

**POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY
STRATEGIC INVESTMENT PROGRAM GRANT AGREEMENT**

THIS STRATEGIC INVESTMENT PROGRAM GRANT AGREEMENT (the “Agreement”) is made and entered into this _____ of _____, 2026, by and between the POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, under Part III, Chapter 163, Florida Statutes, 501 Dr. Martin Luther King Jr. Boulevard, Pompano Beach, FL 33060 (the “CRA”), and LFT IRREV TR, 2436 N Federal Highway, #347, Lighthouse Point, FL 33064 (the “GRANTEE”).

WITNESSETH:

WHEREAS, the CRA undertakes activities for redevelopment and to remedy blight in the community redevelopment areas of the City of Pompano Beach; and

WHEREAS, in furtherance of its goals, the CRA adopted redevelopment incentive programs to provide grants to eligible recipients; and

WHEREAS, the GRANTEE is a tenant in the property in the Pompano Beach Redevelopment Area, and has applied for a grant under the Strategic Investment Program; and

WHEREAS, the CRA wishes to enter into an Agreement with the GRANTEE to provide a grant for property improvement and to define the relationship between the parties.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the value of which is hereby acknowledged by both parties, the parties agree as follows.

SECTION 1. RECITALS

The recitals set forth above are incorporated herein and made a part of this Agreement.

SECTION 2. THE PROPERTY

2.1 The Property is owned or leased by GRANTEE. The property is located at **110 North Ocean Boulevard, Pompano Beach, FL 33062** legally described as:

31-48-43 A PAR OF LAND IN E1/2 OF SW1/4 OF SE1/4 DESC AS:COMM AT A PI ON E BNDRY OF SAID E1/2 OF SW1/4 OF SE1/4, 718.27 N OF SE COR, WLY 4.85 TO POB, SAID PI BEING ON W BNDRY OF BLK 10, POMPANO BEACH SUB 2-95 PB, NLY 350, WLY 52.78 TO PI ON ELY R/W/L OF SR A-1-A, SWLY 254.05 TO P/C, SWLY ALG CUR 100.62, ELY 112.32 TO POB

Parcel Identification Number: 4843 31 00 0522

2.2 GRANTEE shall provide proof of long-term lease or ownership of the Property and the status of the business, satisfactory to CRA, prior to disbursement of any funds by CRA.

SECTION 3. THE GRANT

- 3.1 The CRA hereby awards GRANTEE a sum not to exceed **one-hundred fifty thousand and 00/100 Dollars \$150,000** (the “Grant”). The full amount of the Grant shall be used solely for interior and exterior renovations to the Property. The use of all funds shall be governed by the Application and Scope of Work attached and incorporated herein as composite Exhibit “A” (the “Scope of Work”).
- 3.2 The CRA’s obligation is limited to awarding the Grant. The CRA does not assume any liability for GRANTEE’S personnel decisions, business decisions or policies, including but not limited to the hiring of staff, paying of staff salaries or the expenditure of overhead costs.
- 3.3 Changes in the use of the Grant proceeds or amendments to the project’s budget must be approved, in writing, by the CRA’s Executive Director. Requests for changes must be in writing by the GRANTEE to the CRA Executive Director and include a detailed justification for the request.
- 3.4 As security for GRANTEE’S performance hereunder, GRANTEE shall, at the discretion of the CRA’s Executive Director, execute a Promissory Note, a Mortgage and Security Agreement, a Restrictive Covenant and/or a Guaranty in favor of CRA (the “Grant Documents”), all of which shall be cancelled upon full compliance with the terms of said documents by GRANTEE. The Restrictive Covenant shall provide that the property may not be sold or transferred by the GRANTEE for a period of two years.
- 3.5 All disbursements of the Grant proceeds shall be made on a reimbursement basis according to the “Project Overview” outlined in Exhibit “A”. Grant funds may be used solely for interior leasehold improvements to The Property and are subject to the CRA’s receipt of documentation establishing prior payment by the GRANTEE of improvements, including receipts, invoices, canceled checks, and such other documents as the CRA may require. The submissions for reimbursements must be submitted to the CRA Executive Director and shall include a letter summarizing the funding request. Disbursements of the Grant proceed may be made on a reimbursement basis or paid directly to the Service Provider, in accordance with the Scope of Work and provided applicant first approves of payment to Service Provider.

SECTION 4. INSURANCE

- 4.1 The Grant awarded to GRANTEE is subject to the following Insurance requirements:
 - 4.1.1 The CRA’s receipt of an original certificate of insurance for the following forms of insurance:
 - 4.1.2 Worker’s Compensation insurance for all employees of the GRANTEE, as required by Chapter 440, Florida Statutes, as may be amended from time to time.

- 4.1.3 General Liability insurance annually in an amount not less than \$300,000 combined single limits per occurrence for bodily injury and property damage which lists the CRA as an additional insured.
- 4.1.4 The insurance coverage required must include those classifications listed in standard liability insurance manuals, which most nearly reflect the operations of the GRANTEE.
- 4.1.5 Companies issuing all insurance policies required above must be authorized to do business under the laws of the State of Florida, with the following qualifications:
- 4.1.6 The company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida," issued by the State of Florida Department of Insurance and be a member of the Florida Guaranty Fund;
- 4.1.7 Certificates of Insurance must provide that the GRANTEE will make no material adverse change, cancellation, or non-renewal of coverage without thirty (30) days advance written notice to the CRA.

SECTION 5. SCOPE OF WORK

- 5.1 Grantee shall use funds provided in accordance with the Scope of Work.
- 5.2 Any amendments to composite Exhibit "A" desired by GRANTEE shall be submitted in writing to the CRA Executive Director. Amendment must be accompanied by written justification and must be approved by the CRA Executive Director in writing before the amendment becomes effective.

SECTION 6. TERM, COMMENCEMENT AND COMPLETION DATES

- 6.1 The effective date of this Agreement shall be the date of execution by the last of the parties.
- 6.2 The term of this Agreement shall be for twenty-four (24) months from the effective date (the "Term").
- 6.3 Work provided in the Scope of Work shall not commence before the effective date. GRANTEE shall obtain a Building Permit within six (6) months of the effective date and commence construction within twelve (12) months of the effective date. The work shall be fully completed not later than 60 days prior to the end of the Term.

SECTION 7. RECORDS

- 7.1 INSPECTION. All of GRANTEE'S books and records and documents related to the grant must be made available for inspection and/or audits by the CRA and any

other organization conducting reviews for the CRA upon 24 hours notice throughout the Term of this Agreement and in accordance with Chapter 119, Florida Statutes. In addition, GRANTEE must retain all records related to the grant in proper order for at least three (3) years following the expiration of the Agreement. The CRA shall have access to such records, for the purpose of inspection or audit during the three (3) years period. This Section shall survive the expiration of this Agreement

SECTION 8. SPECIAL CONDITIONS

- 8.1 CESSATION OF OCCUPANCY OR OWNERSHIP. In the event the GRANTEE sells, ceases to own or occupy the Property during the Restrictive Period provided in the Restrictive Covenant associated herewith, or, in the absence of a Restrictive Covenant, two years from the date of completion of improvements, GRANTEE shall repay the full amount of the grant to the CRA and any un-advanced portion of the Grant shall be retained by the CRA. The determination that GRANTEE has sold, ceased to own or occupy the Property shall be made solely by the CRA. Additionally, sale, cessation of ownership or occupancy constitutes an event of default for which all other default provisions of this Agreement shall apply, including but not limited to those provided in Section 9 below. This provision shall survive termination or expiration of this agreement.
- 8.2 MATERIAL CHANGE OF CIRCUMSTANCES. GRANTEE shall immediately notify the CRA of any material change of circumstances of the project. For the purpose hereof, material change of circumstances shall include, but not be limited to, the failure of the GRANTEE to diligently and actively pursue commencement or completion of the Scope of Work, failure to fulfill the terms of this agreement or the other Grant Documents, cessation of occupancy, sale or transfer of ownership of the business or the property, voluntary or involuntary bankruptcy or an assignment for the benefit of creditors. A material change of circumstances shall constitute a default under this agreement for which the CRA shall have the right to pursue any remedy provided in this agreement or the other Grand Documents, or by law or in equity.
- 8.3 ASSIGNMENT. GRANTEE shall not assign, transfer, or otherwise dispose of any of its rights or obligations under this Agreement without prior written consent of the CRA.
- 8.4 RULES, REGULATIONS AND LICENSING REQUIREMENTS. GRANTEE and its staff must possess the licenses and permits required to conduct its affairs including federal, state, city and county. In addition, GRANTEE shall comply with all, laws, ordinances and regulations applicable to carrying out the Scope of Work including, but not limited to, conflicts of interest, building, zoning, land and property use regulations.
- 8.5 PERSONNEL. GRANTEE shall notify the CRA of all changes in personnel within five (5) working days of the change. All personnel of the GRANTEE are solely employees of the GRANTEE and not employees or agents of the CRA.

- 8.6 INDEMNIFICATION. GRANTEE shall indemnify and hold harmless the CRA and the City of Pompano Beach, Florida, and their Board or Commission members, employees or agents from any claims, liability, losses and causes of action that may arise out of any activity related to this Agreement or GRANTEE'S use of the funds. GRANTEE will pay all claims and losses of any nature related to this Agreement or GRANTEE'S use of the funds, and will defend all suits, in the name of the CRA when applicable, and will pay all costs and judgments that may issue from it, except those caused by the sole negligence of CRA employees or officers. The GRANTEE recognizes the broad nature of this indemnification and hold harmless clause, and voluntarily makes this covenant and expressly acknowledges the receipt of good and valuable consideration provided by the CRA in support of the obligation in accordance with the laws of the State of Florida. Nothing herein shall be construed to waive any of the CRA's or the City's rights set forth in Section 768.28, Florida Statutes. This paragraph shall survive the termination of this Agreement. Nothing contained in this Agreement shall be deemed a waiver of sovereign immunity by the CRA or the City.
- 8.7 NOTICES. All notices required in this Agreement if sent to the CRA shall be mailed to:

Pompano Beach Community Redevelopment Agency
501 Dr. Martin Luther King Jr. Boulevard
Suite 1
POMPANO BEACH, Florida 33060
Attn: Executive Director

And to:

Pompano Beach City Attorney's Office
100 W. Atlantic Blvd.
P.O. Box 1300
Pompano Beach, Florida 33060

All written notices if sent to the GRANTEE shall be mailed to the address in paragraph one of page one above.

- 8.8 NONDISCRIMINATION. GRANTEE represents and warrants to the CRA that GRANTEE does not and will not engage in discriminatory practices and that there shall be no discrimination in connection with GRANTEE'S performance under this Agreement on account of race, gender, religion, color, age, disability, national origin, marital status, familial status, sexual orientation or political affiliation. GRANTEE further covenants that no otherwise qualified individual shall, solely by reason of his/her race, color, sex, religion, age, handicap, marital status or national origin, be excluded from participation in, be denied services, or be subject to discrimination under any provision of this Agreement.
- 8.9 ADA REQUIREMENTS. GRANTEE must meet all the requirements of the Americans With Disabilities Act (ADA), which includes posting a notice

informing GRANTEE'S employees that they can file any complaints of ADA violations directly with the Equal Employment Opportunity Commission (EEOC), One Northeast First Street, Sixth Floor, Miami, Florida 33132.

- 8.10 INDEPENDENT CONTRACTOR. At all times during the term of this Agreement, the GRANTEE shall be and act as an independent contractor. At no time shall GRANTEE be considered an agent or partner of the CRA.
- 8.11 COSTS. GRANTEE shall obtain and pay for all permits, licenses, federal, state and local taxes chargeable to its operation.
- 8.12 ENTIRE AGREEMENT. This Agreement expresses the entire agreement of the parties and no party shall be bound by any promises or representations, verbal or written, made prior to the date hereof which are not incorporated herein.
- 8.13 MODIFICATION. This Agreement may not be modified, except in a writing signed by all parties hereto.
- 8.14 GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida and all legal actions necessary to enforce the Agreement shall be held in Broward County, Florida, or, if Federal, said action shall be brought in the Southern District of Florida. If any legal action or other proceeding is brought for the enforcement of this Agreement, the successful prevailing party or parties shall be entitled to recover reasonable attorneys' fees and court costs.
- 8.15 WAIVER OR BREACH. It is hereby agreed by the parties that no waiver or breach of any of the covenants or provisions of this Agreement shall be construed to be a waiver of any succeeding breach of the same or any covenant.
- 8.16 PLEDGES OF CREDIT. GRANTEE shall not pledge the CRA's credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien or any form of indebtedness.
- 8.17 SEVERABILITY. If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.
- 8.18 SUCCESSORS AND ASSIGNS. The GRANTEE binds itself and its partners, successors, executors, administrators and assigns to the CRA, in respect to all covenants of this Agreement. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of the CRA which may be a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the CRA and the GRANTEE
- 8.19 AGENTS. Should a GRANTEE choose to engage the services of an agent (individual or company) to assist/represent applicant in this aspect of the process, the expenses for the agent's service will be borne by the GRANTEE. Such

expenses are not reimbursable under the terms of any of the CRA's incentive programs. CRA funds cannot be applied to services other than architecture, engineering, etc. related to the construction of the interior or exterior of the building. The CRA hereby represents and warrants that the CRA has dealt with no Agent and GRANTEE agrees to hold CRA harmless from any claim or demand for commissions made by or on behalf of any agent or representative of GRANTEE in connection with this application for improvements to GRANTEE'S property.

SECTION 9. DEFAULT AND REMEDIES.

- 9.1 GRANTEE'S DEFAULT. GRANTEE'S failure to comply with any of the provisions of this Agreement, or sale of the Property by Owner shall constitute a default upon the occurrence of which the CRA may, in its sole discretion, (i) withhold, temporarily or permanently, all, or any unpaid portion of the grant upon giving written notice to GRANTEE, and/or (ii) terminate this Agreement and demand a full refund of the Grant. Upon default as provided herein the CRA shall have no further obligations to GRANTEE under this Agreement.
- 9.2 REPAYMENT OF FUNDS. GRANTEE shall repay the CRA for all unauthorized, illegal or unlawful expenditure of funds, including unlawful and/or illegal expenditures discovered after the expiration of this Agreement. GRANTEE shall also reimburse the CRA in the event of default hereunder, in the event any funds are lost or stolen, if work was not completed as provided in the Scope of Work and the budget attached hereto as composite Exhibit "A" or the Property is sold or vacated by GRANTEE. Any portion of the grant which is to be repaid to the CRA shall be paid by delivering a cashier's check for the total amount due, payable to the Pompano Beach Community Redevelopment Agency, within thirty (30) days of the CRA'S demand therefore.
- 9.3 TERMINATION OF THIS AGREEMENT. The CRA Executive Director may terminate this Agreement with or without cause or for its convenience. Termination of this Agreement by the CRA Executive Director shall relieve the CRA of any further obligations hereunder. Such termination shall not release GRANTEE from its obligations under this Agreement including, but not limited to, obligations relating to the completion of activities funded while the Agreement was in effect but not completed prior to the date of termination, or repayment of any funds GRANTEE is obligated to repay.
- 9.4 LIMITATION ON RIGHTS AND REMEDIES. Nothing contained herein shall be construed as limiting or waiving any rights of the CRA to pursue any remedy which may be available to it in law or in equity. Nothing contained herein shall act as a limitation of the CRA's rights in the event that GRANTEE fails to comply with the terms of this Agreement.
- 9.5 CRA'S DEFAULT. In the event the CRA fails to comply with the terms of this Agreement, GRANTEE shall provide the CRA with notice detailing the nature of the default, whereupon the CRA shall have thirty (30) days within which to initiate corrective actions and ninety (90) days within which to cure the default.

Should the CRA fail to cure the default, GRANTEE'S sole remedy is to terminate this Agreement. The effective date of any such termination shall be the date of the notice of termination given by GRANTEE to the CRA.

[REMAINDER INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned parties have signed this Agreement on the date first above written.

GRANTEE

GRANT GALUPPI, OWNER

WITNESSES:

[Signature]

Print Name: Deborah Vital

Melanie Folsom

Print Name: Melanie Folsom

By: [Signature]

Print Name: Grant Galuppi

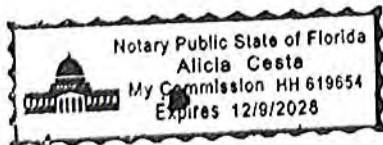
Title: Owner

Date: 05/11/26

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 12th day of MAY, 2026, by GRANT GALUPPI who is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY'S SEAL:



[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

ALICIA M. CESTA

(Name of Acknowledger Typed, Printed or Stamped)

HH 619554

Commission Number

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

By: _____
Rex Hardin, Chairman

By: _____
Gregory P. Harrison, Executive Director

ATTEST:

Kervin Alfred, Secretary

EXHIBIT “A”

**LFT IRREV TR.
110 N OCEAN BLVD**

**STRATEGIC INVESTMENT PROGRAM
PROGRAM APPLICATION**

EXECUTIVE SUMMARY
PROJECT OVERVIEW

DESCRIPTION OF PROPOSED DEVELOPMENT / IMPROVEMENT OF PROPERTY

PROJECT ADDRESS:

110 N OCEAN BLVD. POMPANO BEACH FL, 33062 , UNITED STATES

CURRENT CONDITION AND PREVIOUS USE:

The property is a commercial-zoned site of about 0.67 acres with a large building of roughly 33,998 sq ft and is classified for retail/office land use, although the property is in fair condition the interior requires renovation and modernization as planned redevelopment at Pompano Beach's oceanfront continues to modernize.

PROPOSED USE:

The applicant proposes thoughtfully designed mix of event space, professional office suites, and retail areas. This multi-use approach will create a dynamic environment that supports community gatherings, business operations, and commercial activity, maximizing both functionality and long-term value of the property.

SCOPE OF IMPROVEMENTS:

The planned upgrades consist of substantial capital improvements designed to enhance the building's safety, functionality, and long-term value. These improvements include roof leak repairs and potential roof replacement; installation of a new HVAC system; updated flooring and plumbing; removal and remediation of mold-damaged drywall; installation of modern lighting; full interior and exterior painting; and the repair or replacement of the elevator system. Together, these enhancements will significantly improve the property's condition, efficiency, and overall usability.

ESTIMATED COST:

Based on the attached contractor's estimate, the total projected cost of the remodel is approximately \$1,040,000.00. All work will be coordinated and completed by properly licensed local contractors to ensure compliance with applicable building codes and quality standards.

PROJECT TIMELINE:

the permit application was submitted in February 2026, with construction and capital improvements commencing in May/June 2026. The remodel is projected to be substantially completed by June or July 2026, subject to permitting approvals and construction scheduling.

COMMUNITY AND ECONOMIC IMPACT:

Will deliver meaningful community and economic benefits by revitalizing a prominent oceanfront property and activating it with vibrant new uses. The planned event, office, and retail spaces will create opportunities for local entrepreneurs, generate new jobs, and increase foot traffic to surrounding businesses. By investing in substantial capital improvements, the project will enhance the area's visual appeal, support property value growth, and contribute to the continued revitalization of the beach front district. Overall, the redevelopment will foster economic activity while creating a welcoming space that serves residents, visitors, and the broader Pompano Beach community.

INFRASTRUCTURE IMPROVEMENTS:

PUBLIC RIGHT OF WAY (ROW)

At this stage, no major infrastructure improvements are anticipated in the public right of way. Likely only minor work. (Utility tie ins, ADA entry, Signage)

PRIVATE PROPERTY (on-site):

The proposed capital improvements include several infrastructure upgrades within the property itself such as:

Plumbing System Improvements

Electrical and Mechanical system upgrades

Interior Improvements

TENANT MAKEUP:

The property is planned for multi-tenant occupancy, with leasing opportunities for office, retail, and event space users. This mixed-use configuration is designed to create a dynamic and complementary environment that supports a variety of businesses and community-focused activities.

The Project Timeline



**PERMIT APPLICATION
WILL BE
SUBMITTED IN FEBRUARY
2026**

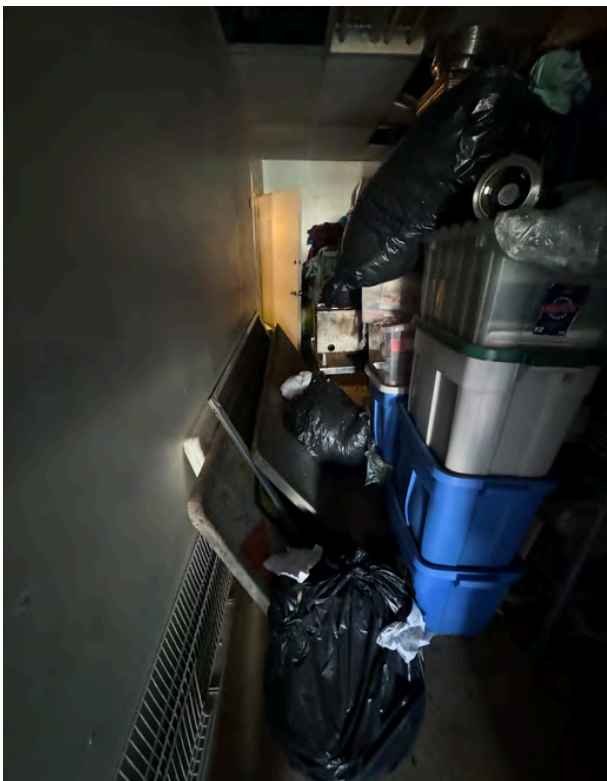
**CONSTRUCTION AND CAPITAL
IMPROVEMENTS
COMMENCING IN MAY/JUNE 2026
(WHEN PERMIT IS APPROVED BY
CITY)**

**PROJECTED TO BE
SUBSTANTIALLY
COMPLETED BY JUNE
OR JULY 2026**

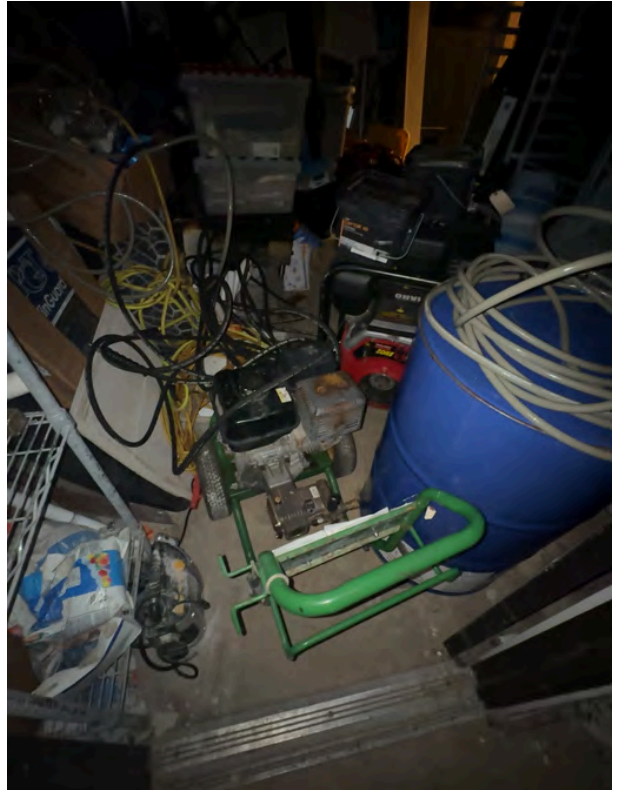
PROJECT PLANS

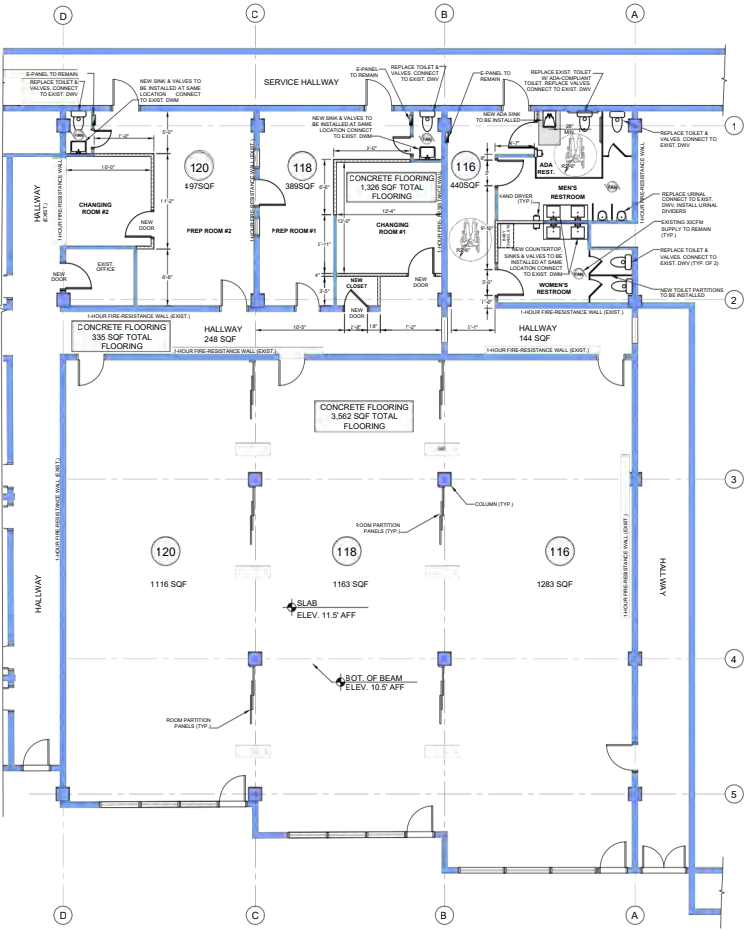












FLOOR PLAN SUITE 120 TO 116 - PROPOSED
SCALE: 1/8"=1'-0"

OCCUPANCY GROUP :
GROUP A-2, BANQUET HALLS

FBC 303.3 ASSEMBLY GROUP GROUP A-2 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR FOOD AND/OR DRINK CONSUMPTION INCLUDING, BUT NOT LIMITED TO BANQUET HALLS. FBC 303.3 ASSEMBLY GROUP.

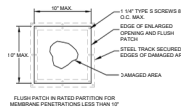
OCCUPANT LOAD		
GROSS	NET	OCCUPANT/LOAD
5,223 SQF	3,746 SQF	1.41

MINIMUM REQUIRED FIXTURES FOR 238 OCCUPANTS

FIXTURE	MALE	FEMALE	TOTAL
TOILET (WATER CLOSETS)	1	2	3
WATER SINKS	1	1	2
DRAINING FOUNTAIN	-	-	1
SERVICE SINK	-	1	1

MINIMUM FIXTURES REQUIREMENT

FIXTURE	MALE	FEMALE
TOILET (WATER CLOSETS)	1 PER 125	1 PER 65
WATER SINKS	1 PER 200	1 PER 200
DRAINING FOUNTAIN	-	1 PER 500
SERVICE SINK	-	1 PER BUILDING

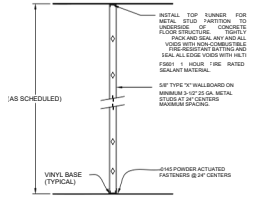


FLUSH PATCH IN RATED PARTITION FOR MINOR REPAIRS SHALL BE 1/4" THICK.

NOTES:
FOR MULTIPLE LAYER SYSTEMS STAGGER VERTICAL AND HORIZONTAL PATCH JOINTS 1/2" MINIMUM AND PATCH VERTICAL EDGES TO STAGGER.

FOR MINOR SURFACE ABRASIONS, PAPER TEARS, OR SMALL DENTS, REMOVE ALL LOOSE PAPER AND APPLY 1/8" BITTERS COMPOUND OVER THE DAMAGED AREA.

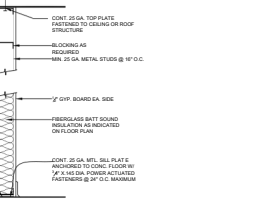
REPAIR OF FIRE-RATED GYPSUM BOARD PARTITIONS
SCALE: N.T.S.



(NON-BEARING, ONE HOUR-FIRE-RATED)
WALL DETAILS: WALL ON SIDE OF MAIN (COMMON CORRIDOR) FIRE RATED WALL.

FLAME SPREAD FOR WALL AND CEILING FINISHES SHALL BE MAX. 200. SMOKE DEVELOPED MAX. 450 FBC 703.3.3 AND FLAME SPREAD FOR INSULATION SHALL BE MAX. 25. SMOKE DEVELOPED MAX. 450 FBC 703.3.10

ONE HOUR FIRE WALL
N.T.S.



INTERIOR PARTITION DETAIL NEW OR REPAIR
N.T.S.

General Notes

NOTE: DUE TO FIELD CONDITION, ALL DIMENSIONS AND DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS.

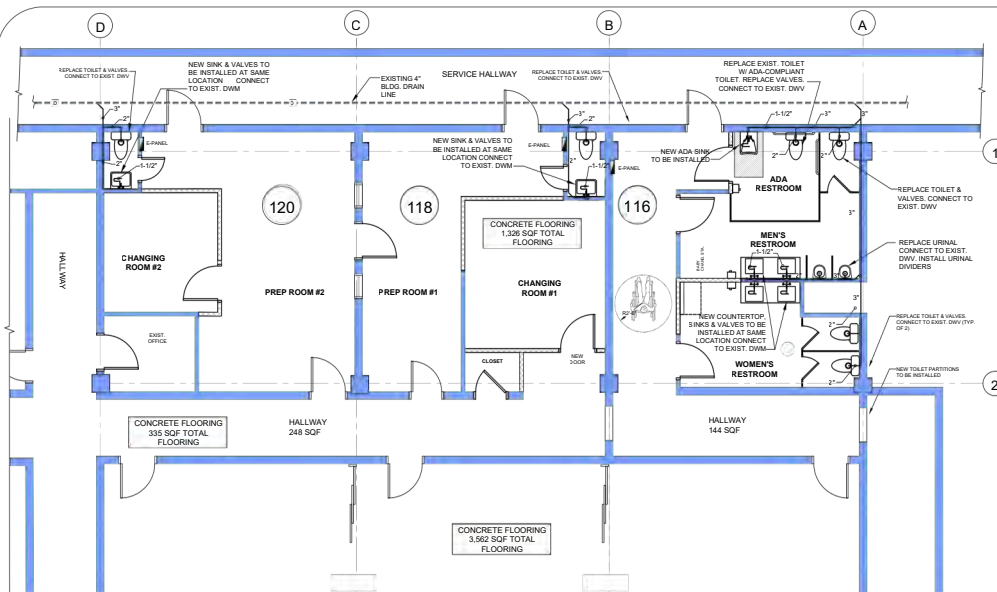
No.	Revision/Issue	Date

Prepared By Name and Address:
Blackline Engineering P.A.
Certificate of Authorization
No. 78925
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Project Name and Address:
GALUPPY'S PLAZA
130 N OCEAN BLVD.
POMPANO BEACH FL 33062

PROPOSED FLOOR PLAN

Sheet:
1/10/26
AS SHOWN
A-2



OCCUPANCY GROUP:
 GROUP A-2, BANQUET HALLS, FIBR 303.3 ASSEMBLY GROUP, GROUP A-2
 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR FOOD AND/OR
 DRINK CONSUMPTION INCLUDING, BUT NOT LIMITED TO, BANQUET HALLS,
 FIBR 303.3 ASSEMBLY GROUP

- PLUMBING NOTES:**
1. PLUMBING FIXTURES, PIPING, AND SYSTEMS SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC 8TH EDITION (2021)), PLUMBING AND CITY OF POMPANO BEACH AMENDMENTS INCLUDING, BUT NOT LIMITED TO, CALCULATED OCCUPANT LOAD.
 2. **GOVERNING CODES**
 ITEM: PLUMBING CODE
 REQUIREMENT: FLORIDA BUILDING CODE - PLUMBING (FBC), LATEST ADOPTED EDITION
 CODE REFERENCE: FBC - ACCESSIBILITY (ICC A117.1)
 BUILDING CODES (FLORIDA BUILDING CODE - BUILDING (FBC 8TH EDITION (2021)), LOCAL AUTHORITY: CITY OF POMPANO BEACH BUILDING DEPARTMENT
 3. **SPECIAL REQUIREMENTS - A-2 OCCUPANCY**
 ITEM: SEPARATE SEX FACILITIES
 REQUIREMENT: REQUIRED
 ITEM: FIXTURE COUNT/BASS
 REQUIREMENT: OCCUPANT LOAD
 ITEM: GREASE INTERCEPTOR
 REQUIREMENT: IF FOOD SERVICE PROVIDED
 ITEM: TRAP PRIMERS
 REQUIREMENT: WHERE REQUIRED
 4. **ACCESSIBILITY COMPLIANCE**
 ITEM: PERMISSIBLE WC
 REQUIREMENT: PER FBC ACCESSIBILITY
 ITEM: ACCESSIBLE LAVATORIES
 REQUIREMENT: KNEE & TOE CLEARANCE REQUIRED
 ITEM: DRINKING FOUNTAIN
 REQUIREMENT: 90" OR COMBINATION UNIT
 ITEM: CLEAR FLOOR SPACE
 REQUIREMENT: PER ICC A117.1
 5. **WATER SUPPLY**
 ITEM: WATER PIPE SIZING
 REQUIREMENT: PER FBC-P CHAPTER 8
 ITEM: FUTURE SHUTTERS
 REQUIREMENT: REQUIRED AT EACH FIXTURE
 ITEM: BACKFLOW PREVENTION
 REQUIREMENT: WHERE REQUIRED BY CODE
 ITEM: HOT WATER
 REQUIREMENT: PROVIDED WHERE REQUIRED
 6. **VENTING**
 ITEM: VENTING MINIMUM
 REQUIREMENT: ALL FIXTURES VENTED PER FBC-P CHAPTER 9
 ITEM: VENT TERMINATION
 REQUIREMENT: PER FUTURE UNIT CALCULATION THROUGH FLOOR OR APPROVED TERMINATION ALLOWED WHERE CODE-COMPLIANT
 ITEM: VENTING
 REQUIREMENT: ALLOWED WHERE CODE-COMPLIANT
 7. **DRAINAGE & PIPING REQUIREMENTS**
 ITEM: MINIMUM URINAL DRAIN
 REQUIREMENT: 2 INCHES
 ITEM: MINIMUM W/CDRAIN
 REQUIREMENT: 3 INCHES
 ITEM: TRAP SIZE
 REQUIREMENT: SAME AS FIXTURE DRAIN
 ITEM: HORIZONTAL SLOPE
 REQUIREMENT: 1/4" PER FOOT MINIMUM
 ITEM: CLEANOUTS
 REQUIREMENT: AT RACKS OF STAKES AND PER FBC-P
 ITEM: FLOOR DRAINS
 REQUIREMENT: WHERE REQUIRED BY USE

General Notes

NOTE: DUE TO FIELD CONDITIONS, ALL DIMENSIONS, SIZE DESIGNATIONS, GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS.

No.	Revision/Issue	Date

PLAN SUITE 120 TO 116 - PLUMBING
 SCALE: 1/4"=1'-0"

2023 FBC - PLUMBING, 7TH EDITION
 Amendment effective: 12/21/2020

REQUIRED PLUMBING FIXTURES
 (PER FBC-P TABLE 403.1 - ASSEMBLY A-2)

FIXTURE TYPE	REQUIRED RATIO	CALCULATED	PROVIDED
WATER CLOSETS - MALE	1 PER 75 OCCUPANTS	2	4
WATER CLOSETS - FEMALE	1 PER 75 OCCUPANTS	2	3
DRINKS (OPTIONAL)	UP TO 50% OF MALE	1	2
LAVATORIES - MALE	1 PER 200 OCCUPANTS	1	10
LAVATORIES - FEMALE	1 PER 200 OCCUPANTS	1	10
DRINKING FOUNTAIN	1 PER 200 OCCUPANTS	1	1
SERVICE JANITOR SINK	1 REQUIRED	1	1

TABLE 904.4
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY ^b
LAVATORY, PRIVATE	2.2 L/S GPM AT 60 PSI
LAVATORY, PUBLIC (METERING)	0.25 GALLON PER METERING CYCLE
LAVATORY, PUBLIC (OTHER THAN METERING)	0.5 GPM AT 60 PSI
SHOWER HEAD ^a	2.0-2.5 GPM AT 80 PSI
SINK FAUCET	2.2 GPM AT 60 PSI
URINAL	14-9.5 GALLON PER FLUSHING
WATER CLOSET	1.4-1.28 GALLONS PER FLUSHING CYCLE
DISHWASHER (RESIDENTIAL) *	6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR WATERSENSE CERTIFIED) LESS THAN 1.2 GALLONS PER RACK FOR FILL AND DUMP MACHINES AND LESS THAN 0.9 GALLONS PER RACK FOR LOW TEMPERATURE MACHINES
DISHWASHER (COMMERCIAL)	1.0 GALLONS PER RACK FOR HIGH TEMPERATURE MACHINES AND 1.7 GALLONS PER RACK FOR LOW TEMPERATURE MACHINES
WASHING MACHINES *	WATER FACTOR OF 8 OR LOWER (ENERGY STAR WATERSENSE CERTIFIED)

OCCUPANCY AND LOAD

ITEM	DESCRIPTION
OCCUPANCY CLASSIFICATION	A-2 ASSEMBLY
JOB DESCRIPTION	FOOD/ DRINK/ EVENT ASSEMBLY
NET AREA	3,562 SF
OCCUPANT LOAD FACTOR	115 SF / PERSON (NET)
CALCULATED OCCUPANT LOAD	238 OCCUPANTS (ROUNDED)

^a A HAND-HELD SHOWER SPRAY IS A SHOWER HEAD. IF INSTALLED.
^b WATER FACTOR IN GALLONS PER CYCLE PER CUBIC FOOT

BATHROOM FINISHES:

- FLOOR:**
 BATHROOM: IMPERVIOUS TILE OR MORTAR OVER CONCRETE SLAB OR DUROCK BOARDS (WHERE APPLICABLE)
 SHOWER: WALL IMPERVIOUS GROUT FINISH, TYP.
 SHOWER: WALL IMPERVIOUS NON-SLIP TILE OR MORTAR ON SHOWER PAN ON CONC. SLAB OR ON DUROCK CEMENT BOARD (WHERE APPLICABLE) PROVIDE GROUT FINISH, TYP.
 SHOWER/TUB: OPTION 1 - IMPERVIOUS TILE (UP TO 4" AFF) ON MORTAR OVER CEMENT BOARDS ON FURRING STRIPS AND OR STOPS TYP. PROVIDE IMPERVIOUS GROUT FINISH, TYP.
 OPTION 2 - IMPERVIOUS PAINT OR MOISTURE-RESISTANT DRYWALL (GREEN BOARD) ON FURRING STRIPS AND/OR STUDS, TYP.

- CEILING:**
 IMPERVIOUS PAINT OR MOISTURE-RESISTANT DRYWALL (GREEN BOARD) ON FURRING STRIPS AND/OR STUDS, TYP.
 PROVIDE IMPERVIOUS GROUT FINISH, TYP.
 NOTE: TILE TYPE AND COLOR, GROUT COLOR, PAINT COLOR, ETC. TO BE SELECTED AND PURCHASED BY OWNER AND COORDINATED BY CONTRACTOR. USE DUROCK AS BACKER FOR NON-ABSORBENT TILE FINISH AT SHOWER AND TUB WALL.

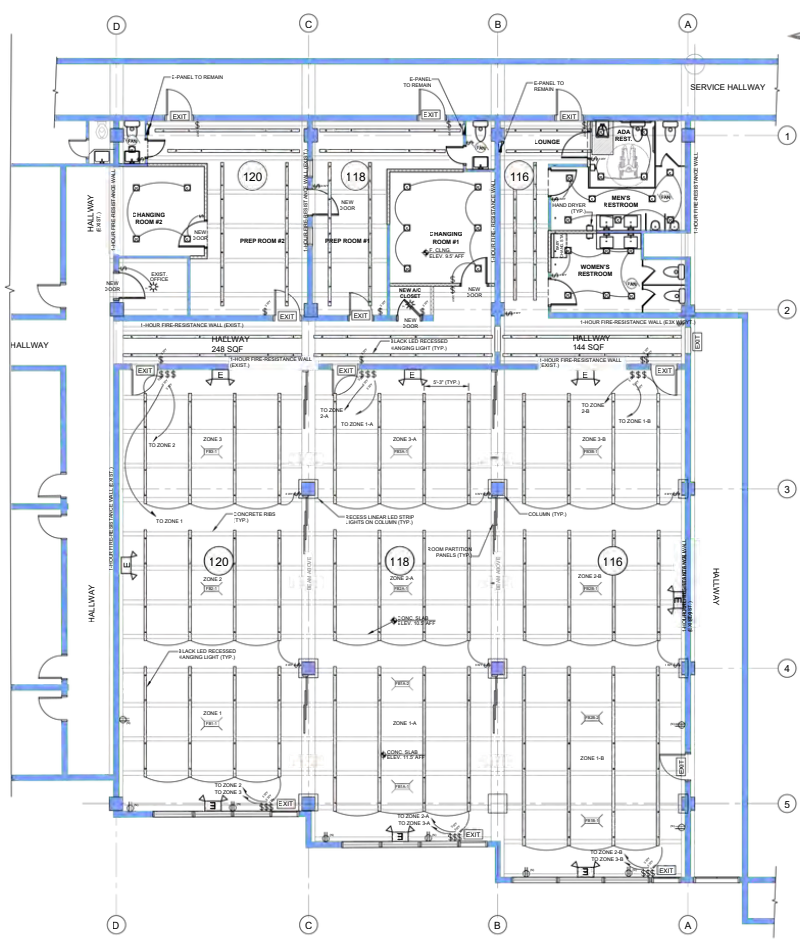
- DRYWALL IN WET AREAS:** SHALL COMPLY W/ FBC TABLE 2509.2
 TILE BACKER IN WET AREAS: SHALL COMPLY W/ FBC TABLE 2506.1

Blackline Engineering P.A.
 Certificate of Authorization
 No. 78925
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

PROPOSED PLUMBING

DATE: 1/10/26
 DRAWN BY: AS SHOWN

P-1



RCP SUITE 120 TO 116 - PROPOSED
SCALE: 1/8"=1'-0"

OCCUPANCY GROUP - GROUP A-2 BANQUET HALLS FBC 303.3 ASSEMBLY GROUP, GROUP A-2 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR FOOD AND/OR DRINK CONSUMPTION INCLUDING, BUT NOT LIMITED TO BANQUET HALLS, FBC 303.3 ASSEMBLY GROUP

ELECTRICAL GENERAL NOTES GROUP A-2 ASSEMBLY OCCUPANCY POMPANO BEACH, FLORIDA

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC), LATEST EDITION, INCLUDING ALL LOCAL AMENDMENTS ADOPTED BY THE CITY OF POMPANO BEACH.
2. ELECTRICAL INSTALLATION SHALL COMPLY WITH NFPA 70, NATIONAL ELECTRICAL CODE (NEC), LATEST ADOPTED EDITION.
3. FIRE ALARM SYSTEMS SHALL COMPLY WITH NFPA 72 AND THE FLORIDA FIRE PREVENTION CODE.
4. EMERGENCY AND LIFE SAFETY SYSTEMS SHALL COMPLY WITH NFPA 101 AS REFERENCED BY THE FBC.
5. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO INSTALLATION AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGN PROFESSIONAL.
6. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, UL LISTED, AND APPROVED FOR THE INTENDED USE.
7. COORDINATE ALL ELECTRICAL WORK WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS.
8. ELECTRICAL SERVICE EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLES 230 AND 408 AND SERVING UTILITY REQUIREMENTS.
9. MAIN SERVICE DISCONNECT SHALL BE READILY ACCESSIBLE AND CLEARLY IDENTIFIED.
10. PANELBOARDS SHALL BE PROVIDED WITH TYPED CIRCUIT DIRECTORIES AND PERMANENT PHENOLIC NAMEPLATES.
11. ELECTRICAL SERVICE, FEEDERS, AND BRANCH CIRCUITS SHALL BE SIZED BASED ON NEC LOAD CALCULATIONS.
12. CONTINUOUS LOADS SHALL BE CALCULATED AT 125 PERCENT.
13. ALL CONDUCTORS SHALL BE COPPER, MINIMUM #12 AWG UNLESS NOTED OTHERWISE.
14. WIRING METHODS AND RACEWAYS SHALL COMPLY WITH NEC REQUIREMENTS FOR ASSEMBLY OCCUPANCIES (ARTICLE 518 WHERE APPLICABLE).
15. PROVIDE GROUNDING AND BONDING IN ACCORDANCE WITH NEC ARTICLE 250.
16. ENCLOSEURES, AND EQUIPMENT SHALL BE BOND ALL METALLIC RACEWAYS, ENCLOSURES, AND EQUIPMENT.
17. PROVIDE DEDICATED CIRCUITS FOR MECHANICAL EQUIPMENT, KITCHEN EQUIPMENT, FIRE ALARM, AND EMERGENCY SYSTEMS.
18. GFCI AND AFCI PROTECTION SHALL BE PROVIDED WHERE REQUIRED BY NEC.
19. LIGHTING SYSTEMS SHALL COMPLY WITH FBC ENERGY CONSERVATION REQUIREMENTS.
20. EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE PROVIDED ALONG THE MEANS OF EGRESS AND SHALL BE CONNECTED TO EMERGENCY POWER WHERE REQUIRED.
21. EMERGENCY AND LIFE SAFETY CIRCUITS SHALL COMPLY WITH NEC ARTICLES 700 AND 701 AND SHALL BE IDENTIFIED PER CODE.
22. FIRE ALARM SYSTEM POWER SHALL BE PROVIDED BY A DEDICATED CIRCUIT Labeled "FIRE ALARM - DO NOT DISCONNECT".
23. ALL PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRESTOPPED PER FBC REQUIREMENTS.
24. ALL ELECTRICAL WORK SHALL BE INSPECTED AND APPROVED BY THE CITY OF POMPANO BEACH BUILDING DEPARTMENT PRIOR TO FINAL APPROVAL.

General Notes

NOTE: DUE TO FIELD CONDITIONS, ALL DIMENSIONS, SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS.

ELECTRICAL LEGEND:

- EXISTING DUPLEX RECEPTACLE
- 200/40 RECEPTACLE
- EXISTING SINGLE POLE SWITCH
- NEW 200/40 RECEPTACLE
- NEW DUPLEX RECEPTACLE
- NEW SINGLE POLE SWITCH
- NEW RECESSED FUTURE
- NEW 0/1 DUPLEX RECEPTACLE
- NEW LIGHT FIXTURE
- EMERGENCY LIGHT
- FLOOR BOX
- EXISTING RELOCATED VIEW
- HARDWARE SMOKE DETECTOR

No.	Revision/Issue	Date

Blackline Engineering P.A.
 Alexander Starr PE #76225
 Certificate of Authorization #30576
 Tel: 954-436-7006

PROPOSED PLAN ELECTRICAL

Project Name and Address:
 GALUPPY'S PLAZA
 130 N OCEAN BLVD.
 POMPANO BEACH FL 33062

Sheet:
 1/10/26
 AS SHOWN

E-1

General Notes

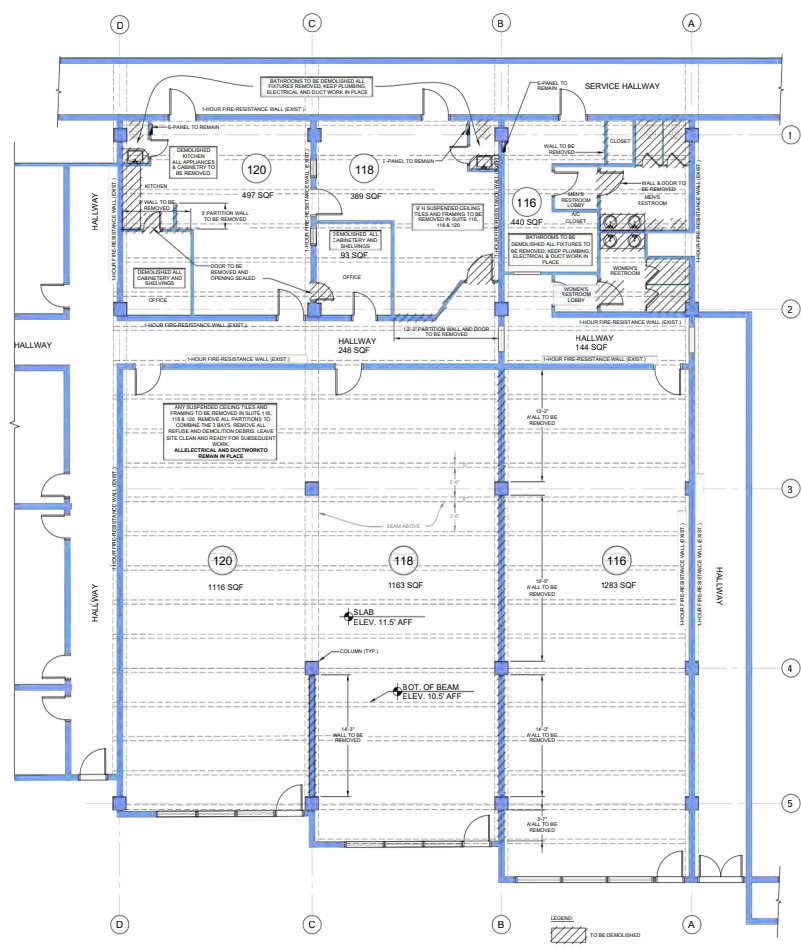
NOTE: DUE TO FIELD CONDITIONS, ALL DIMENSIONS, SIZE DESIGNATIONS GIVEN ARE SUBJECT AND TO VERIFICATION ON JOB SITE ADJUSTMENT TO FIT JOB CONDITIONS.



DEMOLITION NOTES:

- INTERIOR DEMOLITION - RETAIL TENANT SPACE STRIP MALL - POMPANO BEACH, FLORIDA
1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 7TH EDITION (2013), CURRENT EDITION, CITY OF POMPANO BEACH AMENDMENTS, BROWARD COUNTY REQUIREMENTS, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
 2. SCOPE OF WORK IS LIMITED TO SELECTIVE INTERIOR DEMOLITION ONLY. NO STRUCTURAL MEMBERS, EXTERIOR WALLS, ROOF ELEMENTS, OR LOAD-BEARING COMPONENTS SHALL BE REMOVED OR ALTERED UNLESS SPECIFICALLY NOTED AND APPROVED BY THE BUILDING OFFICIAL.
 3. REMOVE ALL EXISTING INTERIOR NON-LOAD-BEARING PARTITIONS, FURRING, CEILINGS, FINISHES, AND ASSOCIATED FRAMING AS INDICATED ON THE DEMOLITION PLAN.
 4. REMOVE ALL EXISTING RESTROOMS, INCLUDING BUT NOT LIMITED TO:
 - A. PLUMBING FIXTURES AND ACCESSORIES
 - B. TOILET PARTITIONS
 - C. WALL AND FLOOR FINISHES
 - D. PLUMBING EQUIPMENT CAP AND SEAL ALL SERVICES
 - E. FLOOR DRAINS AS REQUIRED BY CODE
 5. ALL PLUMBING, ELECTRICAL, MECHANICAL, AND LOW-VOLTAGE SERVICES SERVING DEMOLISHED AREAS SHALL BE SAFELY DISCONNECTED, CAPPED, AND MADE SAFE BY LICENSED CONTRACTORS PRIOR TO DEMOLITION.
 6. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION. ANY CONFLICTS OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER AND BUILDING OFFICIAL IMMEDIATELY.
 7. FIRE MARSHAL REQUIREMENTS:

8. ALL EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS SERVING ADJACENT TENANTS SHALL REMAIN ACTIVE AND OPERATIONAL AT ALL TIMES.
9. ANY TEMPORARY DISCONNECTION, MODIFICATION, OR IMPAIRMENT OF FIRE PROTECTION SYSTEMS SHALL REQUIRE PRIOR APPROVAL FROM THE CITY OF POMPANO BEACH FIRE MARSHAL.
10. FIRE WATCH SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE MARSHAL.
11. ALL EXISTING ACCESS PATHS SERVING ADJACENT TENANT SPACES SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED AT ALL TIMES.
12. ALL FIRE RESISTANCE RATED WALLS, SHAFTS, AND ASSEMBLIES SEPARATING THIS TENANT FROM ADJACENT TENANTS OR COMMON AREAS SHALL BE PROTECTED AND MAINTAINED DURING DEMOLITION. ANY DAMAGE SHALL BE REPAIRED AND RESTORED TO ORIGINAL RATING UNDER SEPARATE PERMIT.
13. CONTRACTOR SHALL PROVIDE TEMPORARY DUST, NOISE, AND SAFETY CONTROLS TO PROTECT ADJACENT OCCUPIED TENANT SPACES AND THE PUBLIC.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE DAILY AND DISPOSED OF IN ACCORDANCE WITH CITY OF POMPANO BEACH AND BROWARD COUNTY REGULATIONS. NO DEBRIS SHALL BE STORED IN COMMON AREAS OR FIRE LINES.
15. FIRE LINES, ACCESS ROADS, AND STRIP MALL COMMON AREAS SHALL REMAIN CLEAR AND UNOBSTRUCTED AT ALL TIMES.
16. CONTRACTOR SHALL PROTECT ALL ELEMENTS TO REMAIN, INCLUDING BUT NOT LIMITED TO:
 - A. STOREFRONT SYSTEMS
 - B. STRUCTURAL SLABS AND COLUMNS
 - C. COMMON AREA FINISHES
 - D. ADJACENT TENANT DEMISING WALLS
17. ASBESTOS OR HAZARDOUS MATERIALS: IF SUSPECT MATERIALS ARE ENCOUNTERED, ALL WORK SHALL CEASE IMMEDIATELY AND THE OWNER SHALL BE NOTIFIED. ABATEMENT SHALL COMPLY WITH EPA, OSHA, AND FBC REQUIREMENTS PRIOR TO RESUMPTION OF WORK.
18. CONTRACTOR SHALL COMPLY WITH ALL OSHA SAFETY REQUIREMENTS, INCLUDING BARRICADES, WARNING SIGNAGE, AND PERSONAL PROTECTIVE EQUIPMENT.
19. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY DEMOLITION OPERATIONS.



FLOOR PLAN SUITE 120 TO 116 - EXISTING
SCALE: 1/8"=1'-0"

No.	Revision/Issue	Date

Blackline Engineering P.A.
 Certificate of Authorization
 93079
 Tel: 564-436-7906

Project Name and Address

Project Name and Address
 GALUPPI'S PLAZA
 130 N OCEAN BLVD.
 POMPANO BEACH FL 33062

EXISTING FLOOR PLAN
 DEMOLITION

Date: 11/10/25
 Scale: AS SHOWN

A-1

APPLICATION

STRATEGIC INVESTMENT PROGRAM

Strategic Investment Program Application Form

Date of Application February 13, 2026

1. Address of project requesting CRA investment:

110-130 N Ocean Blvd. Pompano Beach, FL. 33062

2. Name of Applicant:

LFT IRREV TR, Grant Galuppis

Address of Applicant:

1103 N Federal Hwy, Pompano Beach FL 33062

Phone: *561 305 4726*

Fax:

Email: *Grantg@galuppis.com*

3. Does the applicant own project property? Yes No

If "No" box is checked, when will property be in control (own or long-term lease) of applicant?

Indicate the owning entity of the property (i.e. name on property title)

*LFT IRREV TR
CAPALBO, RICHARD M TRSTEE*

4. What is the total estimated project investment?

Current assessed value : 5,626,890.00

New capital investment dollars: 1,040,000.00

Total estimated new assessment: 6,666,890.00

5. What is the percentage (%) amount of ownership equity relative to total estimated project investment?

X 20% or more

___ 10% to 19.9%

___ Less than 10%

___ None

6. What is the percentage (%) of minority ownership of the project?

___ 100%

___ 50% or more

___ Less than 50%

X None

7. How many jobs for neighborhood residents will be created upon completion of the project?

_____ 1-5

_____ 6-10

 X 10+

_____ None

8. When is it anticipated that construction could begin, assuming project receives SIP assistance? (A detailed project schedule must accompany application)

 X Less than 12 months

_____ 12 to 16 months

_____ 16 to 24 months

_____ Longer than 24 months

9. Include with this application:

- Two bids/quotes from 2 licensed contractors
- Detailed Budget for entire project
- City of Pompano Beach Business Tax Receipt
- Current Photograph of existing property conditions
- Description of proposed development/improvement of property
- Preliminary site plan, floor plans and renderings that enable staff to determine quality of design; parking must be included in the site plan and meet current code regulations
- Infrastructure improvements, if any, in either the public ROW or on private property
- Preliminary project schedule
- Tenant makeup

- **Resume of developer indicating related development experience**
- **Business and Financial Information:**
 - ***Business Plan**
 - ***Pro forma**
 - ***Mortgage on property. If applicant does not own property, a written authorization from property owner to make changes outlined in the project needs to be provided**
 - ***Lease agreements with at least 24 months remaining**
 - ***Letter of Intent from lending institution**
 - ***Partnership and/or ownership information with equity positions**

Authorized Representative

Grant Galuppi

Owner

Name

Title

Grant Galuppi

02/13/26

Signature

Date

Please Note

Property to be improved must be free of all municipal and county liens, judgments or government encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meet the goals and objectives as set forth in the East CRA District Five Year Strategic Finance Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or government encumbrances of any kind under the term of the agreement.

BUDGET AND CONSTRUCTION ESTIMATE

RJH LLC

CONSTRUCTION LLC.

16291 NW 160th St. | Williston, Fl.

(404) 542-5137 | RJH727@gmail.com

Scope of Work	Estimated Cost
Electrical	\$120,000
Mechanical (HVAC)	\$140,000
Plumbing	\$70,000
Fixtures	\$85,000
Framing & Drywall	\$55,000
Flooring	\$65,000
Elevator Replacement	\$75,000
Exterior & Interior Painting	\$110,000
Roof Repair / Replacement	\$95,000
Stucco Parapet Repairs	\$35,000
Railing Replacement	\$25,000
Landscaping	\$20,000
Fire Sprinkler & Fire Alarm	\$145,000

Total Construction Budget: \$1,040,000.00



ONLINE SERVICES

- [Apply for a License](#)
- [Verify a Licensee](#)
- [View Food & Lodging Inspections](#)
- [File a Complaint](#)
- [Continuing Education Course Search](#)
- [View Application Status](#)
- [Find Exam Information](#)
- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

Licensee

Name:	RJH CONSTRUCTION, LLC	License Number:	
Rank:	Construction Business Information	License Expiration Date:	
Primary Status:	Current	Original License Date:	11/23/2015

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
CGC060575	Current Active	HORN, ROBERT J DBA:HORN GENERAL CONTRACTING	Primary Qualifying Agent for Business	09/16/2015	Certified General Contractor	08/31/2026

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License Type

First Name Last Name

License Number

Expiration Date From To

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

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PROPERTY DESCRIPTION AND INFORMATION



Property Address	110-130 N OCEAN BOULEVARD, POMPANO BEACH FL 33062	ID #	4843 31 00 0522
Property Owner	LFT IRREV TR CAPALBO, RICHARD M TRSTEE	Millage Use	11-05
Mailing Address	3231 CYPRESS CREEK DR LAUDERDALE BY THE SEA FL 33062		

Abbr Legal Description	31-48-43 A PAR OF LAND IN E1/2 OF SW1/4 OF SE1/4 DESC AS:COMM AT A PI ON E BNDRY OF SAID E1/2 OF SW1/4 OF SE1/4, 718.27 N OF SE COR, WLY 4.85 TO POB, SAID PI BEING ON W BNDRY OF BLK 10, POMPANO BEACH SUB 2-95 PB, NLY 350, WLY 52.78 TO PI ON ELY R/W/L OF SR A-1-A, SWLY 254.05 TO P/C, SWLY ALG CUR 100.62, ELY 112.32 TO POB
-------------------------------	--

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$881,380	\$4,719,110	\$5,600,490	\$5,600,490	
2025	\$881,380	\$5,930,960	\$6,812,340	\$6,186,690	\$150,180.83
2024	\$881,380	\$4,742,890	\$5,624,270	\$5,624,270	\$133,662.65

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$5,600,490	\$5,600,490	\$5,600,490	\$5,600,490
Portability	0	0	0	0
Assessed/SOH	\$5,600,490	\$5,600,490	\$5,600,490	\$5,600,490
Homestead Add.	0	0	0	0
Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior Exempt	0	0	0	0
Type Taxable	0	0	0	0
	\$5,600,490	\$5,600,490	\$5,600,490	\$5,600,490

Sales History

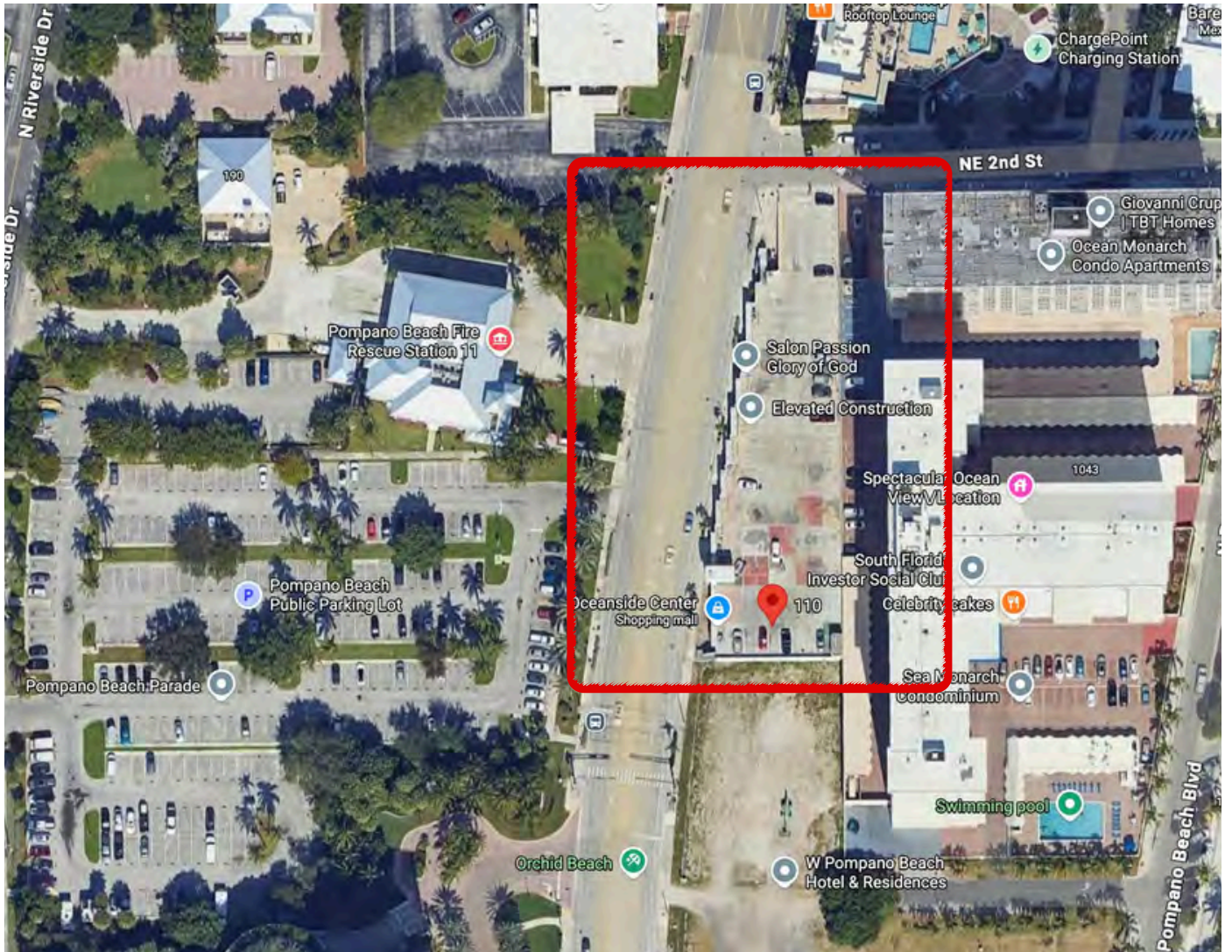
Date	Type	Price	Book/Page or CIN
11/18/2020	QCD	\$100	118212748
2/15/2012	QCD-T	\$100	49819 / 1522
12/29/2011	WD-T	\$100	48447 / 191
5/28/2004	QCD	\$100	37584 / 763
5/30/2012	DRR	\$100	113105771

Land Calculations

Price	Factor	Type
\$30.07	29,311	SF
Adj. Bldg. S.F. (Card, Sketch)		33998
Eff./Act. Year Built: 1974/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
C								
33998								



REGULATORY INFORMATION

Prepared by and return to:
Southeast Florida Lawyers Title, Inc.
4209 N. Federal Highway
Pompano Beach, FL 33064
954-784-2961
File Number: 22-PB-165

[Space Above This Line For Recording Data]

Affidavit

Trust - Unrecorded Trust - Excerpts (Seller)


BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared **Grant P. Galuppi as Successor Trustee of the LFT Irrevocable Trust u/s/d April 30, 2004 ("Affiant")**, who depose(s) and say(s) under penalties of perjury that:

1. This affidavit is made with regard to the following described property:

Unit No. PH-2, of THE CRITERION, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 10368, Page 204, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

a/k/a: 1300 S Ocean Blvd., #PH2, Pompano Beach, FL 33062

2. By deed recorded 2/24/2017 in Instrument No. 114227764, Public Records of Broward County, Florida, ("Deed") title to the real property described in item 1 above ("Property") was taken in the name of **LFT Irrevocable Trust**.
3. Affiant is the Successor Trustees of that certain trust and amendments, if any, ("Trust") as described in Deed. Attached hereto as Exhibit A are the pertinent pages of the Trust showing the appointment of the Successor Trustee.
4. Affiant has full power and authority to convey the Property.
5. Nothing in the Trust prohibits or restricts the Affiant from conveying the Property.
6. The Trust has been in full force and effect during the period of ownership of the Property.
7. This affidavit is made to induce **Old Republic National Title Insurance Company ("Title Insurer")** to insure title to the real property described in item 1 above. Affiant agrees to indemnify **Title Insurer** and hold it harmless from any loss or damage resulting from its reliance on the matters set forth in this affidavit.

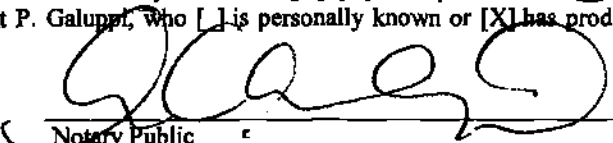


Grant P. Galuppi

State of Florida
County of Broward

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 22nd day of September, 2022 by Grant P. Galuppi, who is personally known or has produced a driver's license as identification.

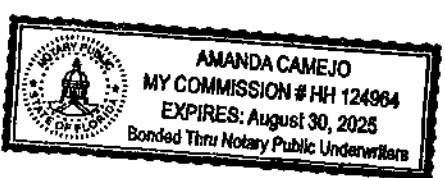
[Notary Seal]



Notary Public

Printed Name: AMANDA CAMEJO

My Commission Expires: _____



11/04/2015 15:25 19549462838

SERA MARTELL REALTY

PAGE 03/11

NOV/03/2015/TUE 11:38 AM

FAX No.

P. 004

10/30/2014 14:17 19549462838

SERA MARTELL REALTY

PAGE 03/09

FROM : IRVING JABLON

PHONE NO. : 9547537520

Apr 07 2011 03:10PM F3

The 1997 Irrevocable Trust

This Trust Agreement is made at Milwaukee County, Wisconsin, and dated April 30, 2004, to certify that Liborio Cianciolo, as Trustee, is about to take title to various parcels of real estate in the State of Florida. This Trust Agreement is to further certify that, when the Trustee has taken the title to the various parcels of real estate, as Trustee, Trustee will hold the same for the uses and purposes and on the Trusts set forth in this Agreement.

SECTION ONE BENEFICIARY

Sera Martell (a/k/a Serafina Martell) is the beneficiary of this Trust, and as such shall be entitled to the earnings and proceeds of the trust properties.

SECTION TWO INTEREST OF BENEFICIARY AS PERSONALTY

Subject to the provisions of Section Eleven below, the interest of the beneficiary shall consist solely of a power of direction to deal with title to the trust property, a power to manage and control the property as provided in this Agreement, and the right to receive the proceeds from rentals and from mortgages, sales, or other disposition of the property. The right to the proceeds of the property shall be deemed to be personal property and may be assigned and transferred as such.

In case of the death of said beneficiary during the existence of this Trust, the beneficiary's right and interest under this Agreement shall, except as otherwise specifically provided, pass to the beneficiary's Personal Representative, and not to her heirs at law. No beneficiary now has or shall have any right, title, or interest in or to any proportion of any real estate as such, either legal or equitable, but only an interest in the earnings and proceeds of the real estate.

SECTION THREE DEATH OF BENEFICIARY

The death of the beneficiary shall not terminate the Trust or in any manner affect the powers of the Trustee.

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SERA MARTELL REALTY

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SERA MARTELL REALTY

PAGE 05/09

FROM : TRUING JARLON

PHONE NO. : 9547537520

Apr. 07 2011 02:43PM P2

**SECTION EIGHT
RECORDATION**

This Agreement shall not be placed on record in the recorder's office of the County in which any trust property is situated, or elsewhere. Any such recording shall not be considered as notice of the rights of any person under this Agreement derogatory to the title or powers of Trustee.

**SECTION NINE
DISCLOSURE OF BENEFICIARY NAME**

In the event of service of process on Trustee at any time, Trustee may in his discretion disclose to the other parties to any such proceeding the name and address of the beneficiary.

**SECTION TEN
RESIGNATION OF TRUSTEE**

The Trustee may resign at any time by sending a notice of his intention to do so by registered or certified mail to the beneficiary at her address last known to said Trustee. Such resignation shall become effective 10 days after the mailing of the notice.

In the event of the Trustee's resignation, a successor or successors may be appointed by the person or persons then entitled to direct the Trustee in the disposition of the trust property. The Trustee resigning shall then convey the trust property to such successor or successors in trust. If no successor in trust is named within 10 days after the mailing of the notice, the resigning Trustee may convey the trust property to the beneficiary in accordance with the beneficiary's interest under this Agreement, or Trustee may, at his option, file a bill for appropriate relief in any court of competent jurisdiction.

Notwithstanding the resignation of a Trustee, he shall continue to have a first lien on the trust property for his costs, expenses, and attorney fees, and for his reasonable compensation.

Every successor or successors in trust shall become fully vested with all the

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FROM : IRVING JABLON

PHONE NO. : 9547337520

Apr. 07 2011 02:43PM P3

estate, properties, rights, powers, trusts, duties, and obligations of its, his, her or their predecessor.

SECTION ELEVEN
DUTIES OF TRUSTEE

Trustee assumes and agrees to perform the following active and affirmative duties under this Agreement:

A. When and as directed to do so in writing by the beneficiary, and only with the consent and approval of the Trustee, which the Trustee may unreasonably withhold, Trustee shall execute such instruments as shall be necessary:

1. To protect and conserve the trust property;
2. To sell, contract to sell, and grant options to purchase the property and any right, title or interest in the property on any terms;
3. To exchange the property or any part of it for any other real or personal property on any terms;
4. To convey the property by deed or other conveyance to any grantee, with or without consideration;
5. To mortgage, execute principal and interest notes, pledge or otherwise encumber the property or any part of it;
6. To lease, contract to lease, grant options to lease and renew, extend, amend, and otherwise modify leases on the property or any part of it, for any period of time, for any rental, and on any other terms and conditions; and
7. To release, convey, or assign any other right, title, or interest whatsoever in the property or any part of the property.

If acceptable to the lender, any and all trust deeds, mortgages, and notes executed by Trustee shall contain provisions exempting and exonerating the beneficiary under this Trust from all personal obligation and liability whatsoever by reason of the execution of the same and from any and all personal obligation or liability for the repayment of the borrowed money evidenced and secured by the same.

Trustee shall not be required to inquire into the authenticity, necessity, or propriety of any written direction delivered to them pursuant to this section or

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SECTION FIFTEEN
GOVERNING LAW

This Agreement shall be construed and regulated, and its validity and effect shall be determined, by the laws of the State of Florida, as such laws may from time to time exist.

SECTION SIXTEEN
IRREVOCABILITY OF TRUST

This Trust shall be irrevocable and shall not be revoked or terminated by the Trustee or beneficiary or any other person, nor shall it be amended or altered by Trustee or the beneficiary or any other person.

This Agreement has been dated the day and year first above written.

Ermy Cochran
Witness

Liborio Cianciolo
LIBORIO CIANCIOLO, Trustee

Donald Smith
Witness

James M. Higgins
Witness

Sera Martell
SERA MARTELL, Beneficiary

Melissa P. Lee
Witness

118422479-1180
03/19/2014



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Detail by Entity Name

Florida Limited LiabilityCompany

110 N OCEAN LLC

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Principal Address

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POMPANO BEACH, FL 33062 UN

Mailing Address

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POMPANO BEACH, FL 33062 UN

Registered Agent Name & Address

GALUPPI, GRANT M
1103 N FEDERAL HWY
POMPANO BEACH, FL 33062

Authorized Person(s) Detail

Name & Address

Title MGR

GALUPPI, LAUREN M
2365 NE 24TH STREET
POMPANO BEACH, FL 33062 UN

Title MGR

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Annual Reports

Report Year	Filed Date
2025	04/30/2025