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PROPOSAL IN RESPONSE TO

REQUEST FOR PROPOSALS NO. 124-2026

Disposition and Redevelopment of CRA-Owned Property

800 Park Avenue, Lake Park, Florida 33403

FIRST PATIENT CARE CLINIC AT 800 PARK AVENUE

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

Submitted by

FIRST PATIENT CARE CLINIC, Inc.

600 N. Congress Avenue, Delray Beach, Florida 33445

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

Submitted to

Town of Lake Park Community Redevelopment Agency

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

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

Table of Contents

Tab A Cover Letter

Tab B Executive Summary

Tab C Development Narrative

Tab D Development Team

Tab E Experience and Qualifications

Tab F Financing Plan

Tab G Purchase Offer

Tab H Redevelopment Schedule

Tab I Site and Building Improvements

Tab J Community Benefits

Tab K Right of First Offer

Tab L Requested CRA Assistance

Proposal Checklist

Acknowledgment of Addenda

Tab A. Cover Letter

September 8, 2026

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

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

Dear Members of the CRA Board:

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

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

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

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

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

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

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

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

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

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

Respectfully submitted,

Guerry Faustin, MD
Medical Director,
First Patient Care Clinic

Tab B. Executive Summary

The redevelopment concept

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

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

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

Intended use of the property

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

Why this proposal is well suited for Downtown Lake Park

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

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

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

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

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

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

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

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

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

Major community benefits

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

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

Estimated investment

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

Tab C. Development Narrative

Proposed business concept

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

Operational model

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

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

Customer base

The practice serves four overlapping groups:

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

Hours of operation

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

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

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

Number of employees

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

Long term vision

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

Why this location was selected

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

How the project advances the CRA's redevelopment objectives

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

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

Tab D. Development Team

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

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

Tab E. Experience and Qualifications

Years in business and organizational history

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

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

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

Relevance of this experience

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

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

Three comparable projects

Comparable Project 1

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

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

Comparable Project 2

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

Comparable Project 3

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

References

The CRA is invited to contact the following references.

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

Experience working with public agencies

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

Readiness to proceed

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

Tab F. Financing Plan

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

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

Exhibit F-1

Conditional Terms Sheet

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

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

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

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

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

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

Tab G. Purchase Offer

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

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

Tab H. Redevelopment Schedule

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

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

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

Tab I. Site and Building Improvements

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

Highest and best use

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

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

Proposed improvements

Building exterior and facade

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

Interior renovation and adaptive reuse

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

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

Landscaping

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

Lighting

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

Signage

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

Tab J. Community Benefits

Increase economic activity

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

Support surrounding businesses

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

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

Generate employment

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

Enhance Downtown Lake Park and improve the appearance of the Property

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

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

Provide value to residents

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

Tab K. Right of First Offer

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

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

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

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

Tab L. Requested CRA Assistance

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

Non financial cooperation requested

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

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

Proposal Checklist

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

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

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