



AGENDA
CITY OF LAKE WORTH BEACH
CITY COMMISSION WORK SESSION - MOBILITY & VACANT LOTS
CITY HALL COMMISSION CHAMBER
MONDAY, JANUARY 22, 2024 - 5:00 PM

ROLL CALL:

PLEDGE OF ALLEGIANCE: led by Commissioner Kim Stokes

UPDATES / FUTURE ACTION / DIRECTION

- A. [Discussion and update regarding progress to date on a Mobility Plan by WGI](#)
- B. [Discussion of an unsolicited offer to purchase six \(6\) vacant, unimproved, City surplus lots](#)

ADJOURNMENT:

The City Commission has adopted Rules of Decorum for Citizen Participation (See Resolution No. 13-2023). The Rules of Decorum are posted within the City Hall Chambers, City Hall Conference Room, posted online at: <https://lakeworthbeachfl.gov/government/virtual-meetings/>, and available through the City Clerk's office. Compliance with the Rules of Decorum is expected and appreciated.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

STAFF REPORT WORK SESSION

AGENDA DATE: January 22, 2024

DEPARTMENT: Community Sustainability

TITLE:

Discussion and update regarding progress to date on a Mobility Plan by WGI

SUMMARY:

WGI will provide a progress update including future activities and scheduling regarding Phase I and Phase II of its work on the City's Mobility Plan.

BACKGROUND AND JUSTIFICATION:

On January 17, 2023, the City Commission approved a two-phase approach to preparing a formal Mobility Plan for the City of Lake Worth Beach. Phase I included data gathering and analysis, public outreach, funding research and a formal survey. Phase II funding was approved for fiscal year 2024 and includes the identification of actual projects, required funding and funding sources to implement the priority projects.

Phase I took a bit longer than anticipated due to variety of issues but is now drawing to a close. Before moving too far into Phase II, WGI will provide an update and overview of what has been documented thus far and request feedback from the City Commission.

DIRECTION:

Provide consensus, observations and suggestions to WGI, specifically on the project prioritization criteria and methodology, prior to moving full time into Phase II of the Mobility Plan.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
Presentation

Lake Worth Beach Mobility Plan

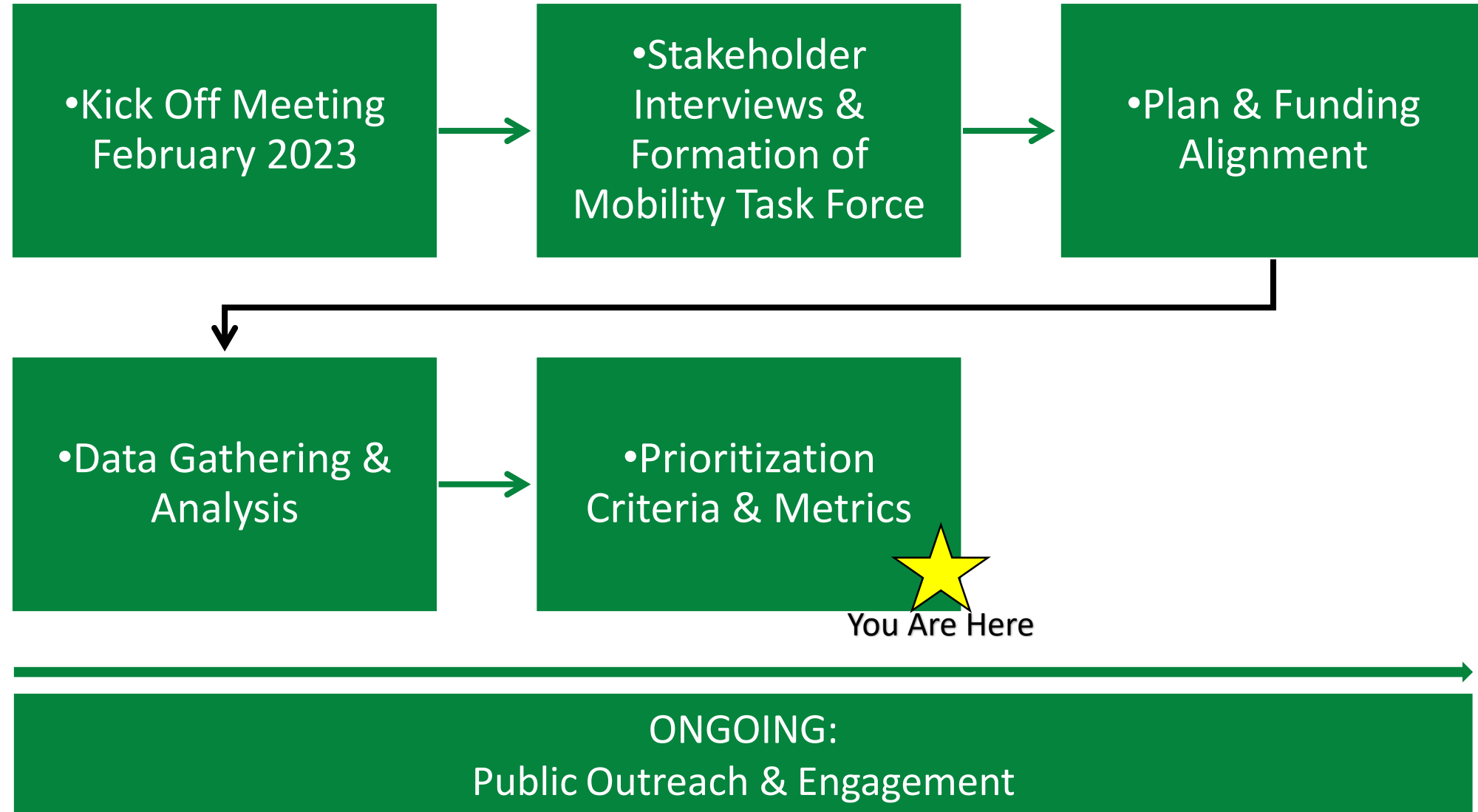
Commission Work Session

January 22, 2024





Status Update





Public Outreach Summary



Community Workshop
April 2023



Mobility Task Force "Walkshop"
September 2023



Dia De Los Muertos Outreach Event
October 2023



Data Sources and Best Practices

| Data Category/Type | Source/s |
|----------------------------------|--|
| Crash Data in GIS format | Signal 4 Analytics (Statewide Repository) |
| Transportation Infrastructure | Palm Beach County, FDOT |
| Land Use, Zoning, and Ownership | City of Lake Worth Beach, Florida Geographic Data Library |
| Demographic and Environmental | US Census Bureau, US DOT |
| Regional Transportation Projects | Palm Beach County, Palm Beach County Transportation Planning Agency, City of Lake Worth Beach* |

*to be provided to Study Team once finalized by City



Data Sources and Best Practices

Data Review
and Collection



Data Clean up
and
Formatting

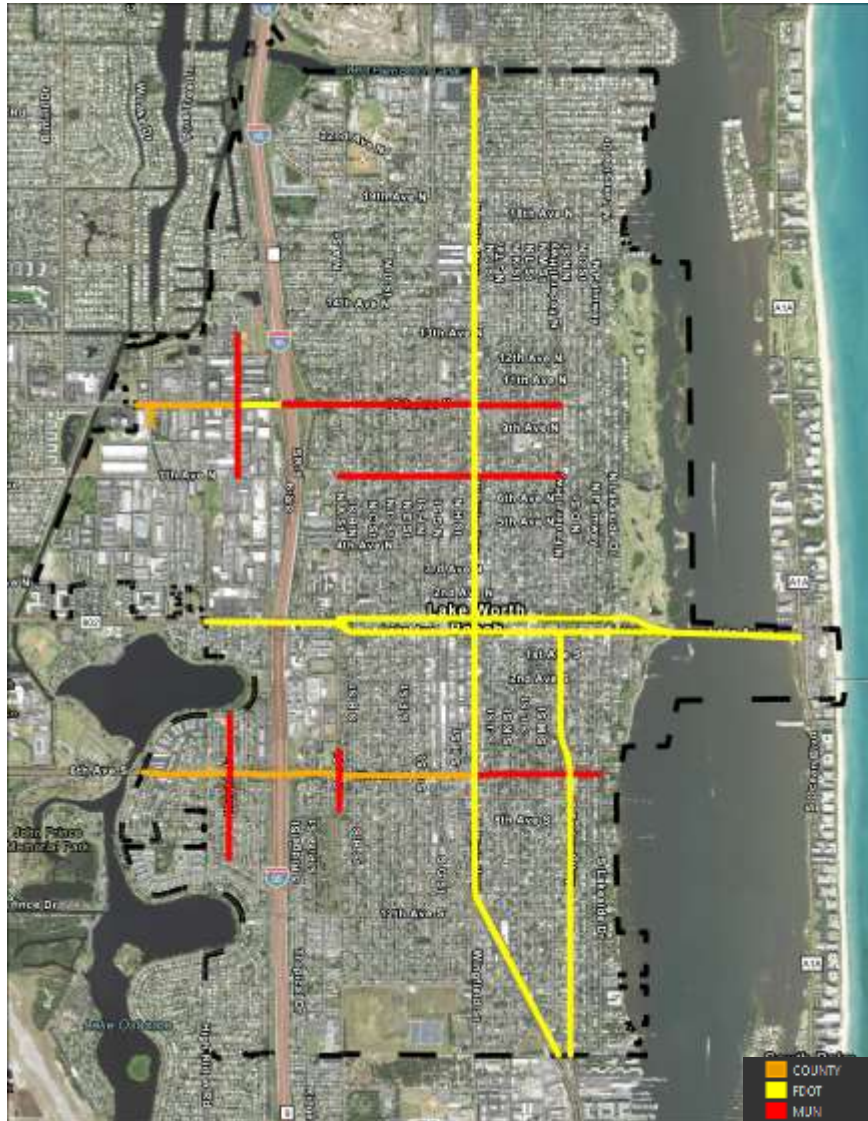


Data Analysis
and
Visualization

ITERATIVE STAGE



High Injury Network (HIN)



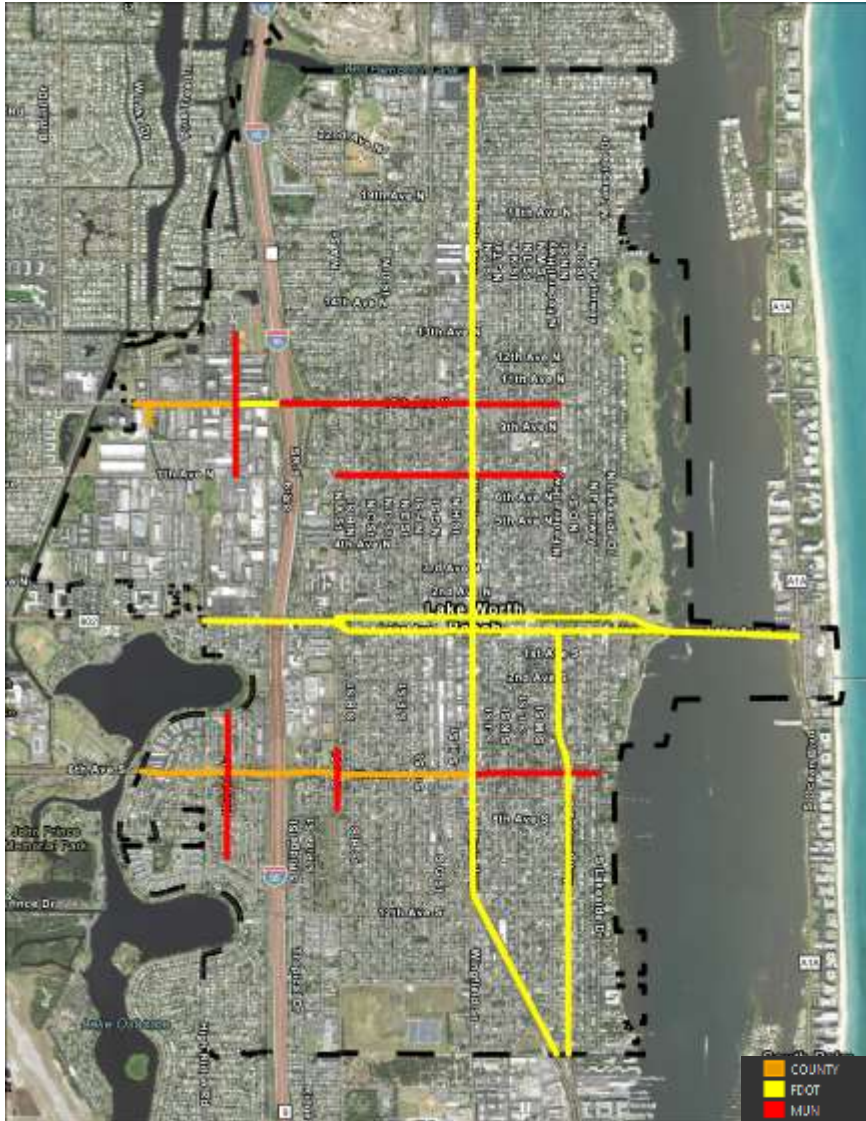
What is the HIN?

*The HIN represents the roads with the highest frequency of crashes **AND** the most severe crashes.*

How can the City use the HIN?

The City can use the HIN to further understand where the most severe crashes are happening the most.

High Injury Network (HIN)

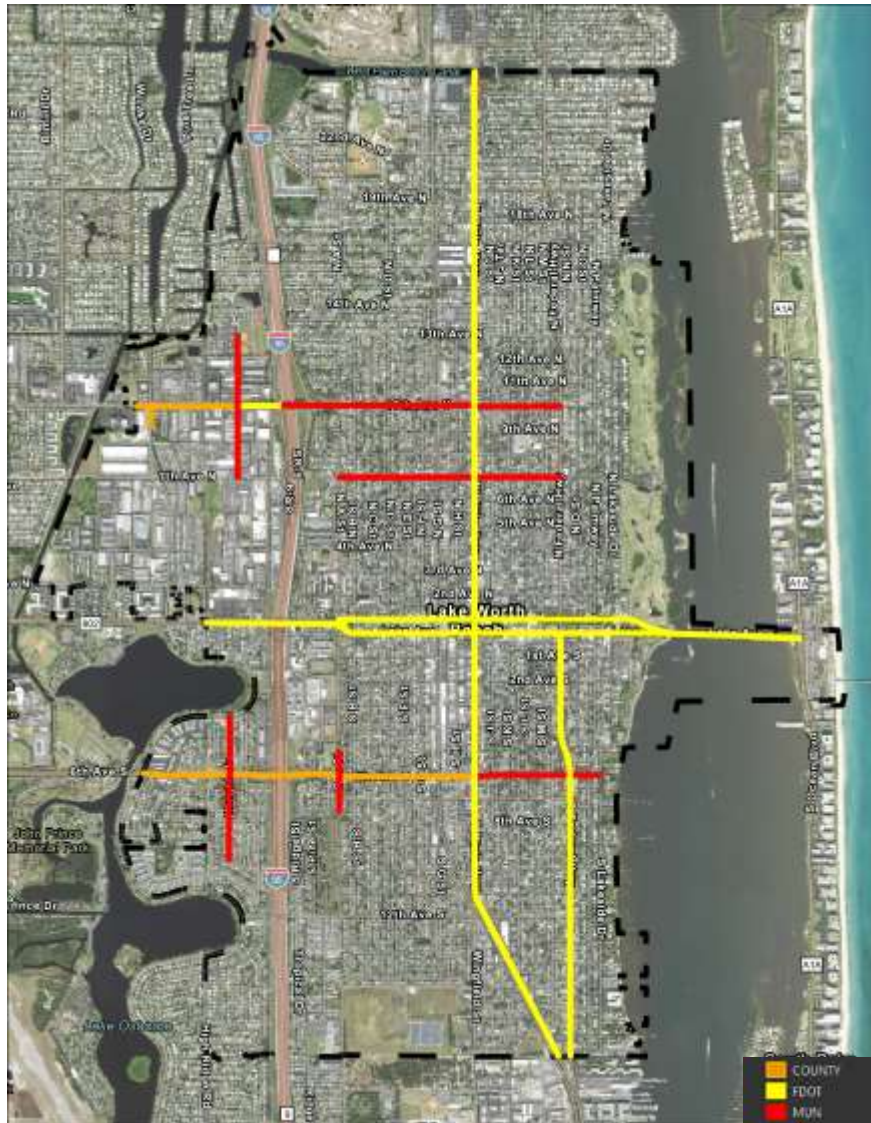


Each individual street within the City was evaluated based on the following variables:

- 1) Crash Severity of all Crashes on Street.
 - Scaled 1 to 6, with 6 being crashes with Fatalities and 1 being crashes with No Injury.
- 2) Raw Crash Frequency of all Crashes on Street.
 - Frequency was used to derive crash rate per $\frac{1}{4}$ mile for each street.
- 3) Crash rate and Crash severity variables were combined to derive a High Injury Network score.
- 4) All streets scoring 1 standard deviation from the mean HIN score of the full dataset were selected as the City's HIN.



High Injury Network (HIN)



| STREET | Responsible Authority | Speed Limit | Lanes | Crash Count | Average Severity | HIN Score |
|---------------|-----------------------|-------------|-------|-------------|------------------|-----------|
| 10th Ave N | COUNTY | 40 | 2 | 136 | 1.50 | 269.62 |
| 10th Ave N | COUNTY | 40 | 5 | 114 | 1.43 | 238.38 |
| Boutwell Rd | COUNTY | 35 | 2 | 41 | 1.46 | 218.36 |
| 10th Ave N | FDOT | 40 | 5 | 94 | 1.46 | 212.84 |
| LWB Circle | FDOT | 25 | 2 | 54 | 1.22 | 208.76 |
| 10th Ave N | MUN | 35 | 4 | 331 | 1.55 | 189.80 |
| 6th Ave S | COUNTY | 35 | 4 | 300 | 1.651 | 186.61 |
| N Dixie Hwy | FDOT | 35 | 4 | 814 | 1.77 | 181.48 |
| S A St | MUN | 35 | 2 | 100 | 1.41 | 166.39 |
| S Dixie Hwy | FDOT | 35 | 4 | 466 | 1.93 | 143.94 |
| Lucerne Ave | FDOT | 25 | 2 | 427 | 1.51 | 136.47 |
| Lake Ave | FDOT | 25 | 2 | 377 | 1.39 | 111.04 |
| 6th Ave S | COUNTY | 45 | 4 | 118 | 1.72 | 98.97 |
| 10th Ave N | MUN | 25 | 2 | 74 | 1.47 | 89.29 |
| 7th Ave N | MUN | 25 | 2 | 156 | 1.61 | 80.38 |
| Lake Worth Rd | FDOT | 35 | 4 | 134 | 2.17 | 79.74 |
| S Federal Hwy | FDOT | 35 | 2 | 253 | 1.64 | 69.13 |
| 6th Ave S | MUN | 25 | 4 | 53 | 1.70 | 66.72 |
| Barnett Dr | MUN | 25 | 2 | 90 | 1.45 | 64.87 |
| Wright Dr | MUN | 25 | 2 | 58 | 2.25 | 63.96 |
| 6th Ave S | MUN | 25 | 2 | 39 | 0.64 | 59.46 |



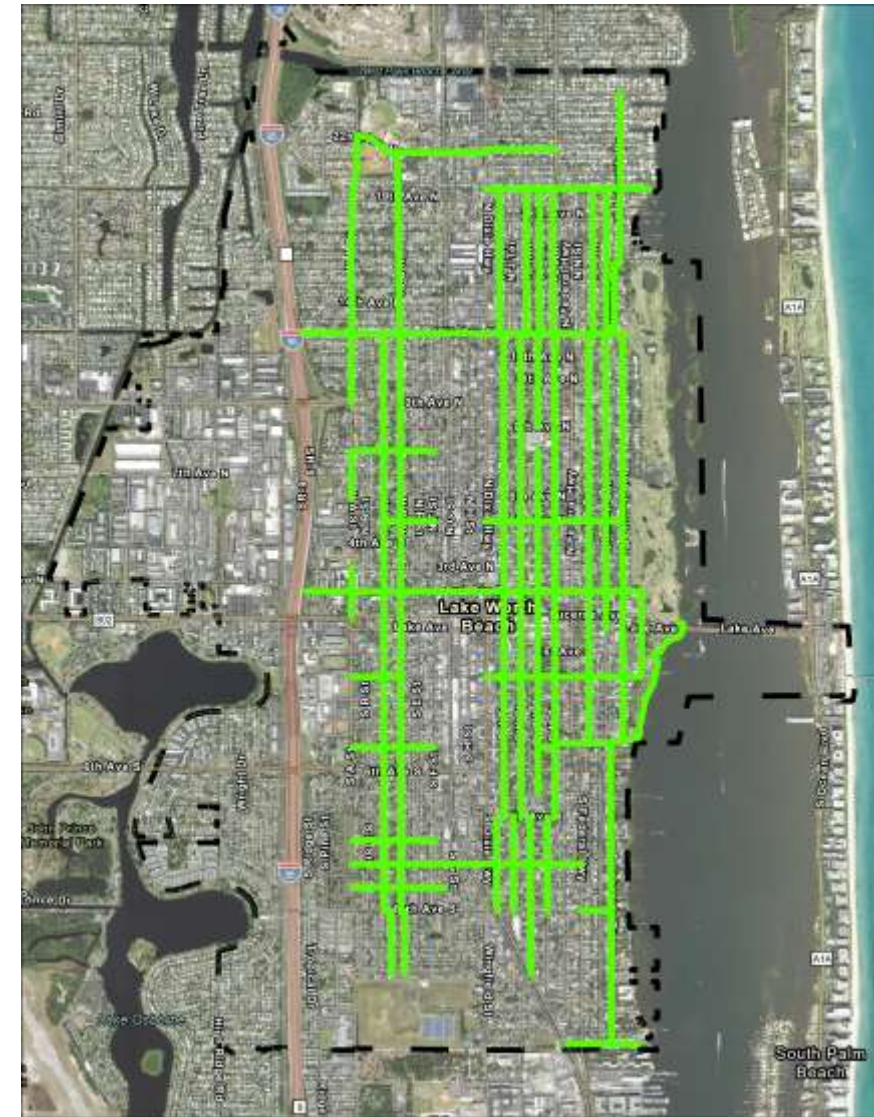
Low-Stress Bike Network

The Low-Stress Bike Network utilizes the exact same* methodology as the HIN, with a few added variables.

Each individual street under City control was evaluated based on the following variables:

- 1) Crash Severity (**from HIN**).
- 2) Crash Frequency and Rate (**from HIN**).
- 3) Posted Speed Limit (**new**).
- 4) Number of Lanes (**new**).
- 5) Planned Palm Beach County Transportation Planning Agency Bicycle Priority Network Connectivity (**new**).

*inverse analysis for this output.





Low-Stress Bike Network

The results of the Low Stress Bike Network Analysis identified 37 possible streets that could be prioritized.

Key notes:

- All 37 potential roads are under control of the City.
- All feature connectivity to the Palm Beach County TPA's Bicycle Priority Network plan.
- Network includes 5th, 8th, 9th, and 11th Ave Footpaths and the Bryant Park Loop.





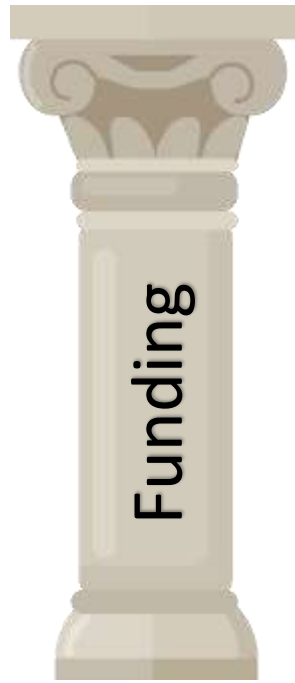
Plan Pillars



Targets facilities with most crashes, preventing accidents and injuries and increasing user comfort.



Promotes inclusivity by providing equal opportunities for reaching essential services and common destinations.



Essential for building, maintaining, and improving the transportation network. Ensures that locations align with essential criteria for grants.



Aims to ensure fairness in access to transportation resources for all communities using data from federal agencies that identify vulnerabilities by census tract.

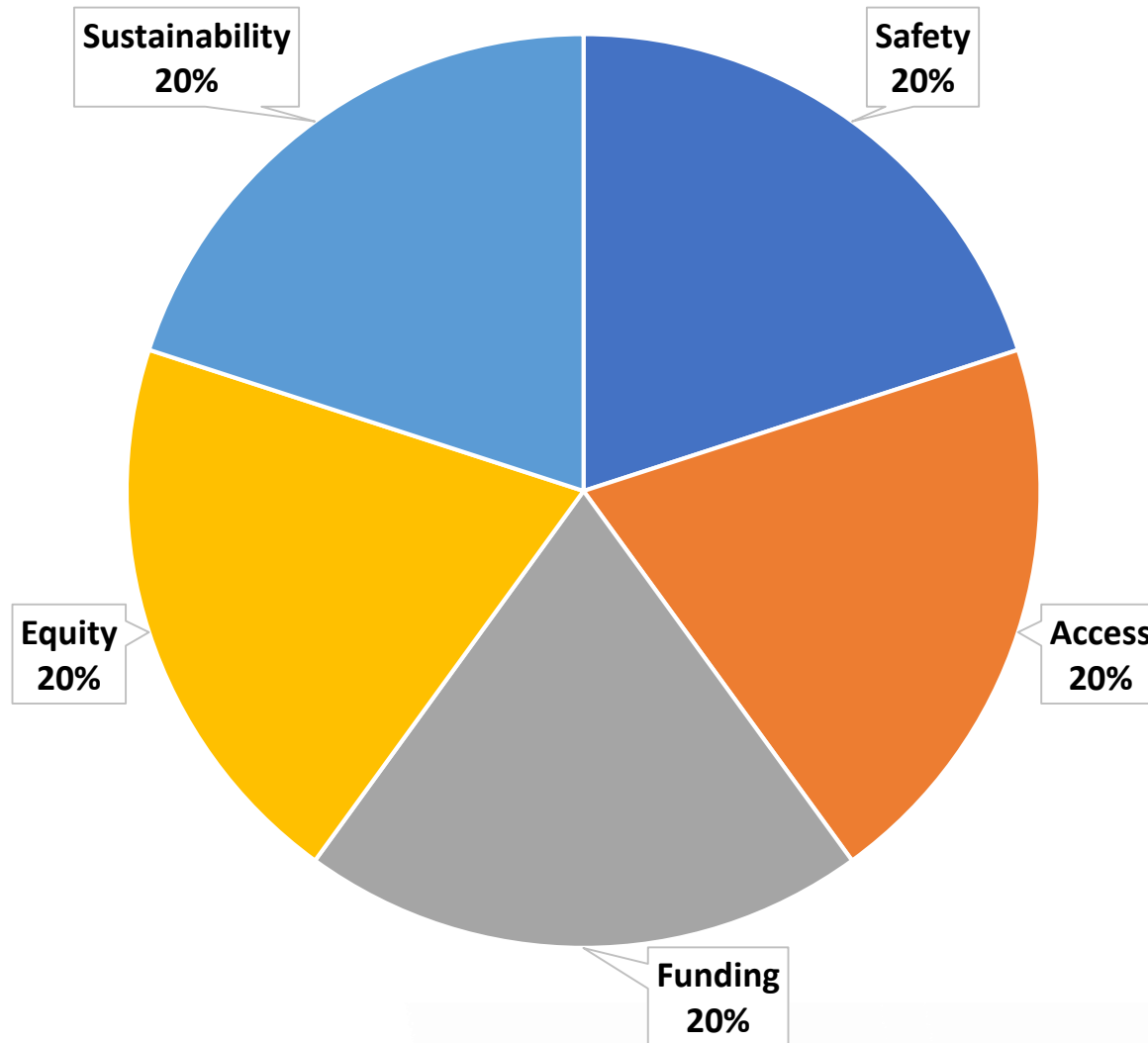


Focuses on eco-friendly transportation and resource conservation for long-term viability.



Prioritization Criteria Categories

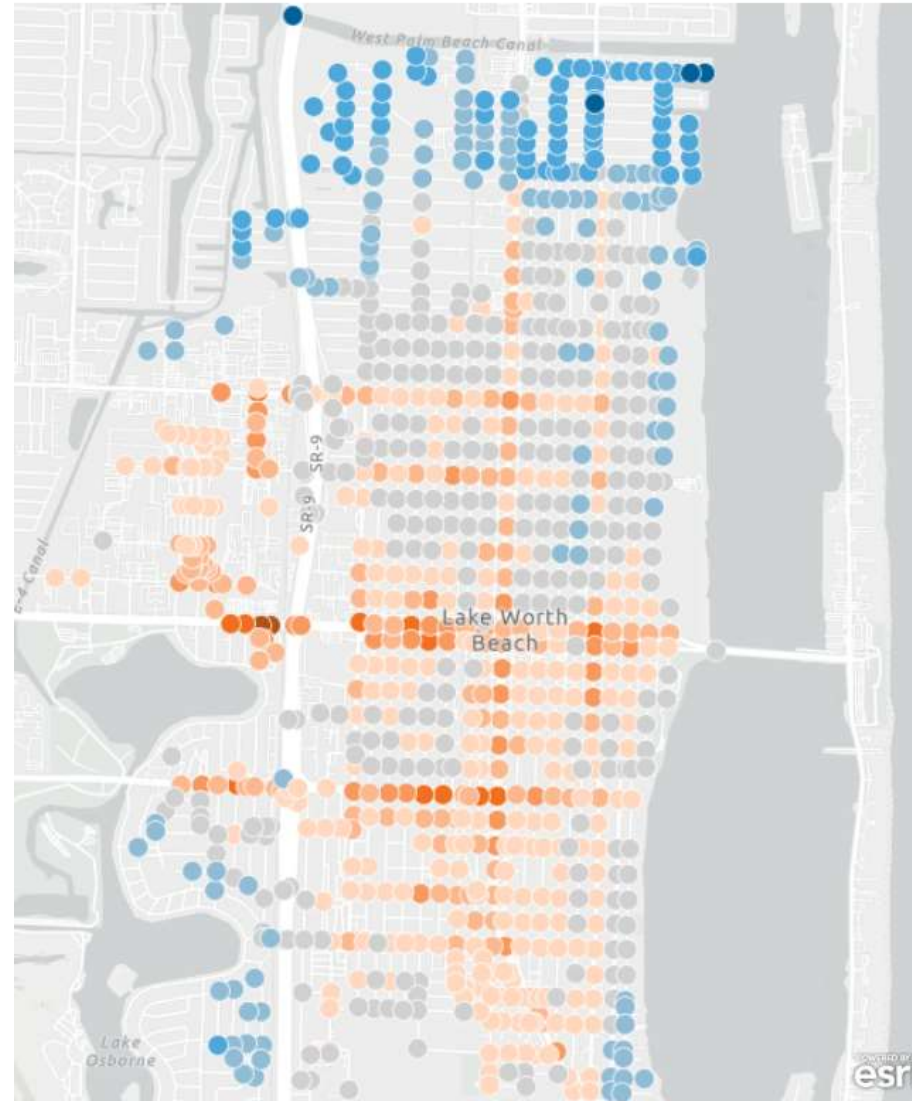
Prioritization Criteria Category Weights





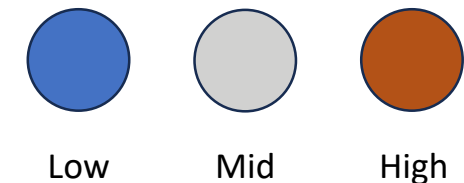
Prioritization Criteria Results

- 916 Intersections Analyzed (scoring distribution below)
- 25 Total Measures Considered
 - Highest Weight (>5% of total each)
 - USDOT Justice 40 Classification
 - Distance to Schools
 - Distance to Bus Stops
 - Air Quality



| Int Name | Rank |
|---------------------------------|------|
| Lake Worth Rd & Holiday Dr | 1 |
| Lake Worth Rd & Erie St | 2 |
| 6th Ave S & S Dixie Hwy | 3 |
| Barnett Dr & 10th Ave N | 4 |
| S F St & 6th Ave S | 5 |
| S H St & 6th Ave S | 6 |
| 6th Ave S & S E St | 7 |
| Lake Worth Rd & Akron St | 9 |
| S E St & Lake Ave & N E St | 10 |
| N D St & Lucerne Ave | 11 |
| 6th Ave S & Wright Dr | 12 |
| Cleveland St & Lake Worth Rd | 13 |
| Lucerne Ave & N Federal Hwy | 14 |
| 6th Ave S & S D St | 15 |
| Lake Worth Rd & N Interstate 95 | 16 |
| 6th Ave S & S C St | 17 |
| S Dixie Hwy & 2nd Ave S | 18 |
| Barnett Dr & Madrid Ave | 19 |
| 7th Ave S & S Dixie Hwy | 20 |
| 10th Ave N & N Dixie Hwy | 21 |
| S Dixie Hwy & 8th Ave S | 22 |
| 1st Ave S & S Dixie Hwy | 23 |
| N Dixie Hwy & 2nd Ave N | 24 |
| S K St & 6th Ave S | 25 |

Prioritization Score





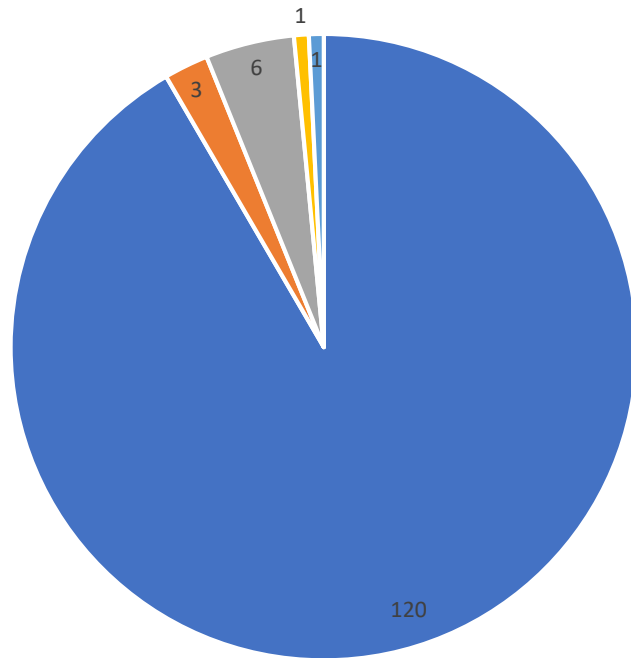
Survey Results



Survey Results

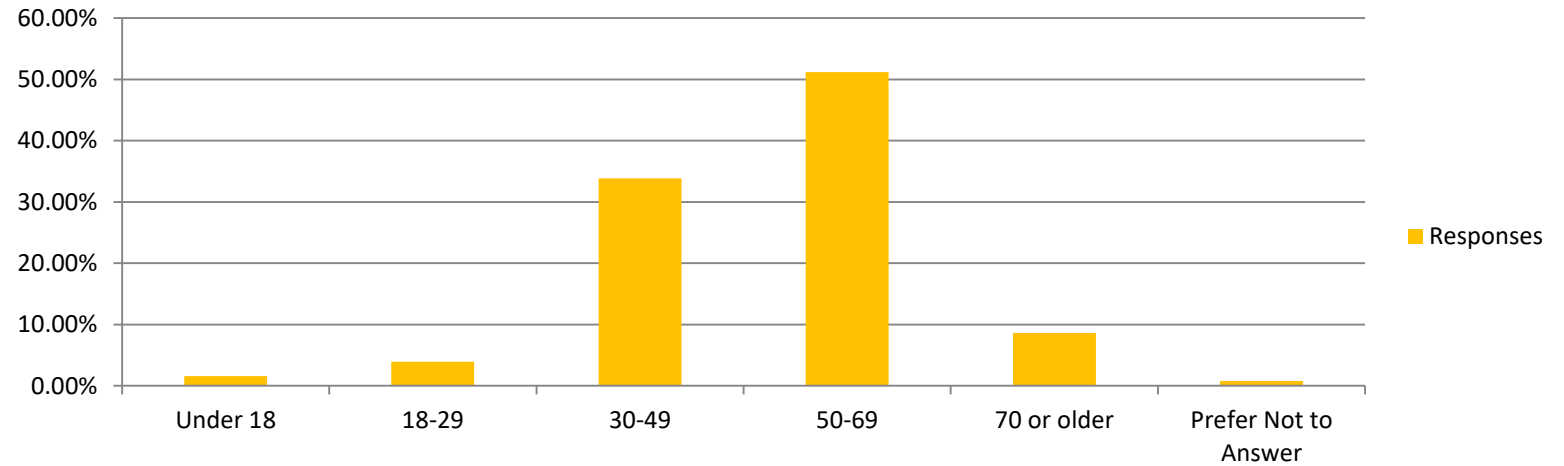
Total Responses: **131**

Responses by Collector

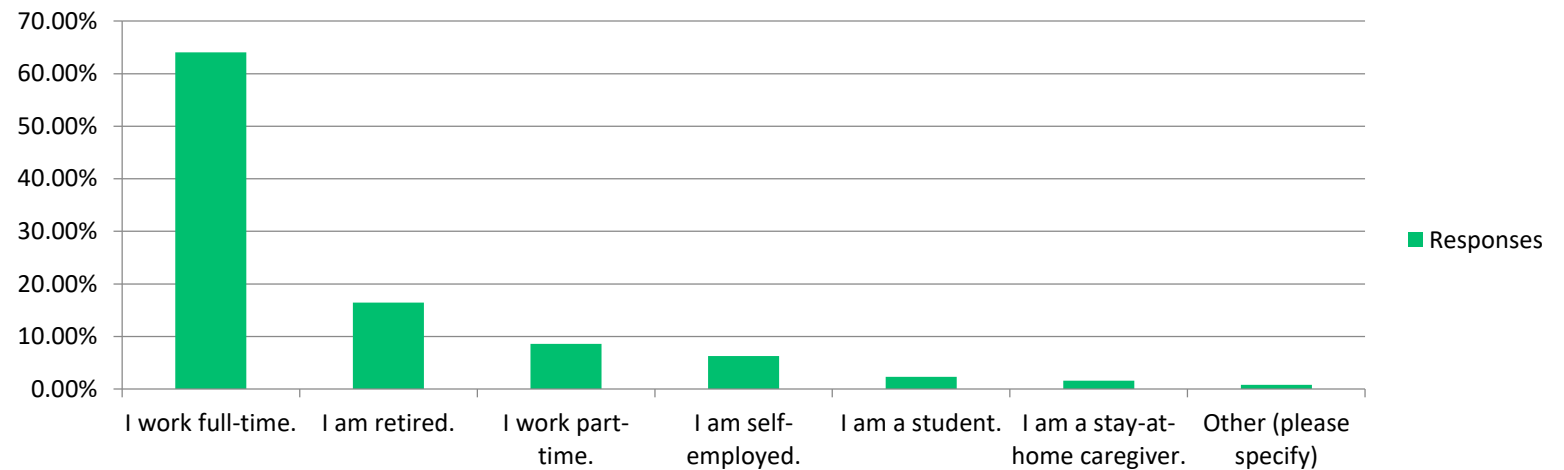


■ English ■ English (Paper) ■ Spanish ■ Creole ■ Creole(Paper)

Select Age Range:



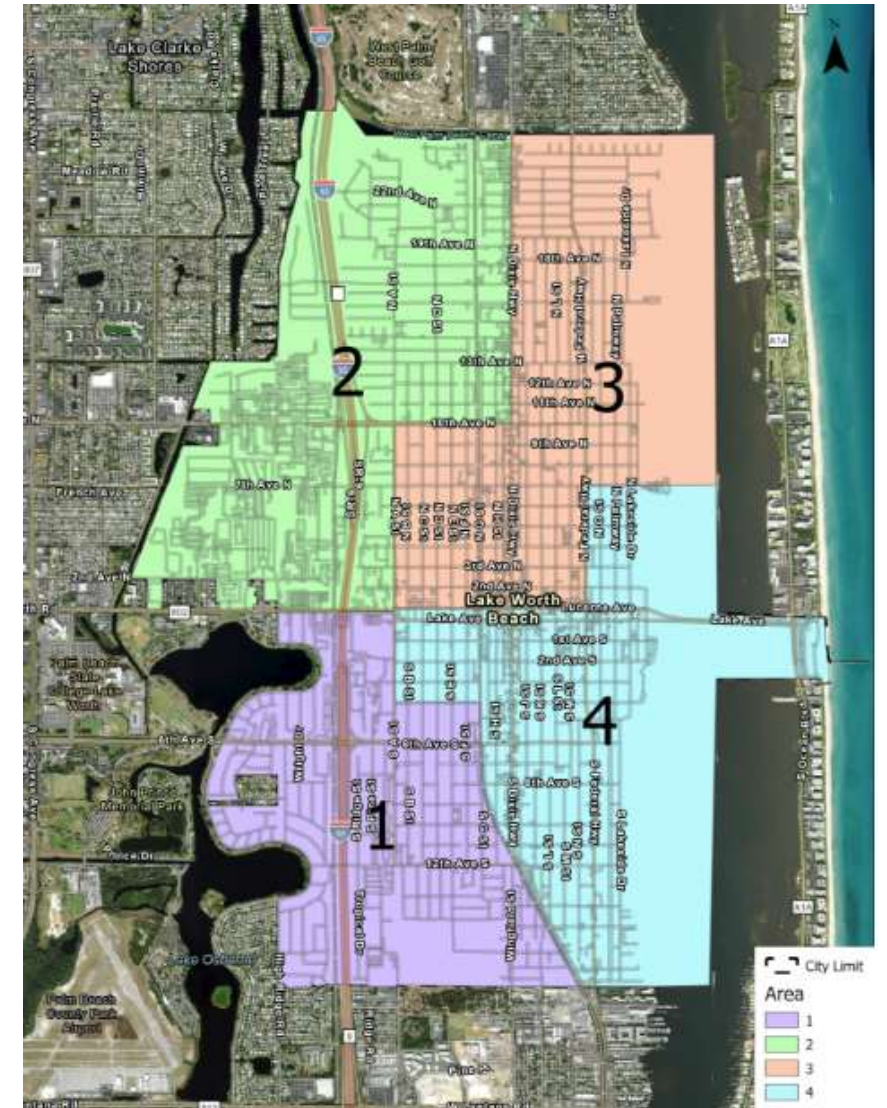
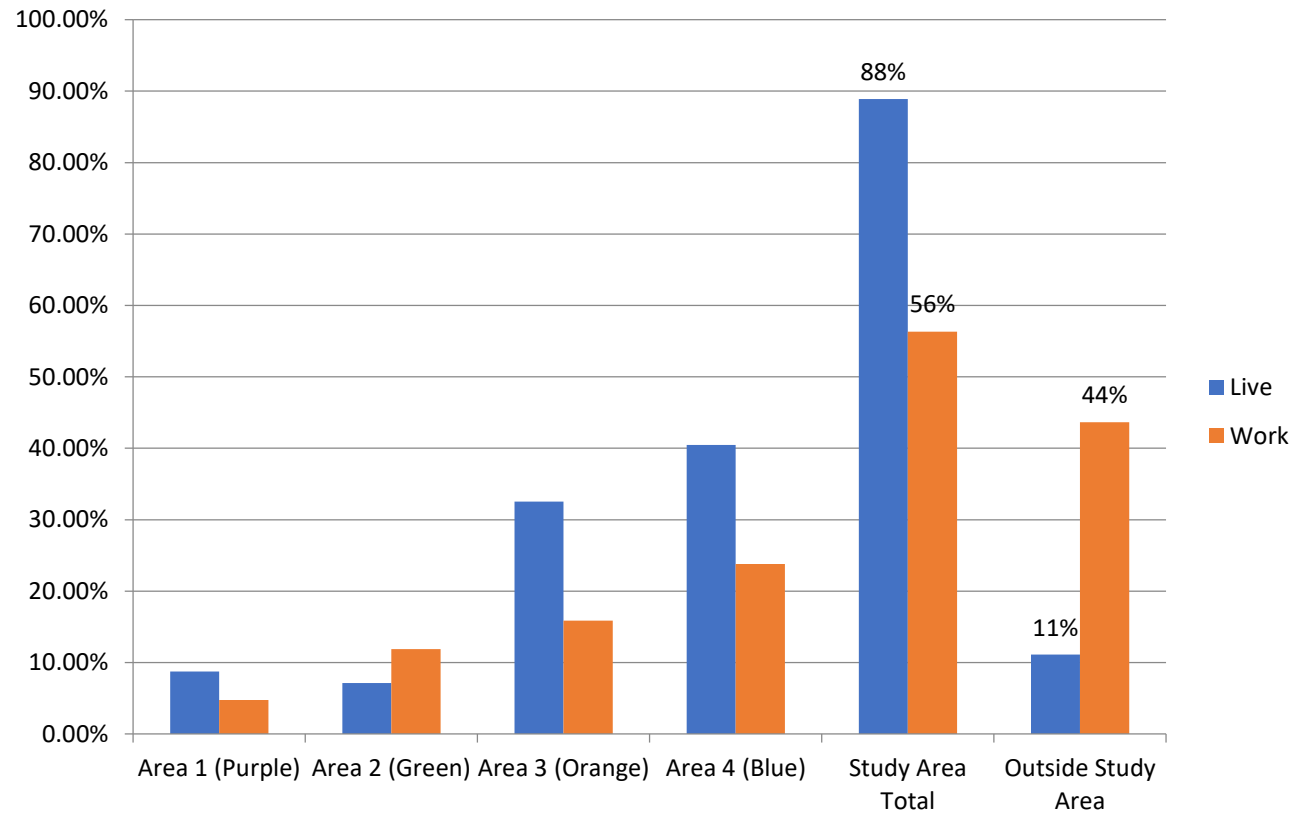
Which of the following best describes your occupation?





Survey Results

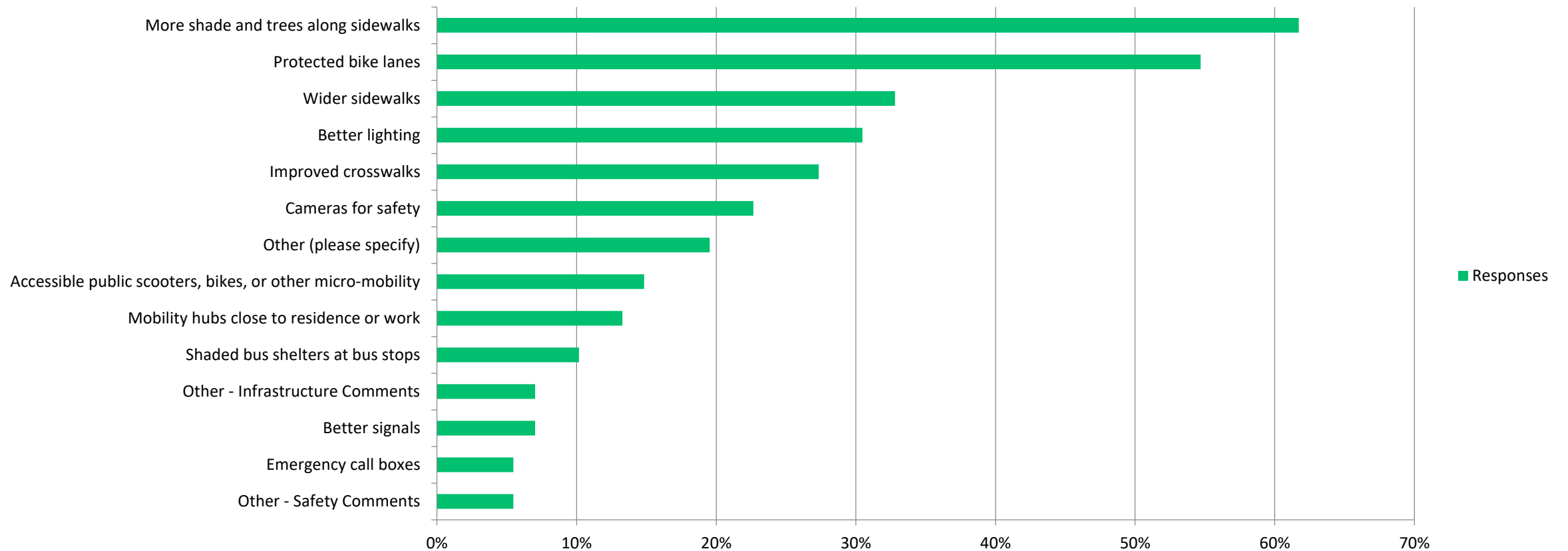
What area of Lake Worth Beach do you live/work in?





Survey Results

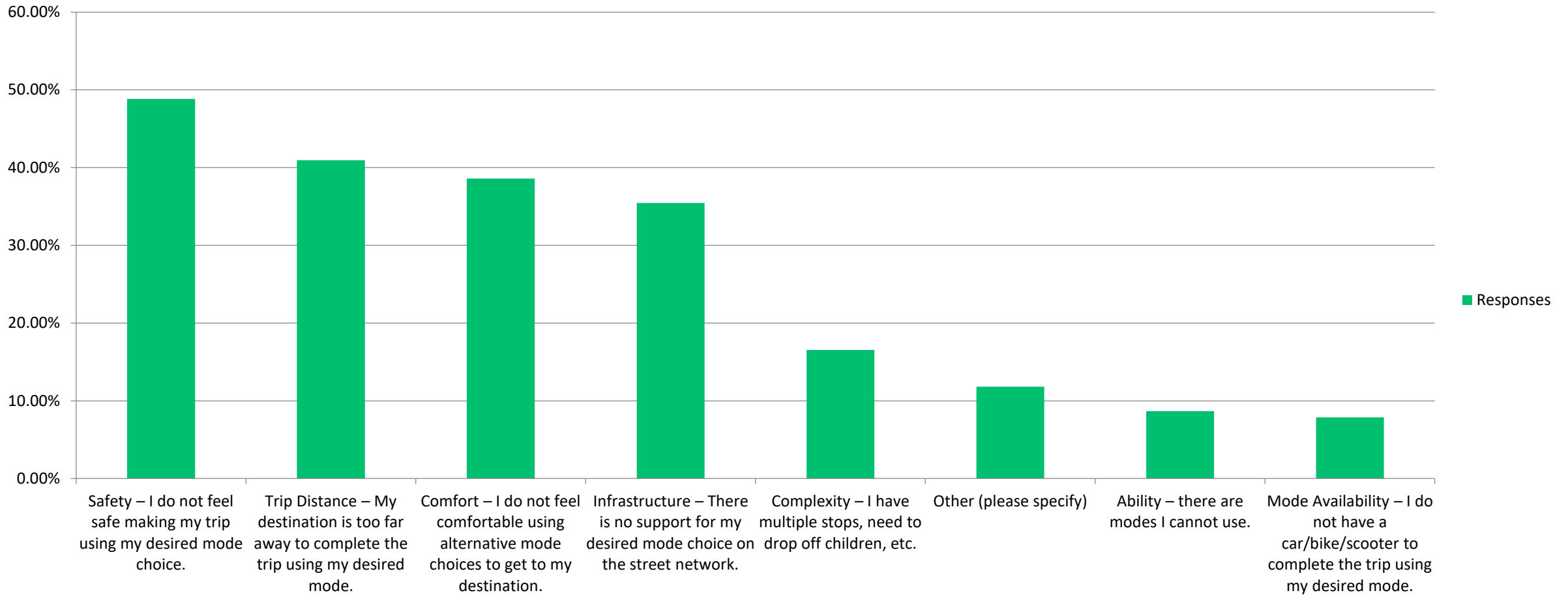
What enhancements to design/infrastructure elements would encourage you to use non-auto forms of mobility (walk, bike, e-bike, scooter, etc.)?





Survey Results

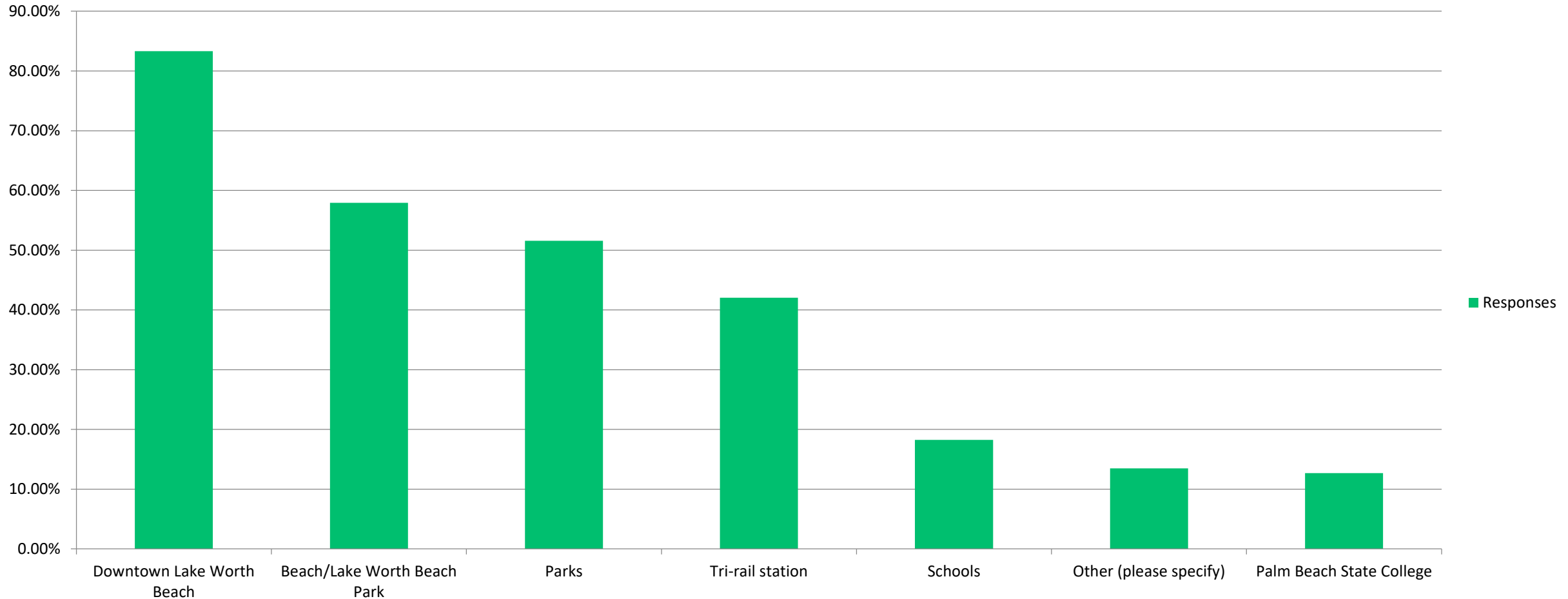
Which of the following factors limit your mode choices? (Select all that apply)





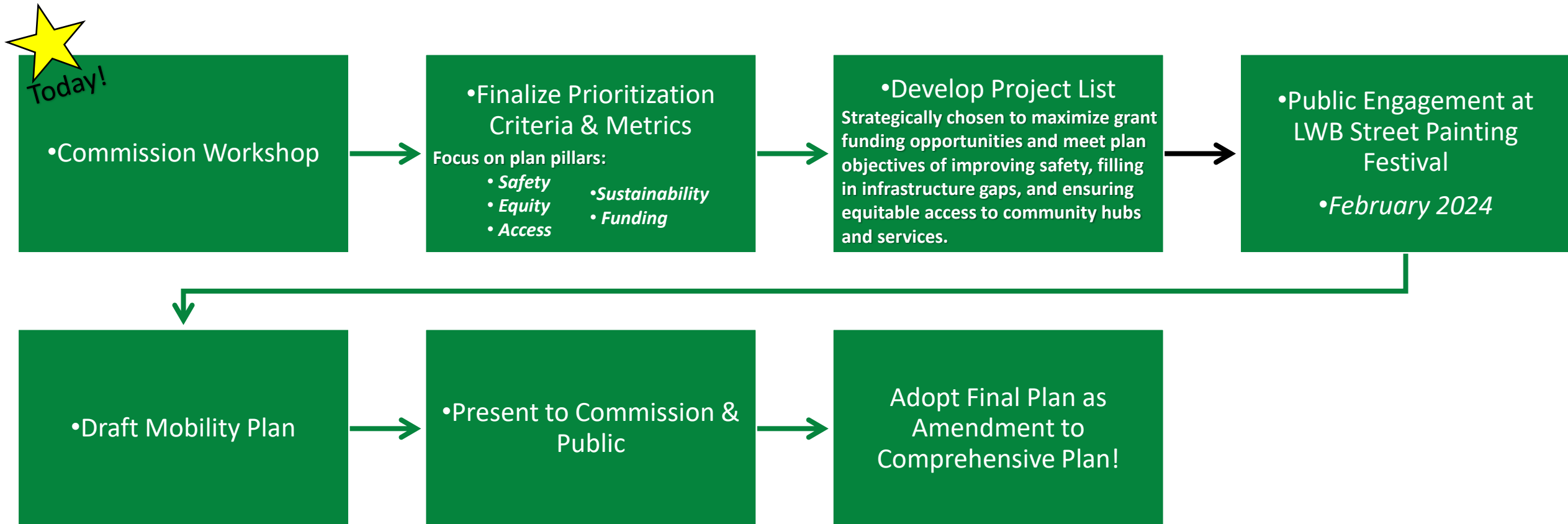
Survey Results

What areas in Lake Worth Beach would you be interested in accessing via non-auto forms of mobility (walk, bike, e-bike, scooter, etc.)? (Select all that apply) LWB areas of interest





Next Steps and Timeline





Funding

TPA

Local Initiatives, Transportation Alternatives, and State Road Modifications (TPA) - Nov-Jan pre-application meetings; Feb – application meetings & deadline; May – final requests due; July – FDOT approves final list.

Five-Year Work Program & Transportation Improvement Program (TIP) (TPA); Annual list of priority projects - usually May - July adoption.

State

FDOT Safety Subgrant Program – Concept papers are submitted to FDOT Jan - Feb of each year. Awards are announced in August.

Safe Routes to School (State & Federal) - Walking/biking construction projects to improve safety within 2 miles of schools. Florida’s Safe Routes to School program is being updated and expected to return in 2024. Applications typically due January each year for Florida program and October each year for the Federal program.

Federal

Safe Streets for All (SS4A) - Applications released in February with September deadlines for both planning and construction grants (20% match).

RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Minimum \$5M project size. Due February each year (20% match).

Reconnecting Communities and Neighborhoods Grant – Technical assistance grant to help with later planning and construction grants.

STAFF REPORT WORK SESSION

AGENDA DATE: January 22, 2024

DEPARTMENT: Community Sustainability

TITLE:

Discussion of an unsolicited offer to purchase six (6) vacant, unimproved, City surplus lots

SUMMARY:

Mr. Ronen Fishman, Contract Purchaser for Centreville Homes, submitted an unsolicited offer to purchase the City's vacant, unimproved lots located at 304 South F Street, 732 South C Street, 1526 Wingfield Street, 1527 South Douglas Street, 725 Latona Avenue, and 1702 Lake Worth Road for a lump sum of \$360,000, which is based on current 2023 PAPA values. If a sale of one or more of the properties is supported by the City Commission, additional required independent appraisals will be sought for each and the proposed sales prices adjusted accordingly to meet the requirements of the City's Code.

BACKGROUND AND JUSTIFICATION:

On September 8, 2023, Mr. Ronen Fishman, representing Centreville homes, submitted a signed Vacant Land Contract for Sale and Purchase to purchase, the vacant, unimproved lots located at 304 South F Street, 732 South C Street, 1526 Wingfield Street, 1527 South Douglas Street, 725 Latona Avenue, and 1702 Lake Worth Road for a lump sum of \$360,000. He intends to develop the parcels with single family and/or two-family dwelling units that will either be affordable or workforce housing. Provided as an attachment is an offer letter outlining the intent of the purchase and background on the company and Mr. Fishman.

The City's Code of Ordinances allows for the submission of unsolicited proposals, contracts and/or offers for purchase of City property. The Code stipulates that the minimum purchase price must net to the City no less than the appraised value of the property or the current market value of the property as shown on the Property Appraiser's website (PAPA). The six (6) properties of interest under the unsolicited proposal have the following values per the preliminary market values as posted on PAPA.

304 South F Street - \$35,000 (2023 Value)

732 South C Street - \$21,200 (2023 Value)

1526 Wingfield Street - \$87,308 (2023 Value)

1527 South Douglas Street - \$36,800 (2023 Value)

725 Latona Avenue - \$83,108 (2023 Value)

1702 Lake Worth Road - \$89,761 (2023 Value)

Total PAPA 2023 value for all lots is \$353,177, and the lump sum offer is \$360,000.

The attached spreadsheet provides information on each parcel regarding address, PCN, dimensions, zoning, size, status, PAPA values for both 2022 and 2023, whether buildable or not and whether in the CRA or not. The six (6) being considered here are highlighted in yellow.

The provisions of the Code also stipulate that appraisals are needed for all of the properties in question as well as two independent appraisals each for 1526 Wingfield Street and 1702 Lake Worth Road as each has a PAPA value that exceeds \$50,000. To facilitate the discussion private appraisals were requested and provided, which demonstrated a total appraised value of \$1,761,000 for the six (6) properties under consideration.

A non-refundable, good faith deposit of \$1,000 was provided in the form of a check. The proposed contract provides that all costs associated with the purchase will be borne by the buyer, and the City will net the minimum of at least \$353,177 based on the current PAPA value. Should the purchase(s) of any of the lots be approved to move forward, the additional required appraisals will be ordered and the minimum required sales prices for each will be adjusted accordingly. In addition, the purchaser will be apprised of any changes in value and will be afforded the opportunity to choose to move forward with an updated contract to purchase one or more of the lots authorized for sale. Again, the City must net the appraised value of the properties.

Once the required appraisals are received, any potential contract(s) updated and the purchaser agreeing to move forward with the adjusted values, the item will be brought back before the City Commission at a future date. If the sale(s) of one or more of lots is approved at that meeting, the properties will transfer to the purchaser through a series of quit claim deeds with proceeds likely coming to the City later in this Fiscal year. For the any properties moving to final sale, the purchaser will be required to reimburse any expenses for the appraisals associated with that property(s)

Lastly, the purchaser is requesting that the signed contract be assignable to a development entity that is yet to be established that will undertake the actual entitlement and construction of the homes.

DIRECTION:

Provide consensus direction to move forward with the Fishman offer to purchase one or more of the City owned, vacant lots at 304 South F Street, 732 South C Street, 1526 Wingfield Street, 1527 South Douglas Street, 725 Latona Avenue, and 1702 Lake Worth Road and to bring the final sales contract(s) back before the Commission for consideration following the receipt of the required appraisals.

ATTACHMENT(S):

Fiscal Impact Analysis
Fishman Proposal Contract
Fishman Proposal Letter
Check Deposit
City Surplus List
Offer Memo

FISCAL IMPACT ANALYSIS

Five Year Summary of Fiscal Impact:

| Fiscal Years | 2023 | 2024 | 2025 | 2026 | 2027 |
|---|-------------|-------------|-------------|-------------|-------------|
| Inflows | | | | | |
| Current Appropriation | 0 | 0 | 0 | 0 | 0 |
| Program Income | 0 | \$360,000 | 0 | 0 | 0 |
| Grants | 0 | 0 | 0 | 0 | 0 |
| In Kind | 0 | 0 | 0 | 0 | 0 |
| Outflows | | | | | |
| Current Appropriation | 0 | 0 | 0 | 0 | 0 |
| Operating | 0 | 0 | 0 | 0 | 0 |
| Capital | 0 | 0 | 0 | 0 | 0 |
| Net Fiscal Impact | 0 | \$360,000 | 0 | 0 | 0 |
| No. of Addn'l Full-Time Employee Positions | 0 | 0 | 0 | 0 | 0 |

| New Appropriation Fiscal Impact: | | |
|---|-----------------------|--------------------|
| | Revenue Source | Expenditure |
| Department | | |
| Division | | |
| GL Description | | |
| GL Account Number | | |
| Project Number | | |
| Requested Funds | | |

| Budget Transfer Impact | | |
|-------------------------------|-----------------------|--------------------|
| | Revenue Source | Expenditure |
| Department | | |
| Division | | |
| GL Description | | |
| GL Account Number | | |
| Project Number | | |
| Requested Funds | | |

| Contract Award - Existing Appropriation | |
|--|--------------------|
| | Expenditure |
| Department | |
| Division | |
| GL Description | |
| GL Account Number | |
| Project Number | |
| Requested Funds | |



Vacant Land Contract

1. Sale and Purchase ("Contract"): City of Lake Worth Beach ("Seller") and Ronen Fishman in Trust (For a company to be incorporated Later) ("Buyer") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") described as: Address: 304 S F St. FL 33460,38434421151230130, Town of Lake Worth LTS 13&14&S 10FT of LT15BLK123 Legal Description: 732 S C ST, 33460, 38434421152330010, Town of Lake Worth LTS1&2 BLK 233 1526 Wingfield St, FL 33460, 38434434010000630, Town of Lake Worth OSBORNE ADD AMND LT 63 1527 S Douglas St, FL 33460,38434434010000570,Lake Worth Beach OSBORNE ADD AMND LTS 57 TO 60 INC 725 LatonaAve,FL,33460,38434434020000340,Lake Worth Beach,AMENDED PLOFLATONA COURT SEC ___/TWP /___/ RNG ___ of ___ County, Florida. Real Property ID No.: ___ including all improvements existing on the Property and the following additional property: S/D OF 21-44-43, W 1/2 N 140 FT OF S 187 FT OF LT 1 (LESS ELY 6.56 FT & TRGLR PAR NORTH A ST R/W) BLK 35

2. Purchase Price: (U.S. currency) \$ 360,000.00 All deposits will be made payable to "Escrow Agent" named below and held in escrow by: Escrow Agent's Name: ___ Escrow Agent's Contact Person: ___ Escrow Agent's Address: ___ Escrow Agent's Phone: ___ Escrow Agent's Email: ___

(a) Initial deposit (\$0 if left blank) (Check if applicable) [x] accompanies offer [] will be delivered to Escrow Agent within ___ days (3 days if left blank) after Effective Date \$ 1,000.00 (b) Additional deposit will be delivered to Escrow Agent (Check if applicable) [] within ___ days (10 days if left blank) after Effective Date [] within ___ days (3 days if left blank) after expiration of Due Diligence Period \$ (c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage) (d) Other: \$ (e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations) to be paid at closing by wire transfer or other Collected funds \$ 359,000.00 (f) [] (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The unit used to determine the purchase price is [] lot [] acre [] square foot [] other (specify): ___ prorating areas of less than a full unit. The purchase price will be \$ ___ per unit based on a calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the calculation: ___

3. Time for Acceptance; Effective Date: Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before October 9, 2023, this offer will be withdrawn and Buyer's deposit, if any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter-offer.

4. Closing Date: This transaction will close on November 16, 2023 ("Closing Date"), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. However, if the Closing Date occurs on a Saturday, Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and other items.

5. Extension of Closing Date: If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

Buyer (RF) () and Seller () () acknowledge receipt of a copy of this page, which is 1 of 8 pages.

53 ("CFPB Requirements"), if applicable, then Closing Date shall be extended for such period necessary to satisfy
54 CFPB Requirements, provided such period shall not exceed 10 days.

55 **6. Financing: (Check as applicable)**

56* **(a)** **Buyer** will pay cash for the Property with no financing contingency.

57* **(b)** This Contract is contingent on **Buyer** qualifying for and obtaining the commitment(s) or approval(s)
58* specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective
59* Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within _____
60* days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial,
61* and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the
62* Financing within the Financing Period, either party may terminate this Contract and **Buyer's** deposit(s) will be
63* returned.

64* **(1)** **New Financing:** **Buyer** will secure a commitment for new third party financing for \$ _____
65* or _____% of the purchase price at **(Check one)** a fixed rate not exceeding _____% an
66* adjustable interest rate not exceeding _____% at origination (a fixed rate at the prevailing interest rate
67* based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and Broker fully
68* informed of the loan application status and progress and authorizes the lender or mortgage broker to
69* disclose all such information to **Seller** and Broker.

70* **(2)** **Seller Financing:** **Buyer** will execute a first second purchase money note and mortgage to
71* **Seller** in the amount of \$ _____, bearing annual interest at _____% and payable as follows:
72*

73 _____
74 The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow
75 forms generally accepted in the county where the Property is located; will provide for a late payment fee
76 and acceleration at the mortgagee's option if **Buyer** defaults; will give **Buyer** the right to prepay without
77 penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on
78 conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to
79 keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller**
80 to obtain credit, employment, and other necessary information to determine creditworthiness for the
81 financing. **Seller** will, within 10 days after Effective Date, give **Buyer** written notice of whether or not **Seller**
82 will make the loan.

83* **(3)** **Mortgage Assumption:** **Buyer** will take title subject to and assume and pay existing first mortgage to

84* LN# _____ in the approximate amount of \$ _____ currently payable at
85* \$ _____ per month, including principal, interest, taxes and insurance, and having a
86* fixed other (describe) _____
87* interest rate of _____% which will will not escalate upon assumption. Any variance in the mortgage
88* will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase
89* **Seller's** escrow account dollar for dollar. If the interest rate upon transfer exceeds _____% or the
90* assumption/transfer fee exceeds \$ _____, either party may elect to pay the excess, failing
91* which this Contract will terminate; and **Buyer's** deposit(s) will be returned. If the lender disapproves
92* **Buyer**, this Contract will terminate; and **Buyer's** deposit(s) will be returned.

93* **7. Assignability: (Check one)** **Buyer** may assign and thereby be released from any further liability under this
94* Contract, may assign but not be released from liability under this Contract, or may not assign this Contract.

95* **8. Title: Seller** has the legal capacity to and will convey marketable title to the Property by statutory warranty
96* deed special warranty deed other (specify) Quit Claim Deed, free of liens, easements,
97* and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants,
98* restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any
99* other matters to which title will be subject) _____,
100* provided there exists at closing no violation of the foregoing.

101* **(a) Title Evidence:** The party who pays for the owner's title insurance policy will select the closing agent and pay
102* for the title search, including tax and lien search (including municipal lien search) if performed, and all other
103* fees charged by closing agent. **Seller** will deliver to **Buyer**, at

104* **(Check one)** **Seller's** **Buyer's** expense and

105* **(Check one)** within _____ days after Effective Date at least 15 days before Closing Date,

106* **(Check one)**

107* **(1)** a title insurance commitment by a Florida licensed title insurer setting forth those matters to be
108* discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the

Buyer (RF) () and Seller () () acknowledge receipt of a copy of this page, which is 2 of 8 pages.

109 amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is
110 paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to
111 **Buyer** within 15 days after Effective Date.

112* (2) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an
113 existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy
114 acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will
115 include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy
116 effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents
117 recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**,
118 then (1) above will be the title evidence.

119* (b) **Title Examination:** After receipt of the title evidence, **Buyer** will, within _____ days (10 days if left blank) but
120 no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to
121 **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller**
122* cures the defects within _____ days (30 days if left blank) ("Cure Period") after receipt of the notice. If the
123 defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of
124 such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within
125 the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of
126 notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject
127 to existing defects and close the transaction without reduction in purchase price.

128 (c) **Survey:** **Buyer** may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to
129 **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any
130 encroachments on the Property, encroachments by the Property's improvements on other lands, or deed
131 restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a
132 title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).

133 (d) **Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

134 9. **Property Condition:** **Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with
135 conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or
136 permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

137 (a) **Inspections: (Check (1) or (2))**

138* (1) **Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within _____ days (30 days if left blank)
139 ("Due Diligence Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine
140 whether the Property is suitable for **Buyer's** intended use. During the Due Diligence Period, **Buyer** may
141 conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations
142 ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's
143 engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision
144 statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with
145 local, state, and regional growth management plans; availability of permits, government approvals, and
146 licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will
147 obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is
148 required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents,
149 contractors, and assigns, the right to enter the Property at any time during the Due Diligence Period for
150 the purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns
151 enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller**
152 harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees,
153 expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any
154 person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will
155 not engage in any activity that could result in a construction lien being filed against the Property without
156 **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair
157 all damages to the Property resulting from the Inspections and return the Property to the condition it was in
158 before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a
159 result of the Inspections.

160 Before expiration of the Due Diligence Period, **Buyer** must deliver written notice to **Seller** of **Buyer's**
161 determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice
162 requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is"
163 condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to
164 **Seller**, this Contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

Buyer (RS) () and Seller () () acknowledge receipt of a copy of this page, which is 3 of 8 pages.

165 * (2) **No Due Diligence Period:** Buyer is satisfied that the Property is suitable for Buyer's purposes, including being satisfied that either public sewerage and water are available to the Property or the Property will be approved for the installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency, growth management, and environmental conditions, are acceptable to Buyer. This Contract is not contingent on Buyer conducting any further investigations.

171 (b) **Government Regulations:** Changes in government regulations and levels of service which affect Buyer's intended use of the Property will not be grounds for terminating this Contract if the Due Diligence Period has expired or if Paragraph 9(a)(2) is selected.

174 (c) **Flood Zone:** Buyer is advised to verify by survey, with the lender, and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to improving the Property and rebuilding in the event of casualty.

177 (d) **Coastal Construction Control Line ("CCCL"):** If any part of the Property lies seaward of the CCCL as defined in Section 161.053, Florida Statutes, Seller will provide Buyer with an affidavit or survey as required by law delineating the line's location on the Property, unless Buyer waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shore line of the Property being purchased.

185 * Buyer waives the right to receive a CCCL affidavit or survey.

186 **10. Closing Procedure; Costs:** Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures Buyer for title defects arising between the title binder effective date and recording of Buyer's deed, closing agent will disburse at closing the net sale proceeds to Seller (in local cashier's check if Seller requests in writing at least 5 days before closing) and brokerage fees to Broker as per Paragraph 21. In addition to other expenses provided in this Contract, Seller and Buyer will pay the costs indicated below.

- 192 (a) **Seller Costs:**
 - 193 Taxes on deed
 - 194 Recording fees for documents needed to cure title
 - 195 Title evidence (if applicable under Paragraph 8)
 - 196 Estoppel Fee(s)
 - 197 * Other: _____

- 198 (b) **Buyer Costs:**
 - 199 Taxes and recording fees on notes and mortgages
 - 200 Recording fees on the deed and financing statements
 - 201 Loan expenses
 - 202 Title evidence (if applicable under Paragraph 8)
 - 203 Lender's title policy at the simultaneous issue rate
 - 204 Inspections
 - 205 Survey
 - 206 Insurance
 - 207 * Other: _____

208 (c) **Prorations:** The following items will be made current and prorated as of the day before Closing Date: real estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.

212 (d) **Special Assessment by Public Body:** Regarding special assessments imposed by a public body, Seller will pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing; and Buyer will pay all other amounts. If special assessments may be paid in installments, Seller Buyer (Buyer if left blank) will pay installments due after closing. If Seller is checked, Seller will pay the assessment in full before or at the time of closing. Public body does not include a Homeowners' or Condominium Association.

219 (e) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY

Buyer (RF) () and Seller () () acknowledge receipt of a copy of this page, which is 4 of 8 pages.

222 IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER
223 PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE
224 COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

- 225 (f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If **Seller** is a "foreign person" as defined by
226 FIRPTA, **Seller** and **Buyer** will comply with FIRPTA, which may require **Seller** to provide additional cash at
227 closing.
- 228 (g) **1031 Exchange:** If either **Seller** or **Buyer** wish to enter into a like-kind exchange (either simultaneously with
229 closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate
230 in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that
231 the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be
232 contingent upon, extended, or delayed by the Exchange.

233 **11. Computation of Time:** Calendar days will be used when computing time periods, except time periods of 5 days
234 or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal
235 holidays specified in 5 U.S.C. 6103(a). Other than time for acceptance and Effective Date as set forth in Paragraph
236 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or
237 inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103)
238 shall extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in
239 this Contract.**

240 **12. Risk of Loss; Eminent Domain:** If any portion of the Property is materially damaged by casualty before closing
241 or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain
242 proceedings or an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may
243 terminate this Contract by written notice to the other within 10 days after **Buyer's** receipt of **Seller's** notification,
244 and **Buyer's** deposit(s) will be returned, failing which **Buyer** will close in accordance with this Contract and
245 receive all payments made by the governmental authority or insurance company, if any.

246 **13. Force Majeure:** **Seller** or **Buyer** will not be required to perform any obligation under this Contract or be liable to
247 each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or
248 prevented by an act of God or force majeure. An "act of God or "force majeure" is defined as hurricanes,
249 earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably
250 within the control of **Seller** or **Buyer** and which by the exercise of due diligence the non-performing party is unable
251 in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period
252 that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event
253 continues beyond 30 days, either party may terminate this Contract by delivering written notice to the other; and
254 **Buyer's** deposit(s) will be returned.

255 **14. Notices:** All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or
256 electronic means. **Buyer's failure to timely deliver written notice to Seller, when such notice is required by
257 this Contract, regarding any contingency will render that contingency null and void, and this Contract will
258 be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by
259 an attorney or licensee (including a transactions broker) representing a party will be as effective as if
260 delivered to or received by that party.**

261 **15. Complete Agreement; Persons Bound:** This Contract is the entire agreement between **Seller** and **Buyer**.
262 **Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless
263 incorporated into this Contract.** Modifications of this Contract will not be binding unless in writing, signed or
264 initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This
265 Contract, signatures, initials, documents referenced in this Contract, counterparts, and written modifications
266 communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding.
267 Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any
268 provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully
269 effective. **Seller** and **Buyer** will use diligence and good faith in performing all obligations under this Contract. This
270 Contract will not be recorded in any public record. The terms "**Seller**," "**Buyer**," and "**Broker**" may be singular or
271 plural. This Contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if
272 permitted, of **Seller**, **Buyer**, and Broker.

273 ~~**16. Default and Dispute Resolution:** This Contract will be construed under Florida law. This Paragraph will survive
274 closing or termination of this Contract.
275 (a) **Seller Default:** If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this Contract, **Buyer**
276 may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting~~

DS
RF

DS
Buyer (RA) () and Seller () () acknowledge receipt of a copy of this page, which is 5 of 8 pages.

277 ^{DS}
278 **RF** from ~~Seller's~~ breach and may seek to recover such damages or seek specific performance. ~~Seller will also be~~
279 ~~liable for the full amount of the brokerage fee.~~
280 **(b) Buyer Default:** If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this Contract,
281 including payment of deposit(s), within the time(s) specified, ~~Seller~~ may elect to recover and retain the
282 deposit(s), paid and agreed to be paid, for the account of ~~Seller~~ as agreed upon liquidated damages,
283 consideration for execution of this Contract, and in full settlement of any claims, whereupon ~~Seller and Buyer~~
284 will be relieved from all further obligations under this Contract; or ~~Seller~~, at ~~Seller's~~ option, may proceed in
equity to enforce ~~Seller's~~ rights under this Contract.

285 ^{DS}
286 **RF** ~~17. Attorney's Fees; Costs:~~ In any litigation permitted by this Contract, the prevailing party shall be entitled to
287 ~~recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting~~
the litigation. ~~This Paragraph 17 shall survive Closing or termination of this Contract.~~
Each Party will be responsible for its own attorney's and costs

288 **18. Escrow Agent; Closing Agent:** **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively
289 "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them
290 upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing
291 brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and
292 finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person
293 for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this
294 Contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees
295 and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed
296 funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

297 **19. Professional Advice; Broker Liability:** Broker advises **Seller** and **Buyer** to verify all facts and representations
298 that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this
299 Contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor
300 reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax,
301 property condition, environmental, and other specialized advice. **Buyer** acknowledges that all representations
302 (oral, written, or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to**
303 **rely solely on Seller, professional inspectors, and government agencies for verification of the Property**
304 **condition and facts that materially affect Property value.** **Seller** and **Buyer** respectively will pay all costs and
305 expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors,
306 agents, and employees in connection with or arising from **Seller's** or **Buyer's** misstatement or failure to perform
307 contractual obligations. **Seller** and **Buyer** hold harmless and release Broker and Broker's officers, directors,
308 agents, and employees from all liability for loss or damage based on (i) **Seller's** or **Buyer's** misstatement or
309 failure to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not
310 limited to, photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and
311 remarks related to the Property; (iii) Broker's performance, at **Seller's** or **Buyer's** request, of any task beyond the
312 scope of services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral,
313 recommendation, or retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses
314 incurred by any vendor. **Seller** and **Buyer** each assume full responsibility for selecting and compensating their
315 respective vendors. This Paragraph will not relieve Broker of statutory obligations. For purposes of this
316 Paragraph, Broker will be treated as a party to this Contract. This Paragraph will survive closing.

317 **20. Commercial Real Estate Sales Commission Lien Act:** If the Property is commercial real estate as defined by
318 Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales
319 Commission Lien Act provides that when a broker has earned a commission by performing licensed services
320 under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the
321 broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.

322 **21. Brokers:** The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to**
323 **closing agent:** **Seller** and **Buyer** direct Closing Agent to disburse at Closing the full amount of the brokerage
324 fees as specified in separate brokerage agreements with the parties and cooperative agreements between the
325 Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be
326 used to modify any MLS or other offer of compensation made by **Seller** or listing broker to cooperating brokers.

327 *
328 _____ **Seller's** Sales Associate/License No. _____ **Buyer's** Sales Associate/License No.

Buyer (^{DS}
RF) _____) and Seller _____) _____) acknowledge receipt of a copy of this page, which is 6 of 8 pages.

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Seller's Sales Associate Email Address

Buyer's Sales Associate Email Address

Seller's Sales Associate Phone Number

Buyer's Sales Associate Phone Number

Listing Brokerage

Buyer's Brokerage

Listing Brokerage Address

Buyer's Brokerage Address

340 **22. Addenda:** The following additional terms are included in the attached addenda and incorporated into this Contract
341 **(Check if applicable)**
342* A. Back-up Contract
343* B. Kick Out Clause
344* C. Other _____

345* **23. Additional Terms:**

| | | |
|-----|----------------------|---------------|
| 1 | 304 S F St | \$ 36,000.00 |
| 2 | 732 S C St | \$ 22,200.00 |
| 3 | 1526 Wingfield St | \$ 88,308.00 |
| 348 | 4 1527 S Douglas St | \$ 37,800.00 |
| 349 | 5 725 Latona St | \$ 84,108.00 |
| 350 | 6 1702 Lake Worth Rd | \$ 91,584.00 |
| 351 | Total Offer: | \$ 360,000.00 |

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361 **COUNTER-OFFER/REJECTION**

- 362* Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and
363 deliver a copy of the acceptance to Seller).
364* Seller rejects Buyer's offer

367 **[The remainder of this page is intentionally left blank.**
368 **This Contract continues with Line 367 on Page 8 of 8.]**

Buyer (DS) (RF) () and Seller () () acknowledge receipt of a copy of this page, which is 7 of 8 pages.

367 **This is intended to be a legally binding Contract. If not fully understood, seek the advice of an attorney before**
368 **signing.**

369 **ATTENTION: SELLER AND BUYER**

370 **CONVEYANCES TO FOREIGN BUYERS:** Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023
371 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers
372 who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian
373 Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the
374 Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property**
375 **in violation of the Act.**

376 **At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act.**
377 Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

DocuSigned by:



15D84DF7C92D427

378
379 * **Buyer:** _____ Date: 9/8/2023

380 * Print name: Ronen Fishman

381 * **Buyer:** _____ Date: _____

382 * Print name: _____

383 **Buyer's address for purpose of notice:**

384 * Address: _____

385 * Phone: _____ Fax: _____ Email: _____

386 * **Seller:** _____ Date: _____

387 * Print name: _____

388 * **Seller:** _____ Date: _____

389 * Print name: _____

390 **Seller's address for purpose of notice:**

391 * Address: _____

392 * Phone: _____ Fax: _____ Email: _____

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Dear, Mayor Resch and Distinguished Members of the City Commission,

It is with utmost respect and enthusiasm that I address this esteemed body to present our project proposal and extend our profound gratitude for your unwavering dedication to the Lake Worth Beach community.

Allow me to introduce myself: I am Ronen Fishman. Prior to my relocation to the United States, I held the position of Senior Vice President of Project Development and Acquisitions at Centreville Homes in Canada, where I successfully oversaw numerous substantial development projects in the Greater Toronto Area. Presently, I serve as a representative of Centreville Homes Canada, a company with a deep-seated commitment to community service and development within South Florida.

At the core of our proposal lies a resolute commitment to enhance and enrich the Lake Worth Beach community by offering the highest quality affordable and workforce housing options. We acknowledge that the escalating costs of housing have emerged as a formidable challenge for many of our fellow residents, thereby hindering their ability to maintain a decent standard of living. With this project, we aspire to confront this pressing issue head-on, providing a solution that is not only sustainable but also profoundly inclusive.

A central tenet of our approach is the establishment of rental rate consistency. We propose to cap annual rent increases at a modest 5%, thereby ensuring that residents are shielded from unforeseen and unmanageable annual spikes in housing costs. This measured approach will furnish much-needed stability and security to the community, affording them the capacity to direct their focus towards other essential aspects of their lives.

Furthermore, our project is dedicated to delivering housing of uncompromising quality, painstakingly tailored to cater to the evolving needs of our era. We comprehend the growing prevalence of remote work and the critical importance of crafting an environment conducive to supporting those who work from home. Our concept encompasses the development of versatile, functionally designed living spaces capable of accommodating the multifaceted requirements of our residents.

In our unwavering pursuit of excellence, we are equally committed to engaging the local workforce for the various roles necessitated by this endeavor, including the ongoing maintenance

**1500 Creditstone Road, 2nd Floor
Vaughan, Ontario, L4K 5W2**



of properties. This approach not only aims to stimulate the local economy but also affords invaluable employment opportunities within the Lake Worth Beach community.

The selection of Lake Worth Beach as the inaugural community in South Florida for this investment reflects its alignment with our overarching goal of making high-quality affordability a tangible reality for all who wish to call Lake Worth Beach home. The community's steadfast commitment to supporting individuals from all walks of life and promoting investment in lower-income areas while avoiding gentrification is profoundly commendable.

Our vision entails forging a long-term partnership that will span over numerous years, where we collaboratively work alongside you, the esteemed Mayor and esteemed members of the City Commission, to elevate Lake Worth Beach and its existing rental housing stock. Our objective is to make it more affordable and accessible to all, and we consider your support and guidance to be integral to our success. We eagerly anticipate the opportunity to contribute positively to the community's future and respectfully request your support in this endeavor.

For further information, inquiries, or discussions regarding this project, please do not hesitate to contact us at 561-566-9022 or via email at ronen@fishmannicosia.com. We remain at your disposal to provide any necessary details and engage in discussions that will facilitate the advancement of this vital initiative.

Once again, we extend our heartfelt appreciation for your unwavering dedication to Lake Worth Beach. We ardently look forward to establishing a robust and mutually beneficial partnership that will not only enhance the quality of life for all residents but also solidify Lake Worth Beach as an exceptional place to reside.

Yours sincerely,

DocuSigned by:

A blue ink handwritten signature, appearing to be "Ronen Fishman", written over a blue DocuSign signature line.

15D84DE7C92D427...
Ronen Fishman
Centreville Homes Canada

1500 Creditstone Road, 2nd Floor
Vaughan, Ontario, L4K 5W2

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



Bank

OFFICIAL CHECK

76983387-6

RE: **RONEN FISHMAN**

DATE: **08/28/2023**

52-0133
112

PAY TO THE
ORDER OF

CITY OF LAKE WORTH BEACH
One Thousand AND 00/100

\$1,000.00



DRAWER: TD BANK, N.A.



Security
Features
Details on
Back.

AUTHORIZED SIGNATURE

⑈769833876⑈ ⑆011201335⑆ 6265069404⑈

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



Bank

OFFICIAL CHECK

76983387-6

RE: **RONEN FISHMAN**

DATE: **08/28/2023**

52-0133
112

PAY TO THE
ORDER OF

CITY OF LAKE WORTH BEACH
One Thousand AND 00/100

\$1,000.00



DRAWER: TD BANK, N.A.



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Features
Details on
Back.

AUTHORIZED SIGNATURE

⑈769833876⑈ ⑆011201335⑆ 6265069404⑈

City Owned Vacant Properties

8/4/2023

| Address | PCN Number | Dimensions | Zoning | Status | October 2023 | PAPA Value | 2022 | PAPA Value | 2023 | Comments | CRA |
|--------------------|-------------------|------------|------------|--------------|--------------|--------------|------|---------------|------|---------------------------------|-----|
| | | | | | Appraisals | | | | | | |
| 711 3rd Ave South | 38434421151150142 | 35 x 50 | SFR | Pending Sale | | \$ 12,500.00 | | \$ 12,500.00 | | Non Buildable | no |
| 1121 S Federal Hwy | 38434427010480140 | 50 x 135 | MU-Fed | Available | | \$ 96,600.00 | | \$ 182,520.00 | | Buildable | no |
| 304 S F St | 38434421151230130 | 50 x 135 | SF/TF - 14 | Available | \$174,000 | \$ 35,000.00 | | \$ 35,000.00 | | Reserved for Affordable Housing | yes |
| 732 S C St | 38434421152330010 | 100 x 135 | SFR | Available | \$290,000 | \$ 20,200.00 | | \$ 21,200.00 | | Reserved for Open Space Use | no |
| 1526 Wingfield St | 38434434010000630 | 50 x 135 | SF/TF - 14 | Available | \$103,500 | \$ 91,000.00 | | \$ 87,308.00 | | Buildable | no |
| 1527 S Douglas St | 38434434010000570 | 50 x 135 | SF/TF - 14 | Available | \$311,000 | \$ 35,000.00 | | \$ 36,800.00 | | Buildable | no |
| 725 Latona St | 38434434020000340 | 90x 70 | SF/TF - 14 | Available | \$94,500 | \$ 86,800.00 | | \$ 83,108.00 | | Buildable | no |
| 623 Latona St | 38434434020000470 | 40 x 68 | SF/TF - 14 | Available | | \$ 5,000.00 | | \$ 5,000.00 | | Non-Conforming | no |
| 912 12th Ave S | 38434421152870101 | irregular | SFR | Available | | \$ 62,736.00 | | \$ 10,736.00 | | Non Buildable | no |
| 1702 Lake Worth Rd | 38434421020350011 | irregular | MF-20 | Available | \$394,000 | \$ 85,431.00 | | \$ 89,761.00 | | Buildable | no |
| South Federal Hwy | 38434421151610012 | irregular | MU-Fed | Available | | \$ 61,089.00 | | \$ 92,280.00 | | Non Buildable | no |

William Waters

From: Ronen Fishman <rf.upperside@gmail.com>
Sent: Tuesday, September 5, 2023 11:54 AM
To: William Waters
Cc: Elizabeth Lenihan - Torcia, Donlon, Goddeau, & Rubin P.A. (elenihan@torcivialaw.com)
Subject: Re: FW: Attached Image
Attachments: image004.jpg

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Hi William,

My apologies for not breaking it out. I hope this email will suffice:

Please let me know if there is anything else I can provide.

| | Address | PAPA Value | 2022 | PAPA Value | Offer |
|----------|---------------------------|---------------------|-------------|-------------------|----------------------|
| 1 | 304 S F St | \$ 35,000.00 | \$ | 35,000.00 | \$ 36,000.00 |
| 2 | 732 S C St | \$ 35,001.00 | \$ | 21,200.00 | \$ 22,200.00 |
| 3 | 1526 Wingfield St | \$ 91,000.00 | \$ | 87,308.00 | \$ 88,308.00 |
| 4 | 1527 S Douglas St | \$ 35,000.00 | \$ | 36,800.00 | \$ 37,800.00 |
| 5 | 725 Latona St | \$ 86,800.00 | \$ | 83,108.00 | \$ 84,108.00 |
| 6 | 1702 Lake Worth Rd | \$ 85,431.00 | \$ | 89,761.00 | \$ 91,584.00 |
| | | | | | \$ 360,000.00 |

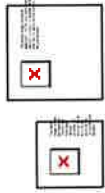
wwaters@lakeworthbeachfl.gov

www.lakeworthbeachfl.gov

Departmental Operating Hours

Monday – Friday 8:00 am – 4:00 pm

“We are LAKE WORTH BEACH. A hometown City that is committed to delivering the highest level of customer service through a commitment to integrity, hard work and a friendly attitude. We strive to exceed the expectations of our citizens, our businesses, our elected officials and our fellow employees.”



CITY OF LAKE WORTH BEACH E-MAIL DISCLAIMER:

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Scanner Service <scanner@lakeworthbeachfl.gov>

Sent: Tuesday, September 5, 2023 10:40 AM

To: William Waters <wwaters@lakeworthbeachfl.gov>

Subject: Attached Image