & deShields
Door Closure/Opener Hardware Package			\$ 7,433.40	
Installation			\$ 16,000.00	
Irrigation			\$ 8,675.00	
Landscaping			\$ 28,747.50	
Landscape Lighting			\$ -	pending
Light Fixtures			\$ -	decorative, by others
Low Voltage			\$ 45,000.00	allowance, prewire



Description	Unit	Unit \$	Cost	Notes
Millwork				
Baseboards	900 LF	\$8/LF	\$ 7,200.00	
Casing			\$ -	none
Crown			\$ -	none
Interior ceiling details/beams			\$ -	none
Tongue & Groove Ceilings			\$ -	none
Misc. Lumber/Hardware			\$ 10,000.00	
Office Furniture & Soft Goods			\$ -	by others
Painting				
Interior & Exterior			\$ 64,000.00	
Pavers				
Material & Installation	250 SF	\$12/SF	\$ 3,000.00	standard concrete paver
Paving			\$ 148,645.00	no mill and overlay included
Paving & Site Work			\$ 3,834.00	
Bike Racks				
Permits				
Building Department Fees			\$ -	paid by owner direct as costs incurred
Permit Acquisition/Inspection Fees			\$ 25,000.00	
Pilings			\$ -	none
Plans			\$ -	by others
Plumbing Fixtures				
Toilets	8 toilets	\$796.42/ea	\$ 6,371.36	
Sinks	8 sinks	\$695/ea	\$ 5,560.00	
Faucets	8 faucets	\$867.90/ea	\$ 6,943.20	
Shower Valves, Drain & Trim	2 showers	\$600/ea	\$ 1,200.00	
Break Room Sink & Faucet			\$ 750.00	



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Description	Unit	Unit \$	Cost	Notes
Plumbing Labor				
General			\$ 199,600.00	H & H Plumbing
Recirculating Pumps			\$ -	included above
Backflow Preventer			\$ -	included above
Punchout				
Labor			\$ 4,000.00	
Materials			\$ 2,500.00	
Railings				JC Ornamental
Stairwells (A & B) including Handrail			\$ 59,085.00	
Exterior Aluminum Railing			\$ 6,200.00	
Road Impact Fees			\$ -	by others
Road Work Closure Labor			\$ 950.00	
Roofing				
General			\$ 72,163.00	Grabowski
Sanitation			\$ 7,500.00	
Security System			\$ -	by others
Shell Contractor				
General			\$ 1,523,650.00	Hobt
Sitework/Flat work			\$ -	included in above costs
Shelving/Closet Systems			\$ -	by others
Shower Enclosures		\$1,975/ea	\$ 3,950.00	Luxury
Screens - Motorized Phantom Screens			\$ -	none
Shutters				
Decorative exterior			\$ -	none
Signage (Building)			\$ -	pending, by others?
Site Operations			\$ 35,000.00	
Cleaning-Daily & Final, Material Handling, Plans-working sets, Site Protection, Trash				



Description	Unit	Unit \$	Cost	Notes
Slab Prep		\$	-	included in paving/site prep
Soil Treatment		\$	-	included in shell costs
Sound Control		\$	-	none
Specialty Metals				
Exterior Aluminum Fins		\$	10,500.00	
Front Entry Detail		\$	30,410.00	
Stucco		\$	134,000.00	
Supervision/ misc. labor		\$	110,000.00	
Surveys		\$	12,500.00	
Temporary AC		\$	-	none
Temporary Power/Lighting		\$	3,500.00	
Tile Material				
Main Flooring (baths only)	315 SF	\$6/SF	\$ 1,890.00	
Shower Walls	360 SF	\$6/SF	\$ 2,160.00	
Tile Installation				
Bathrooms (Flooring & Walls)		\$	8,900.00	baths only
Trusses		\$	-	included in shell costs
Utilities				
FPL		\$	2,500.00	
Water		\$	10,000.00	
Unistrut		\$	1,200.00	
Water Meter		\$	-	existing to remain
Vacuum System		\$	-	none
Wallpaper		\$	-	by others
Water Heaters		\$	-	included in plumbing costs


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Description	Unit	Unit \$	Cost	Notes
Water Proofing			\$ 1,500.00	
Balconies			\$ -	none
Exterior Walls			\$ 900.00	
Shower Walls			\$ -	none
Window Sills			\$ -	by others
Window Treatments			\$ -	
Windows & Exterior Doors			\$ 94,843.09	Reliable
Material & Installation			\$ -	included in above costs
Waterproofing & Bucking				
Wood Flooring				
Material	4,630 SF	\$8/SF	\$ 37,040.00	
Installation	4,210 SF	\$3/SF	\$ 12,630.00	
Wood Glue	34 buckets	\$175/ea	\$ 5,950.00	
Sub-total			\$ 3,806,279.00	
Contractor OHP			\$ 532,879.06	14%
Total			\$ 4,339,158.06	

Exhibit C

Exhibit C.2

 Sisca Construction Services LLC			
Schedule "B" Schedule of Values			
Date	10/07/24		
Job #	J24-0867		
Job Name	Guillaume Law Office		
Cost Code	Description	Item	Amount
401100	Supervision/Project Management	SCS	\$273,520.00
401110	General Conditions	SCS	\$77,100.00
402300	Earthwork	SCS	\$117,200.00
402500	Site Utilities	SCS	\$84,800.00
402700	Brick Pavers	SCS	\$31,070.00
402740	Fence & Gates	SCS	\$54,200.00
402900	Landscape & Irrigation	SCS	\$40,870.00
403000	Concrete Shell, Paving	SCS	\$884,075.00
405100	Structural Steel	SCS	\$467,230.00
408410	Cabinets & Vanities	SCS	\$31,100.00
407100	Water Proofing	SCS	\$26,181.00
407210	Foam Insulation	SCS	\$16,740.00
407300	Roofing	SCS	\$84,400.00
408100	Doors/Frames/Hrdwr	SCS	\$49,500.00
408360	Interior Glazing	SCS	\$79,900.00
408400	Storefront Ext	SCS	\$77,500.00
409100	Stucco	SCS	\$151,500.00
409200	Drywall	SCS	\$98,100.00
409500	Acoustical Ceilings	SCS	\$44,400.00
409600	Flooring	SCS	\$64,126.00
409900	Painting	SCS	\$64,100.00
410800	Bathroom Access	SCS	\$7,930.00
413000	Canopies	SCS	\$29,400.00
414000	Elevators	SCS	\$110,200.00
415200	Fire Sprinkler System	SCS	\$51,900.00
415400	Plumbing	SCS	\$174,800.00
415700	HVAC 1st/2nd Floors, equip 3rd	SCS	\$196,500.00
416000	Electrical	SCS	\$219,600.00
416300	Fire Alarm	SCS	\$25,680.00
	Sub-Total	SCS	\$3,711,301.00
	Overhead & Profit	SCS	\$324,989.00
	TOTAL	SCS	\$4,036,300.00

Exterior



DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

Exhibit D

**ORDER OF THE PLANNING AND ZONING BOARD
OF THE CITY OF LAKE WORTH BEACH, FLORIDA**

PROJECT NAME: Guillaume Law Offices

OWNER: Byrnes Guillaume – SUNSHINE BNG SOUTH DIXIE HIGHWAY PROPERTY, LLC

APPLICANT: John Baldridge – Upright Construction and Estate Management, LLC

APPLICANT'S ADDRESS: 5589 Okeechobee Blvd
West Palm Beach, FL 33460

DATE OF HEARING: February 7, 2024

APPROVAL SOUGHT: **PZB Project Number 23-01400013:** A major site plan and sustainable bonus incentive program request to construct an office building at 702 South Dixie Highway. The sustainable bonus incentive program request is for an additional story (3 stories total) and FAR. The subject site is zoned Mixed Use – Dixie Highway (MU-DH) and has a future land use designation of Mixed Use – East (MU-E).

PROPERTY LOCATION: 702 South Dixie Highway

PCN: 38-43-44-21-15-221-0071

 X THIS MATTER came to be heard before the Planning and Zoning Board of the City of Lake Worth Beach, Florida, on the date of hearing stated above. The Board, having considered the application by the applicant, the materials submitted by the applicant, and the staff reports, and having heard testimony from the applicant and members of the Lake Worth Beach administrative staff, finds as follows:

1. Application for a Major Site Plan and Sustainable Bonus was made by the applicant in a manner consistent with the requirements of the Lake Worth Beach Land Development Regulations.

2. The applicant
 X HAS
 HAS NOT

established by substantial competent evidence a basis for the approval requested.

3. The applicant's application for a Major Site Plan and Sustainable Bonus is hereby
 X GRANTED, subject to the conditions of approval referenced herein.
 DENIED

4. This Order shall take effect on the date signed by the chairperson.
5. All further development on the property shall be made in accordance with the terms and conditions of this Order.

CHAIRPERSON-On behalf of the BOARD

Juan Contin, Chairperson

BOARD SECRETARY

Sherie Coale, City of Lake Worth Beach

Date: _____

CONDITIONS OF APPROVAL
PZB CASE No. 23-01400013

Planning and Zoning

1. Fifty percent of the sustainable bonus fee shall be paid to the City within one year of approval, or prior to the issuance of the building permit, whichever comes first.
2. The applicant shall provide qualifying sustainable bonus features equal to fifty percent of the sustainable bonus fee, or shall be required to pay the remaining incentive value in its entirety prior to the issuance of a certificate of occupancy.
3. The applicant shall provide the in-lieu affordable/workforce housing fee within one year of approval, or prior to the issuance of the building permit, whichever comes first.
4. The proposed project shall comply with Palm Beach County's Unified Land Development Best Management Practices for Wellfield Protection.
5. Prior to the issuance of building permit, a Minor Site Plan shall be submitted to implement the following:
 - a. Revise the landscape plan to match the site plan.
 - b. The site table shall be revised to list the correct FAR and impermeable maximums in accordance with MU-DH regulations.
 - c. Revise the site plan to comply with maximum impermeable surface allowance.
 - d. The site data table shall be revised to update the building setbacks and the 25% glazing requirement on the site data table to be consistent with site plan measurements.
 - e. A revised photometric plan shall be submitted. All lighting shall comply with lighting code regulations in LDR Section 23.4-3. Further, lighting fixtures shall comply with dark skies fixture recommendations, including a 3000K light tone or less for LED lighting, and shall be consistent with the architectural style of the project as determined by the Development Review Official.
 - f. Incorporate any plan changes based on the conditions of approval from other departments.

Public Works

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Works.
3. Prior to the issuance of a building permit, contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
4. Prior to issuance of a certificate of occupancy, construct a new 5-foot wide sidewalk along 7th Avenue South in compliance with the Public Works Department's specifications and Policy and Procedure Manual.
5. Prior to issuance of a certificate of occupancy, install new Type F curb along 7th Avenue South in compliance with the Public Works Department's specifications. See attached plan markup for details.
6. Prior to issuance of a certificate of occupancy, reconstruct the roadway (or mill and overlay), along 7th Avenue South in compliance with the Public Works Department's specifications.
7. Prior to the issuance of a building permit, provide a signage and striping plan that illustrates the striping pattern necessary for vehicles entering and exiting the property.

8. Prior to the issuance of a Certificate of Occupancy, broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
9. Prior to performing work in the right of way, apply for and receive issuance of a "Right of Way/Utility Permit" application.
10. Prior to the issuance of a certificate of occupancy, ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction. A pre-construction video of the entire perimeter shall be performed and submitted to the City.

Utilities – Electric

1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Please indicate on survey the electric utility for commercial building. The electric utility will be provided from the west side of parcel.
 - b. Provide load calculations and voltage requirements. This includes the electric riser diagram with wire size and number of sets of wires. If any meter is over 320 amps for Single Phase, or over 200 amps for 3-Phase, a CT cabinet and CT meter will be needed to be installed. All meters and CT cabinets will require a minimum of 36" (36 in) clearance in front for installation of meter.
 - c. Provide the meter bank location on the electrical plans.
 - d. Indicate on the riser diagram whether the electric service will be overhead or underground. The proposed location of the meter bank will need to be accessible for installation if overhead or underground.
2. Prior to the issuance of a Certificate of Occupancy for new building, a final electric inspection must be performed.

Utilities – Water & Sewer

1. Prior to building permit issuance,
 - a. A minor site plan will be required to address the following:
 - i. Drainage calculations reference Delray Beach retention requirements. The policy of the City of Lake Worth Beach is a property must retain the 3-year 1-hour storm event on site based on the runoff of the entire site area. This is equivalent to 2.6 inches of precipitation.
 - ii. The concluded exfiltration trench length required is more than the trench length provided.
 - iii. Trench top elevation on plans does not match elevation in calculations.



DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

August 26, 2024

Mariana Wood
Affiniti Architects
6100 Broken Sound Pkwy, #8
Boca Raton, Florida, 33487

RE: PZ #24-01400023 - A request by Mariana Wood for consideration of a Minor Site Plan amendment to satisfy Planning and Zoning condition # 5 of Development Order 23-01400013 for the construction of a 3-story office building at 702 South Dixie Highway. The subject site is zoned Mixed Use – Dixie Highway (MU-DH) and has a future land use designation of Mixed Use – East (MU-E). The parcel number is 38-43-44-21-15-221-0071.

Dear Mrs. Wood:

The City is in receipt of your application submitted on June 4, 2024, and latest subsequent resubmittal on August 6, 2024. At the February 7, 2024, Planning and Zoning Board meeting, the subject property received approval for a Major Site Plan and Sustainable Bonus Incentive Program (SBIP) request for the construction of a 3-story office building and site development. Per Planning and Zoning Condition of Approval # 5 of Development Order 23-01400013, a minor site plan amendment was required to correct site data table information, reduce impermeable surfaces, and revise elevations; and to review a photometric plan. Staff has reviewed your application and plans pursuant to Section 23.2-30 of the Lake Worth Beach Land Development Regulations (LDRs) and has determined that the application is consistent with the City's LDRs as conditioned and satisfies the condition of approval. As such, the application for the proposed Minor Site Plan amendment is **APPROVED** subject to the following conditions of approval:

Planning and Zoning

1. Prior to the issuance of the building permit, exterior LED lighting must have a light tone of 3000K or less.
2. All conditions of approval from Development Order 23-01400013 remain applicable unless specifically superseded in this approval.

Pursuant to LDR section 23.2-30(f), this approval shall be void one year after the approval date unless a building permit is issued for the site development provided in the site plan and construction is diligently pursued. Any modifications to the approved Minor Site Plan amendment are subject to further approval processes.

If you have any questions, please do not hesitate to contact Karina Campos, Senior Community Planner, at 561-533-7339 or kcampos@lakeworthbeachfl.gov.

Sincerely,

Digitally signed by William
Waters
Date: 2024.08.26 14:10:09 -04'00'

William Waters, AIA, NCARB, LEED AP BD+C, GGP, ID, SEED
Community Sustainability Director
City of Lake Worth Beach Department for Community Sustainability

Attachment: Signed Site Plan

Exhibit E
Exhibit E

Prepared by and return to:
Premier Choice Title, LLC
12177 Ken Adams Way
Suite # 160
Wellington, FL 33414
(561) 815-1314
File No PCT21-0134

Parcel Identification No 38-43-44-21-15-221-0071

[Space Above This Line For Recording Date]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made as of the 8th day of December, 2021 between JC Radio Group Inc., a Florida Corporation formerly known as Radio Vision Media Inc., a Florida Corporation, whose post office address is 2161 Palm Beach Lakes Boulevard, Suite # 305, West Palm Beach, FL 33409, of the County of Palm Beach, State of Florida, Grantor, to Byrnes Nick Guillaume, Trustee of The Byrnes Guillaume Trust under agreement dated June 29, 2020, whose post office address is 5589 Okeechobee Boulevard, Suite # 103, West Palm Beach, FL 33417, of the County of Palm Beach, State of Florida, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described herein, pursuant to FS 689.073, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach, Florida, to-wit:

See attached legal description as Exhibit "A"

Property Address: 702 South Dixie Highway, Lake Worth, FL 33460

Sales Price/Consideration: \$175,000.00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Warranty Deed

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Brandon Gerrins

WITNESS

PRINT NAME: Brandon Gerrins

Christy Gorth

WITNESS

PRINT NAME: Christy Gorth

STATE OF Virginia
COUNTY OF Roanoke

JC Radio Group Inc., a Florida Corporation

By: James Leger

James Leger, President

The foregoing instrument was acknowledged before me by means of () physical presence or (☒) online notarization this 8th day of December, 2021 by James Leger, President of JC Radio Group Inc., a Florida Corporation, on behalf of the Corporation.

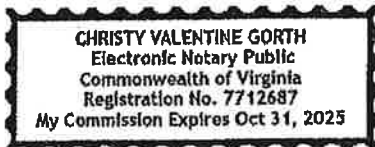
Christy Gorth

Signature of Notary Public Christy Gorth
Print, Type/Stamp Name of Notary

Personally known: _____

OR Produced Identification: ☒ _____

Type of Identification Produced: passport



Completed via Remote Online Notarization using 2 way Audio/Video technology.

EXHIBIT "A"
Property Description

Lot 8 and the North 19.51 feet of Lot 7, Block 221, THE PALM BEACH FARMS COMPANY PLAT NO. 2, The Townsite of Lucerne (now known as Lake Worth), recorded in Plat Book 2, Pages 29 through 40, inclusive, of the Public Records of Palm Beach County, Florida; Less and except the West 10 feet of Lot 7 and less the West 2.2 feet of Lot 8;

And less and except:

That part of Lot 8, Block 221, THE PALM BEACH FARMS COMPANY PLAT NO. 2, The Townsite of Lucerne, according to the plat thereof, as recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida, lying in Section 27, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at a found Brass Disc in concrete marking the Southwest corner of said Section 27; thence North 89°50'59" East along the Southerly line of said Section 27, a distance of 178.66 feet to a point on the Baseline of Survey for State Road 805 (Dixie Highway) as shown on the Florida Department of Transportation Right of Way Map for Section 93050-2513; thence North 27°33'27" West along said Baseline Survey, a distance of 386.09 feet; thence North 00°00'14" East along said Baseline Survey and the Westerly line of said Section 27, a distance of 1,815.15 feet; thence South 89°59'46" East, a distance of 47.00 feet to the Point of Beginning, said point being on the Southerly existing right of way line for 7th Avenue South and the Northerly boundary line of said Lot 8; thence North 89°58'58" West along said Southerly existing right of way line and said Northerly boundary line, a distance of 14.80 feet to a point on the Easterly existing right of way line for said State Road 805 (Dixie Highway), said point being on a line 2.20 feet Easterly of and parallel with the Westerly boundary line of said Lot 8; thence South 00°00'14" West along said Easterly existing right of way line and said parallel line, a distance of 14.80 feet; thence North 45°00'38" East, a distance of 20.93 feet to the Point of Beginning.

PROPERTY DESCRIPTION

File No.: PCT21-0134

Page 1 of 1

EXHIBIT 'G'

Proposed tenants at 702 South Dixie Highway:

- **The Law Offices of Byrnes Guillaume, Attorney At Law,**

Exhibit H

