

**FORT PIERCE REDEVELOPMENT AGENCY  
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, March 2, 2022 - 2:00 p.m.  
City Hall - Second Floor Conference Room, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
  
2. **ROLL CALL**
  
3. **APPROVAL OF MINUTES**
  - a. Approval of the Minutes from the February 2, 2022 meeting.
  
4. **CHAIRMAN VIEWPOINTS**
  
5. **OLD BUSINESS**
  
6. **NEW BUSINESS**
  - a. Introduction of new CRA Advisory Committee Members
  
  - b. Review and make recommendation for Commercial Façade Grant - 809 Delaware Ave
  
  - c. Review and make recommendation for Commercial Façade Grant - 825 N Indian River Drive
  
  - d. Review and make recommendation for Commercial Façade Grant - 1105 Seaway Dr.
  
  - e. Review and make recommendation for Commercial Façade Grant - 906 Delaware Ave

- f. CRA Advisory Committee Recommendations to FPRA Board
  - 1. Ideas and recommendations for Orange Avenue Corridor
  - 2. Recommendation for concentrated effort to recruit Brightline
  - 3. Tunnel to Towers discussion at the request of Phil Thompson

7. **PUBLIC COMMENT**

8. **STAFF AND COMMITTEE MEMBER COMMENTS**

9. **ADJOURNMENT**

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

NOTE: All CRA Advisory Committee meetings are limited to one hour.

**CRA Advisory Committee**

**Meeting Date:** March 2, 2022

**Re:** Approval of the Minutes from the February 2, 2022 Meeting

**Submitted For:** Shyanne Harnage, Economic Development Manager, City Manager

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**Information**

**SUBJECT**

Approval of the Minutes from the February 2, 2022 meeting.

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**Attachments**

2.2.22 Minutes

2.2.22 Minutes

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## CITY OF FORT PIERCE CRA ADVISORY COMMITTEE

### CRA Advisory Committee Minutes

**OF THE REGULAR MEETING OF THE FORT PIERCE CRA ADVISORY COMMITTEE HELD ON WEDNESDAY, FEBRUARY 2, 2022, IN FORT PIERCE 2ND FLOOR CONFERENCE ROOM, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

#### 1. CALL TO ORDER

Chairwoman Sabrina Taylor called the meeting to order at 2:01PM

#### 2. ROLL CALL

Present: Hoyt Murphy, Jr.; Michael Brown, Jr.; Sabrina Taylor; Carolyn Mann-Lurry; Phil Thompson

Absent: Al Johnson

Staff Present: Miriam Garcia, Redevelopment Specialist  
Shyanne Harnage, Economic Development Manager

#### 3. APPROVAL OF MINUTES

- a. Approval of the minutes from the October 20, 2021 and November 17, 2021 meetings.

**Motion was made by** Hoyt Murphy, Jr., **and seconded by** Carolyn Mann-Lurry to approve the minutes from the October 20, 2021 and November 17, 2021 meetings.

AYE: Carolyn Mann-Lurry, Hoyt Murphy, Jr., Michael Brown, Jr., Phil Thompson, Sabrina Taylor

Passed

#### 4. CHAIRMAN VIEWPOINTS

Chairwoman Taylor apologized for not being able to attend the meeting in January. She looks forward to working together in 2022 and thanked the committee for their support.

#### 5. OLD BUSINESS

- a. 2021 Year End Update by Chairwoman Taylor

Chairwoman Taylor provided the update that was presented to the FPRA Board on December 14, 2021.

## 6. NEW BUSINESS

### a. Orange Avenue beautification at the request of Pat Murphy

Mr. Murphy explained that he has been approached by many businesses and property owners regarding Orange Ave. He mentioned that these members of the community would like to form an Orange Avenue corridor association. Unfortunately, many visitors that exit I-95 and head East on Orange Avenue end up turning around and not visiting Fort Pierce. He explained that many business owners have the same concerns. Many properties from 33<sup>rd</sup> Street to US1 look very run down, and the property owners need to maintain their properties. These community members would Mayor Hudson to mail a letter to the best kept properties on Orange Avenue. They would also like the City host a meeting for the 25 worst condition properties to encourage them to pressure clean, paint and add some landscaping. If these property owners are not responsive, they would like Code Enforcement to act and begin issuing Code Enforcement violations. The committee also asked to see examples of a violation.

Mr. Phil Thompson would like to know what the ramifications are for the non-compliant properties.

Shyanne Harnage, Economic Development Manager, recommended that the CRA Advisory Committee make a recommendation to the FPRA Board to make it a priority. She explained to the committee that the Orange Avenue corridor is a priority of the City's Strategic Plan. The CRA Advisory Committee requested staff to provide examples of violations.

### b. Election of Officers: Chairperson and Vice-Chairperson

**Motion was made by** Michael Brown, Jr., **and seconded by** Hoyt Murphy, Jr. to elect Carolyn Mann-Lurry as the Vice Chair and Sabrina Taylor as the Chair.

AYE: Carolyn Mann-Lurry, Hoyt Murphy, Jr., Michael Brown, Jr., Phil Thompson, Sabrina Taylor

Passed

## 7. PUBLIC COMMENT

There were no comments from the public.

## 8. STAFF AND COMMITTEE MEMBER COMMENTS

Phil Thompson asked for a discussion at the next meeting for the Tunnel to Towers Foundation using FPRA properties for redevelopment for first responders and military. Mike Brown also mentioned that SouthState Bank has 100% financing available for residential properties in for CRA properties. He will ask a representative from SouthState Bank contact Ms. Harnage to provide additional information.

Mike Brown and Phil Thompson inquired on the status of Brightline Train. Ms. Harnage explained that there is nothing new to report regarding the Brightline train station in Fort Pierce. The committee recommended that the City find ways to recruit Brightline. Mr.

Thompson mentioned that he had some contacts at Brightline, and he would be willing to lead this committee.

Ms. Harnage provided an update of items of the February 8, 2022, agenda. She also explained that at the next meeting, the CRA Advisory Committee will be reviewing and the Commercial Façade Grant applications. Ms. Harnage also explained that the FPRA Board adopted a new resolution restricting the CRA Advisory Committee. She informed the committee members that absences will now be categorized as excused or unexcused. She asked the members to email or call Miriam Garcia to inform of their absence any upcoming meetings.

## **9. ADJOURNMENT**

Chairwoman Taylor adjourned the meeting at 3:00PM.



## CITY OF FORT PIERCE CRA ADVISORY COMMITTEE

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## **9. ADJOURNMENT**

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**CRA Advisory Committee**

**Meeting Date:** March 2, 2022

**Re:** Review and make recommendation for Commercial Façade Grant - 809 Delaware Ave

**Submitted For:** Shyanne Harnage, Economic Development Manager, City Manager

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**Information**

**SUBJECT**

Review and make recommendation for Commercial Façade Grant - 809 Delaware Ave

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**Attachments**

Memo - Recommendations

Design Plans

Cost Estimate

Color Scheme

Letter

Photo 1

Photo 2

Application

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TO: CRA Advisory Committee

THRU: Nicholas C. Mimms, P.E., ICMA-CM, City Manager  
Shyanne Harnage, Economic Development Manager

FROM: Miriam Garcia, Redevelopment Specialist

RE: **Commercial Façade Grant Recommendations**

DATE: February 24, 2022

The intent of the Commercial Façade Grant Program is to support the revitalization of the commercial corridors in the FPRA district by stimulating private investment in improvements that enhance the appearance of buildings and properties and eliminate blight and non-conforming design standards. This program will complement other revitalization efforts to ensure the maximum leverage of resources and support local businesses.

A total of 30 applications were received and staff evaluated the applications on the following evaluation criteria: visual impact, activation of a vacant building, business type, and goals of the FPRA Plan. The scoring sheet of all applicants is attached.

The top four applicants are listed below:

- **809 Delaware Avenue** owned by Dean Properties LLC scored **300** of 300 points. The property owners intend to open a bistro, bakery, and wine bar at this vacant location. This business will have indoor and outdoor seating. Their request for the grant is \$25,000. Exterior improvements include the addition of a deck and pergola for outdoor seating and exterior painting estimated to be over \$50,000.
- **825 N Indian River Drive** owed by Tyler J Horvath, Trevor G. Horvath and Taryn M Rains scored **293** of 300 points. This is the site of the Captain's Galley Restaurant. They plan to add an outdoor seating deck for 40 people on the South side of the building. The improvements are estimated to be \$80,569 and their grant request is \$25,000.
- **1105 Seaway Drive** owned by Jacobs Holding Midway LLC scored **292** of 300 points. The improvement to this building includes stucco preparations, installation of banding around all windows and doors, and plaster stops to form stucco hardy board with smooth finish they will also apply light texture to all exterior walls. Future building uses include a bagel/coffee shop. The total cost of improvements will be \$54,375 and the grant request is for \$25,000.
- **906 Delaware Ave** owned by Dr. Rhaina A. Smets, PsyD, Inc. scored **250** of 300 points. The improvements for this property include sign, landscaping with irrigation and improved paved parking. The vacant building will soon be a multi-practitioner physician office. The total cost of improvements is \$66,607 and the grant amount requested is \$25,000.

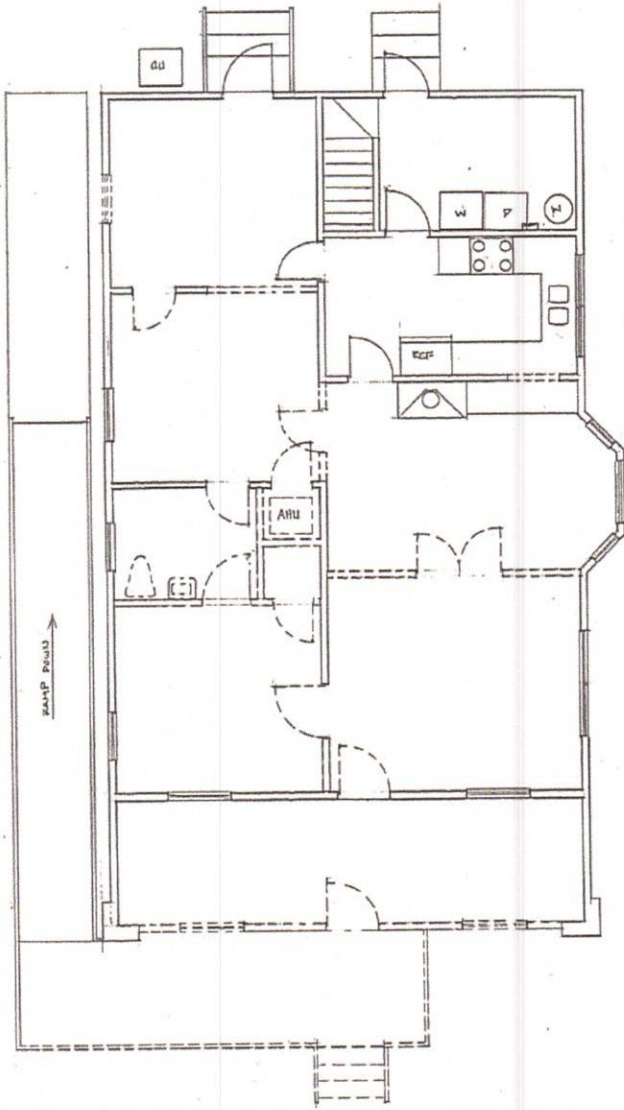


## **Recommendation**

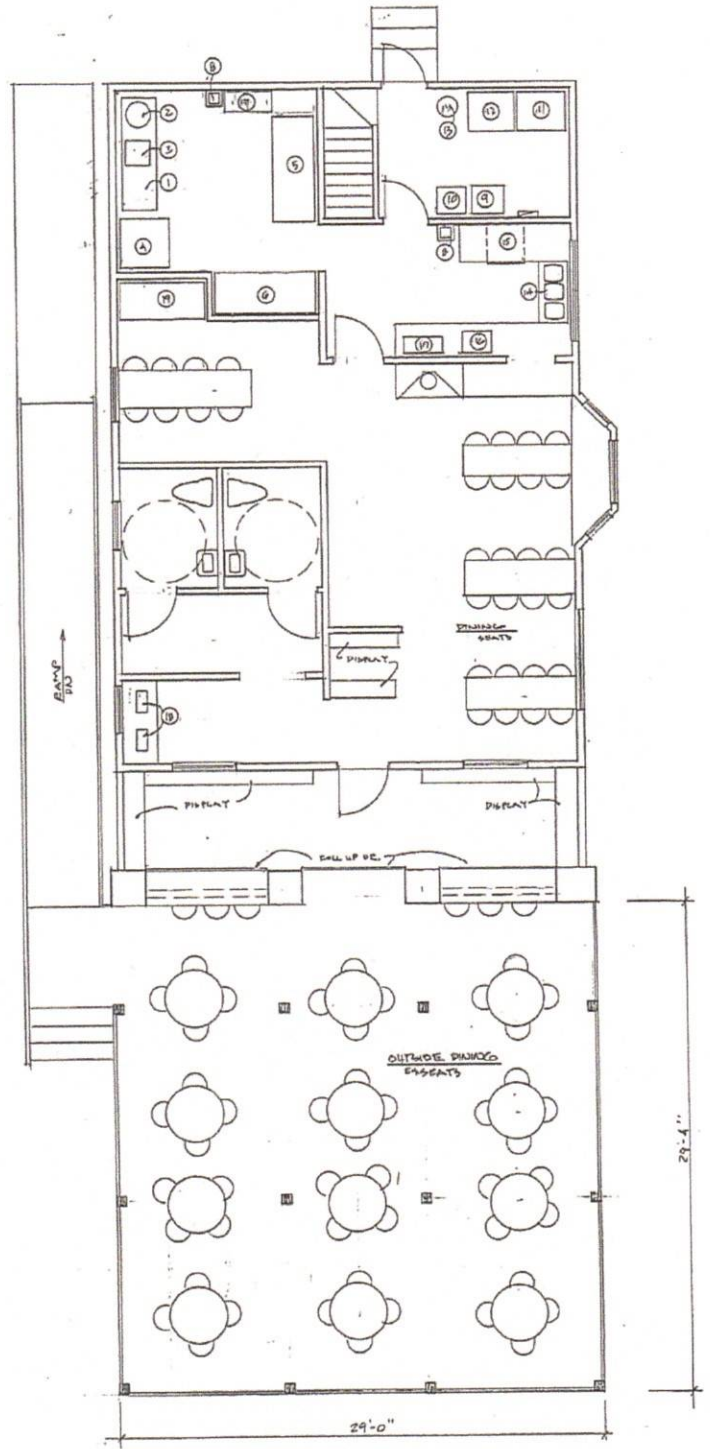
Staff recommends that the CRA Advisory Committee forward a recommendation for approval of the grant awards to the highest ranked applicants to the Fort Pierce Redevelopment Agency Board.

## EVALUATION TOTALS-COMMERCIAL FAÇADE APPLICATIONS

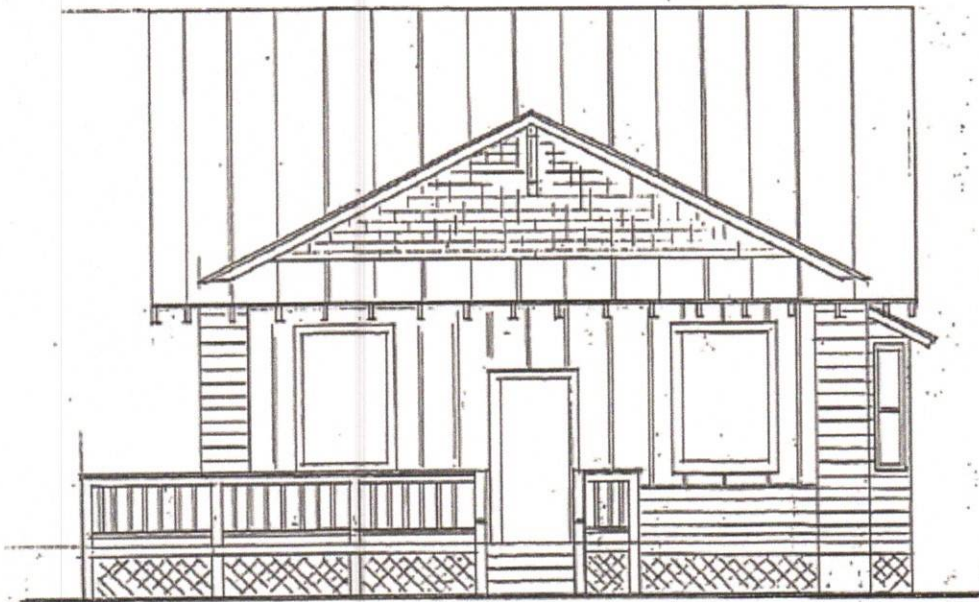
APPLICANTS	CRITERIA				
	Visual Impact 150 points	Activation 60 points	Business Type 45 points	FPRA Plan 45 points	TOTAL 300
809 Delaware Ave - Dean Properties LLC	150	60	45	45	300
825 N Indian River Dr - Horvath, Tyler (Captain's Galley)	150	58	45	40	293
1105 Seaway Dr - Jacobs Holding Midway LLC	142	60	45	45	292
906 Delaware Ave - Dr. Rhaina A. Smeds, Psyd, Inc	115	60	35	40	250
500 Orange Ave - 4616 Investment Inc	118	25	45	30	218
616 Atlantic Ave - Dance Ministries, LLC	115	30	40	30	215
510 Orange Ave - Bunwin Inc	100	30	45	30	205
710 Orange Ave - Botanical Sanctuary LLC	95	35	40	30	200
1101 N US Hwy 1 - OC Realty Inc (We Be Poppin')	105	20	45	30	200
200 N US Hwy 1 - Peacock Temple, LLC	120	15	40	25	200
2025 Seaway Dr - Graziano, John	110	15	45	25	195
113/115 Orange Ave - The Galleria at Downtown FP, LLC	95	30	45	25	195
209 Avenue D - Nole, Michael	105	40	25	20	190
526 Avenue A - RAST Properties Inc	105	25	30	25	185
402 S 5th St - Sierra, Ivelisse (Mervis)	87	20	45	30	182
106 Avenue D - Andersen, Amy	90	38	25	25	178
436 N 7th St - NuView IRA - O'Connell, Timothy	100	15	35	25	175
2520 Orange Ave - United Against Poverty Inc	80	5	45	30	160
927 N US Hwy 1 - TTT Utopia Inc	90	5	45	20	160
725 N US Hwy 1 - Whole Family Health Center Inc	95	0	40	15	150
519 Indian River Dr - Botanical Sanctuary LLC	80	35	15	20	150
419 N 2nd St - Theuns, Holly	45	38	30	20	133
411 N 2nd St - Nolli, Jon (Pierced Ciderworks)	45	10	45	30	130
420 N 6th St - Nole, Michael	70	15	30	15	130
108 S 2nd St - South Beach Concierge LLC	65	5	45	15	130
2912 Orange Ave - McCain Sales of FL	70	5	30	20	125
300 S 6th St - Fort Pierce Charter Development LLC	50	15	20	10	95
907 N 13th St - The Love Center Regeneration	50	5	10	15	80
420 N 2nd St - O'Connell, Timpothy & Cynthia	15	0	40	20	75
117 N 2nd St - The Galleria at Downtown FP, LLC	0	0	0	0	0



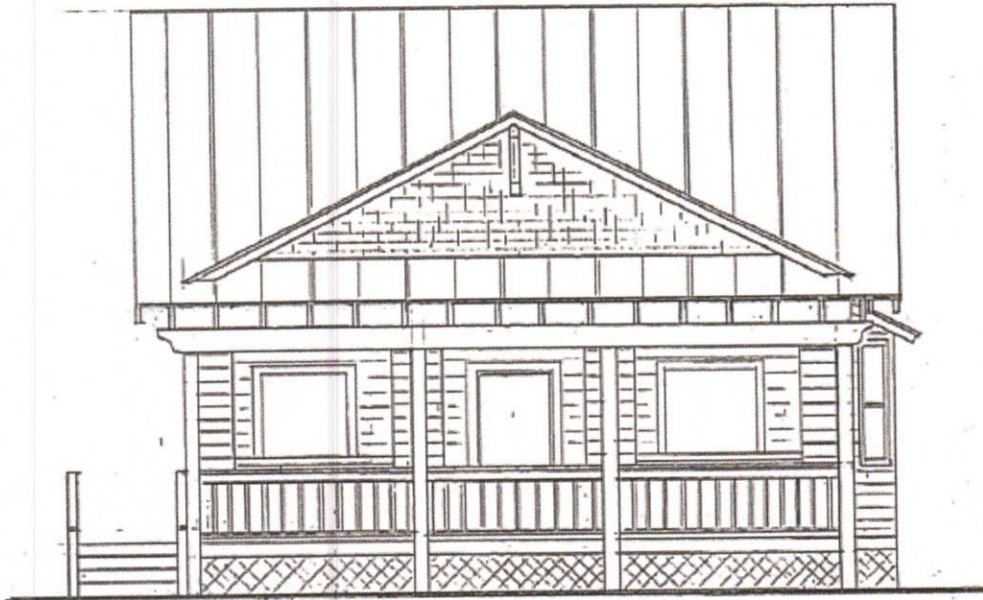
**EXISTING FLOOR PLAN**



**PROPOSED FLOOR PLAN**



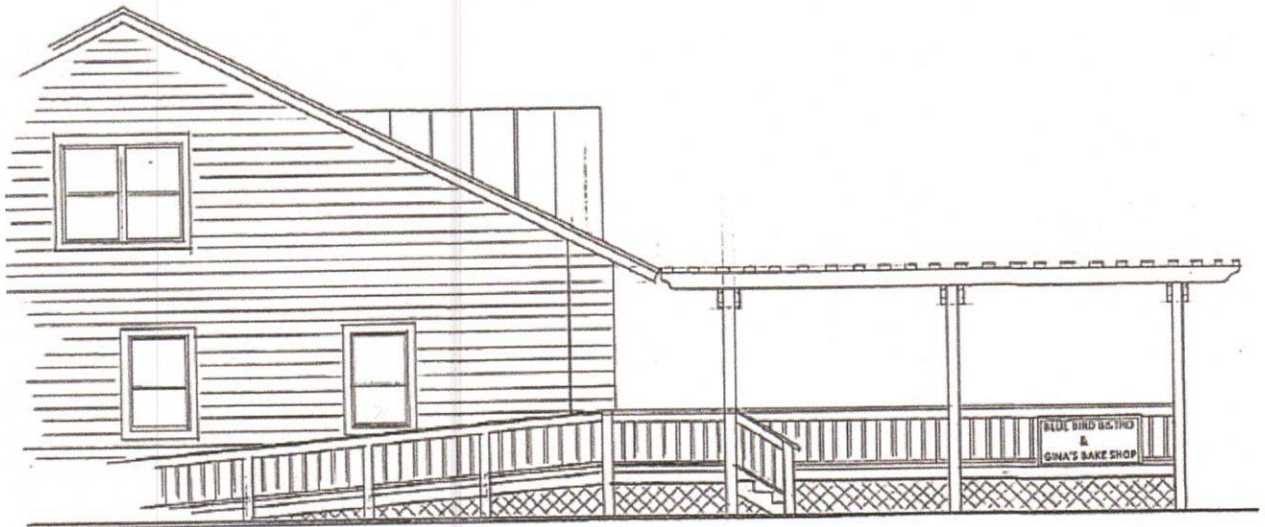
**EXISTING FRONT FAÇADE**



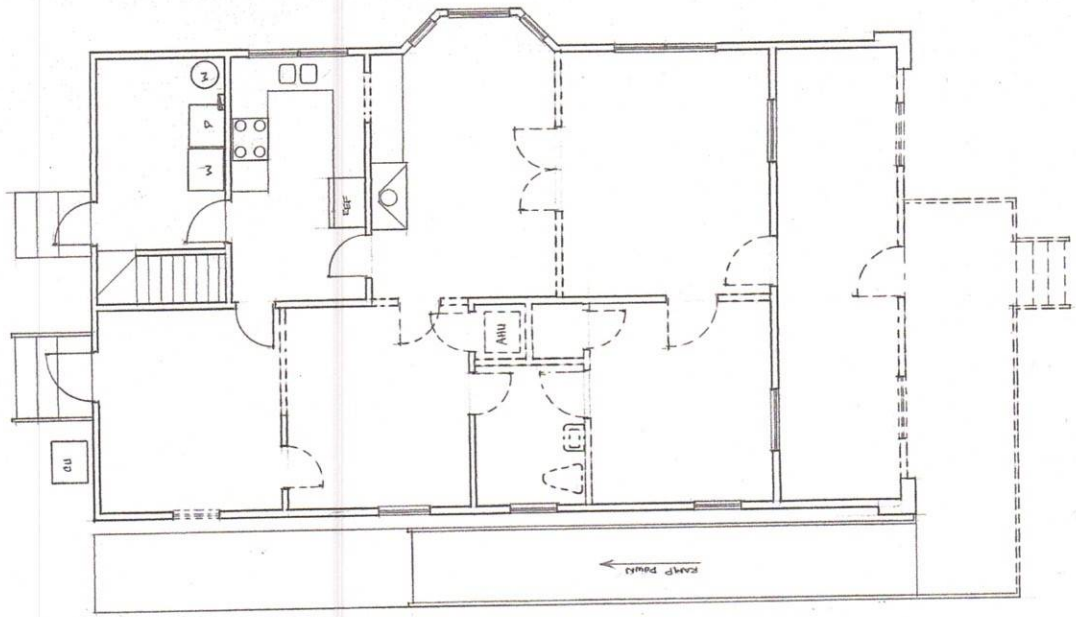
**PROPOSED FRONT FAÇADE**



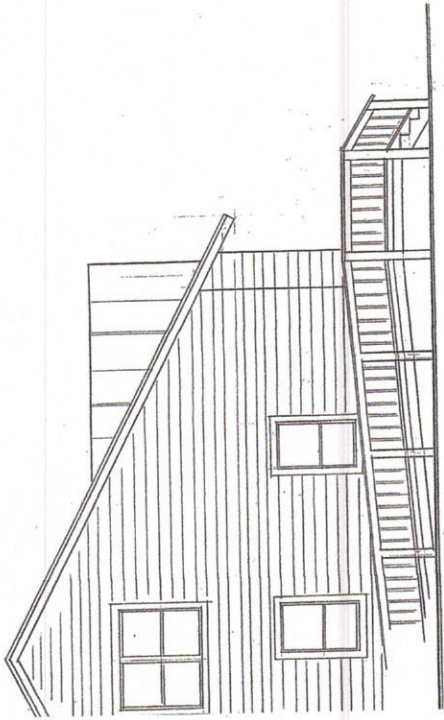
**EXISTING SIDE FAÇADE**



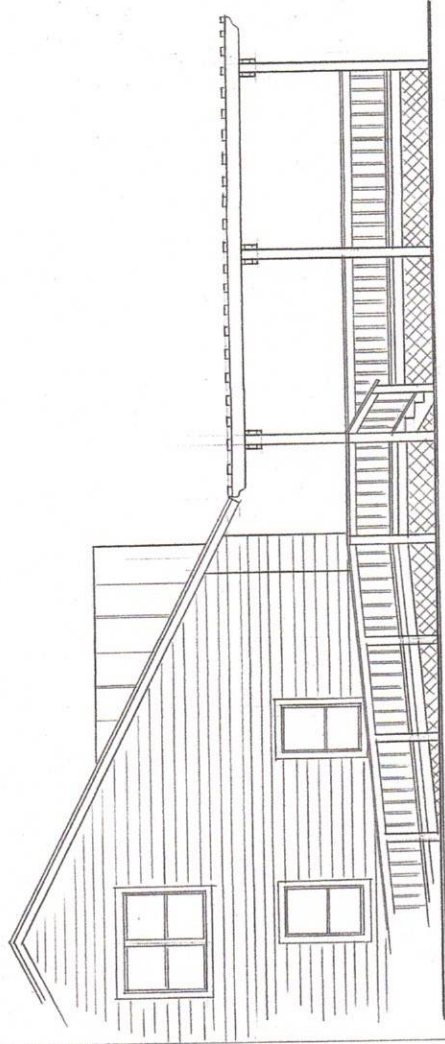
**PROPOSED SIDE FAÇADE**



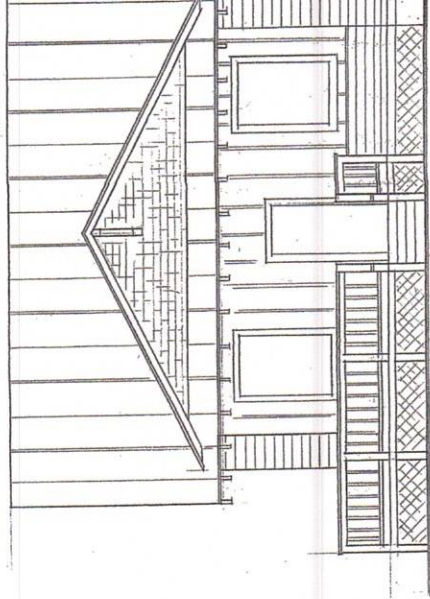




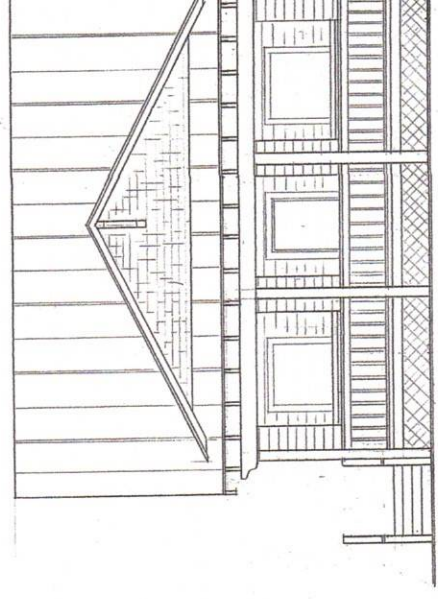
EXISTING LEFT SIDE ELEVATION  
RIGHT SIDE SIMILAR  
1/4"



PROPOSED LEFT SIDE ELEVATION  
RIGHT SIDE SIMILAR  
1/4"



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

# Architectonic Inc

January 25, 2022

**Michael Menard** <[mmenard@architectonicinc.com](mailto:mmenard@architectonicinc.com)>

To: **darrylbey**

Thu, Jan 6 at 2:37 PM

I will say the best guess until we have plans is as follows

HVAC 10k

Electrical 12k

Plumbing 15k

Deck and pergola 45k

Exterior Painting 6.75k

**Michael Menard**

Principal

**Architectonic Inc**

☎ 772-460-7751

[www.architectonicinc.com](http://www.architectonicinc.com)

[Ft. Pierce Office](#)

[Satellite Beach Office](#)

# Architectonic Inc

January 25, 2022

Ft. Pierce Redevelopment Agency  
100 North US HWY # 1  
Ft. Pierce, Florida 34950

Re: Blue Bird Bistro  
& Gina's Bake Shop

To Whom it may concern:

Please be advised that our office is working on the above referenced project and on January 24, 2022 the Ft. Pierce Historical Board approved the proposed project located in the Oak Land Park Historic District, know that we have the Historical Board approval the plans can move into the construction document and permitting phase, which consists on Architectural, Life Safety, ADA, Structural, Mechanical and Electrical. Upon completion of this phase of the project a true construction estimate can be provided and the Building permit can be applied for. It is our understanding that the FPRA Façade Grant application requires cost breakdowns and or estimates and at this time with the plans not completed. The cost breakdowns and or estimates are just ballpark estimates.

Respectfully Submitted:



---

Michael Menard  
Vice President



# Architectonic Inc

January 25, 2022

**Michael Menard** <[mmenard@architectonicinc.com](mailto:mmenard@architectonicinc.com)>

To: **darrylbey**

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I will say the best guess until we have plans is as follows

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Principal

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○ 772-460-7751

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## **Gina's Bake Shop & BlueBird Bistro are Compatible with the Goals of the FPCRA**

Gina's Bake Shop & BlueBird Bistro will be located in the historic district of the Oakland Park neighborhood of Fort Pierce. The revitalization of 809 Delaware will improve both the physical and economic character of the neighborhood and create an attractive environment to encourage additional private investment and one that builds and supports the local economy. Furthermore, GBS& BB will employ local residents and utilize local vendors for its supplies and services. An attractive deck will be built onto the property to create a pedestrian friendly environment where customers can access the business on foot as well as by bicycle. A bicycle rack will be installed to accommodate cyclists. GBS&BB will also offer live entertainment, a wine bar and other arts related activities that strengthen the connections between the key cultural facilities and community partners. Lastly, GBS&BB, being in the Peacock Arts District will create an environment that will improve opportunities for frequent and meaningful activity and contact among citizens by creating a place that will attract a diverse population, increase accessibility, and promote a sense of comfort and safety, which will be in keeping with the goals and objectives of both the FPCRA and the Peacock Arts District.



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

Bldg Permit # \_\_\_\_\_

COA# \_\_\_\_\_

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 809 Delaware Ave  
 Parcel ID #: 2410-709-0013-005  
 Type of Designation:  Contributing  Non-contributing Site within the \_\_\_\_\_ Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

### Property Owner / Applicant Information

Property Owner(s)  
 Name(s): Gina D. Dean-Bey / Darryl R. Bey  
 Mailing Address: 1005 Kentucky Ave  
 Phone Number(s): 772-971-0001 Email: gdbey@gate.net

Applicant  
 Name(s): Gina Dean-Bey Darryl R. Bey  
 Mailing Address: 1005 Kentucky Avenue  
 Phone Number(s): 772-971-0001 Email: gdbey@gate.net  
772-979-6176

Representative  
 Name(s): Architectonic Inc.  
 Mailing Address: 806 Delaware Ave. Ft. Pierce, Florida  
 Phone Number(s): 772-460-7751 Email: mменard@architectonicinc.com

**Property Owner(s) Acknowledgements:-** This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.

I / We, Gina D. Dean Darryl R. Bey as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

**Description of Requested Work**

Please indicate the type of work requested:

- Fence                       Shed                       Door(s)                       Roof
- Window(s)                       Signage                       Shutter(s)                       Porch

---

- Rehabilitation                       New Construction                       Demolition                       Relocation

- Site Improvements (describe) construct front deck with pergola structure
- Other (describe) \_\_\_\_\_

Please provide a detailed description of the proposed work to be performed: \_\_\_\_\_  
 the project consists of renovations and additions to convert the structure into a neighborhood bistro / cafe  
 with small indoor dining area, kitchen, restrooms and a large outdoor deck dining area to promote a pedestrian friendly environment

Have other alterations been made to the site within the last 12 months?  No  Yes, \_\_\_\_\_

Will the proposed work require a Zoning Variance?  No  Yes, Code Section(s): \_\_\_\_\_

**Application Requirements**

- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
  - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
  - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- Material(s) specifications and/or sample(s)
- Color samples.
- Demolition – Plans for what will be taking the demolished structure’s place should be submitted.



# VARIANCE

Property address or Location 809 Delaware Ave.  
 Parcel ID #(s) 24140-709-0019-005  
 Project description Commercial Conversion to a neighborhood bistro cafe

Gina D. Dean - Bey / Darryl R.T. Bey  
**Property Owner(s)**  
 1005 Kentucky Ave  
 Street Address  
 Ft. Pierce FL 34950  
 City State Zip  
 772-971-0001 772-979-6176  
 Phone Number  
 gdbey@gate.net darrylbey@icloud.com  
 Email Address

Architectonic Inc.  
**Applicant/Representative, Title, Company**  
 806 Delaware Ave.  
 Street Address  
 Ft. Pierce FL 34950  
 City State Zip  
 772-460-7751  
 Phone Number  
 mmenard@architectonic inc.  
 Email Address

**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

*Darryl R. Bey*  
 Property Owner(s) signature(s)

STATE OF FL. -- ST. LUCIE COUNTY

The foregoing instrument was acknowledged before me this 10 day of JANUARY, 20 22, by

Darryl Bey who is personally known to me or has produced

De. LS # as identification.

*Kelly Williams*  
 Signature of Notary

(seal)



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

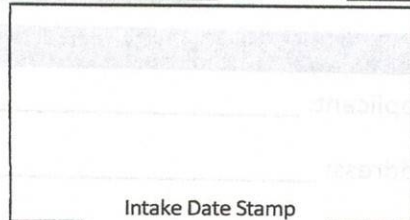
Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



Intake Date Stamp

# VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
  - Existing & proposed structures
  - Landscaping & parking,
  - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

Description of request: Sec 125-198 front yard set back & Sec 125-315 reduction in offstreet parking

Reason for request: to be able to convert a business to a bistro / cafe

Existing Use : Business Date Property was Purchased: 4/23/2004

Alterations made to the site since purchase: New Roof

Has a request for this variance been denied in the past?  Yes  No

If yes, what has changed since the denial? \_\_\_\_\_

### Application Outlook

Pre-Application Meeting

Wednesday Afternoons



Application Intake Meeting

Call to schedule



Technical Review Committee

3rd Thursday



Board of Adjustment

4th Thursday

### Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

# Architectonic Inc

**Criteria:**

- 1.) This property is located along the Delaware Avenue Commercial Conversion Zone and Peacocks Art District. This structure is a contributing structure within the Oakland Park District and was originally designed as a single-family residence.
- 2.) No special conditions or circumstances result.
- 3.) Do the Commercial Conversion Zone and the property size being 54' w x 130' d. A variance is required for use of the property. For example: Today's zoning ordinance requires 46' wide drive isle with 90 degrees parking and 10' Landscape buffer which is wider than the property.
- 4.) The minimum variance required is a reduction of the front yard setback of 15' and reduction in parking from 23 spaces without the 1200 s.f. exemption of 11 spaces with the exemption 4 spaces by allowing patrons to utilize the on-street parking.
- 5.) By granting this variance you will be expanding the downtown Pedestrian friendly feel into the Delaware Avenue / Peacocks Arts District.

TYPE OF RENTAL	DATE	AMOUNT
Special Event (one day)	30 days prior	\$250
On Call Supermarket	30 days prior	\$250
Parking Fee	30 days prior	\$250
Sanitation Fee	30 days prior	\$250
Security Deposit	30 days prior	\$250
250.00 Fee	30 days prior	\$250
When submission of application	30 days prior	\$250

Please note that this is a general estimate and does not include any other fees or charges that may apply. Please contact us for more information.

TYPE OF RENTAL	DATE	AMOUNT
Major Banquet (including bathroom)	30 days prior	\$1,000
Medium Banquet (including bathroom)	30 days prior	\$500
Small Banquet (including bathroom)	30 days prior	\$250
Load in / Load Out Fee	30 days prior	\$100
Date Change Fee	30 days prior	\$100
On call staff fee	30 days prior	\$25
On site staff fee	30 days prior	\$25



806 Delaware Ave, Fort Pierce FL 34950 | 772-460-7751  
 1790 A1A Ste 209, Satellite Beach FL 32937 | 321-732-4077



[www.architectonicinc.com](http://www.architectonicinc.com)  
 AR26003348



JANUARY 24, 2022

**COA 21-76**

**Owner/Applicant**

Gina D. Dean-Bey/Darryl R. T. Bey

**Location**

809 Delaware Avenue

**Parcel**

2410-709-0013-000-5

**Historic Status**

Contributing site located in the Oakland Park Historic District.

**Requested Action**

Installation of an accessory structure.

**Recommendation**

Approval

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**AERIAL VIEW OF THE SUBJECT SITE**

**HISTORY**

The St. Lucie County Property Appraiser's Record Card indicate the structure was built as a private residence in 1920 and the Florida Master Site File indicates the structure was built 1924.

**ARCHITECTURAL**

**SIGNIFICANCE**

The subject one (1)-story wood frame residential structure embodies characteristics of a Bungalow styling, expressed by a gable roof and wide eaves. The exterior wall fabric is drop siding.

**REQUEST**

The applicant is requesting approval for renovations and additions to convert the existing structure into a neighborhood bistro/café with outdoor deck dining area including:

- Construction of a large outdoor deck dining area with pergola structure.
- Small indoor dining area, kitchen and restrooms.

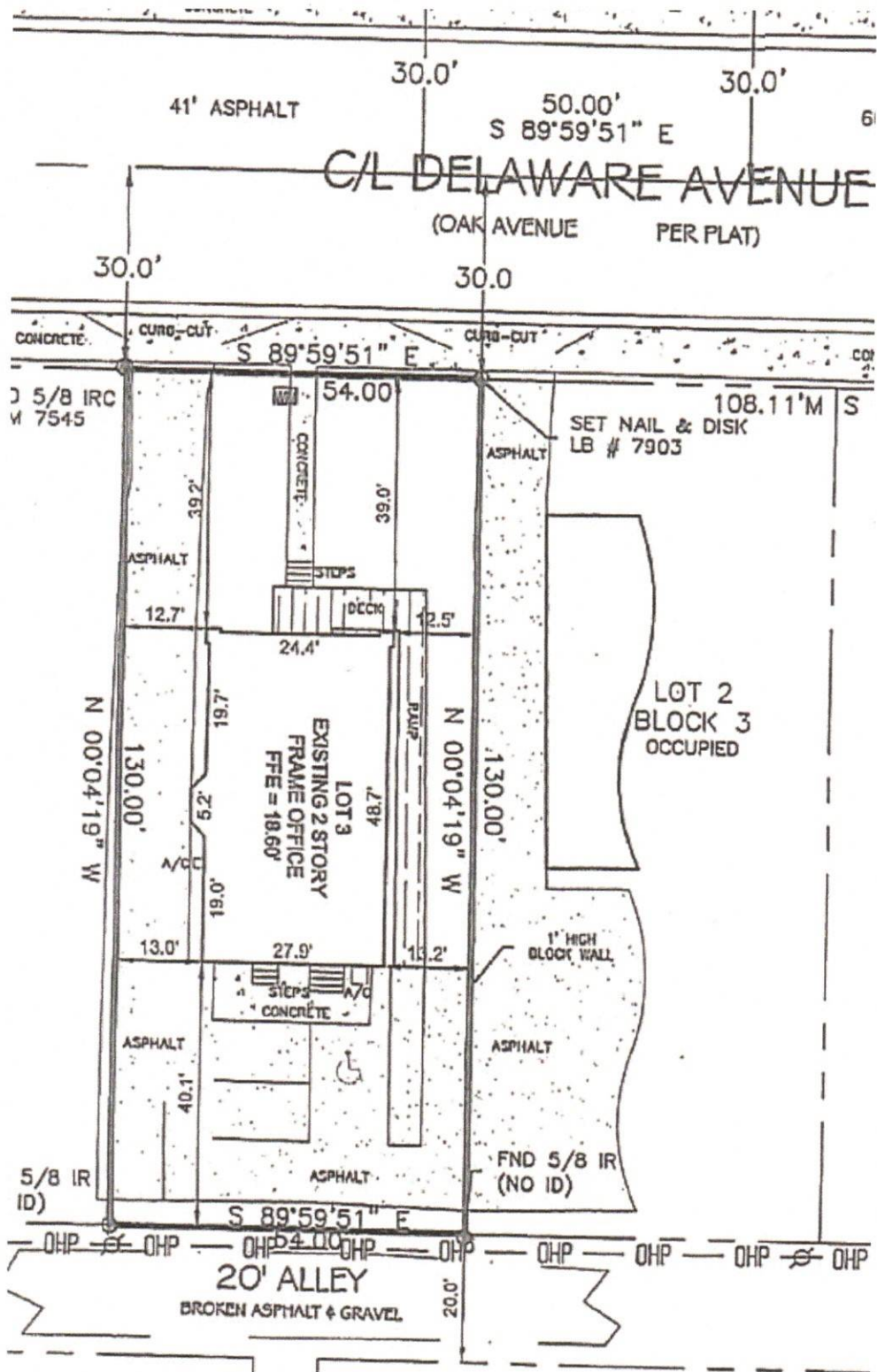
The requested bistro/café requires variances to deviate from City Code Section 125-198, which requires the minimum depth of front yard to be 25 feet whereas the proposed depth of front yard is 10 feet. Additionally, Section 125-315, requires 11 parking spaces whereas four (4) parking spaces are provided.



**AERIAL VIEW OF THE SITE**

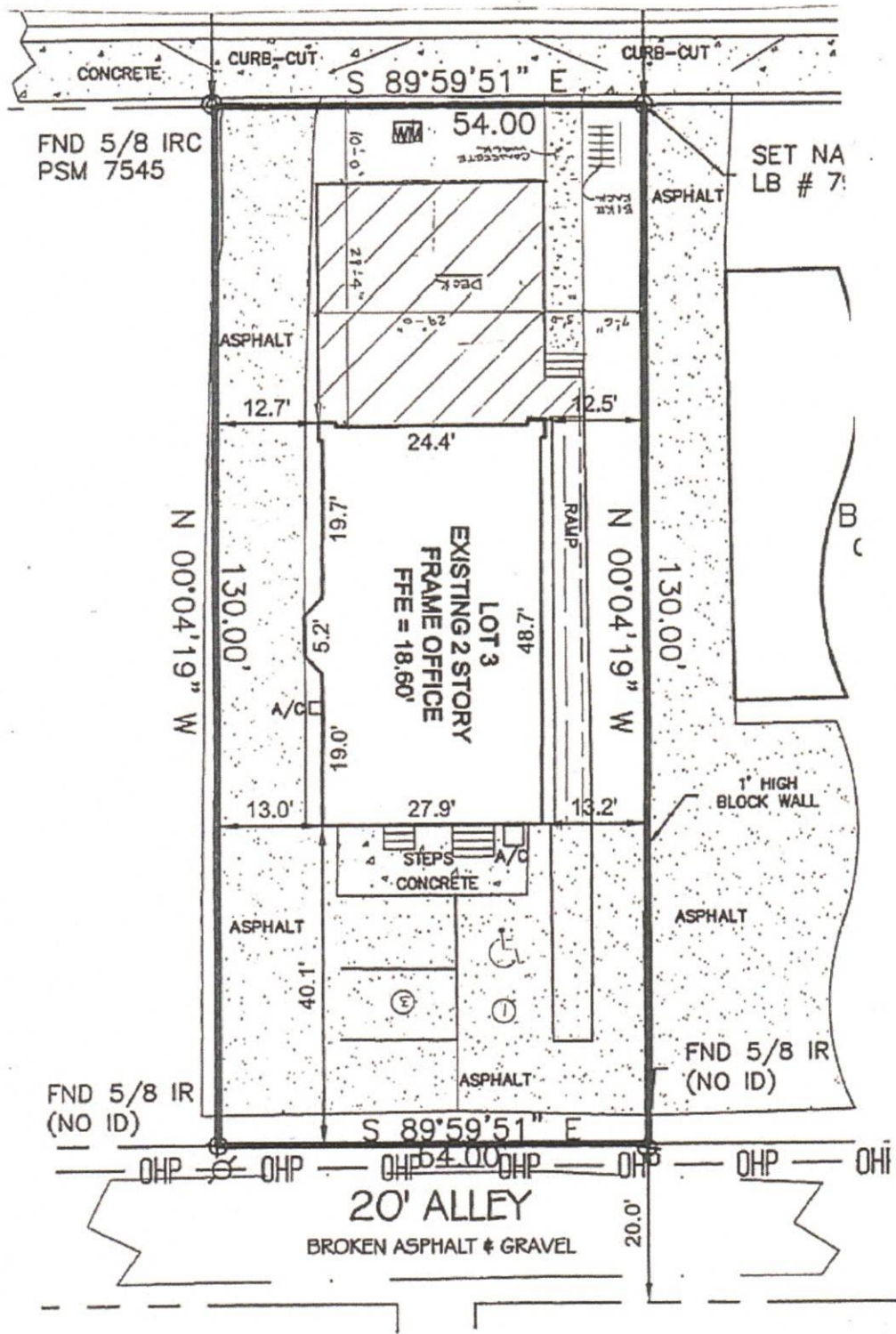


**DELAWARE AVENUE FAÇADE**



**EXISTING SITE PLAN**

DELAWARE AVENUE



PROPOSED SITE PLAN

## REQUESTED VARIANCE

The applicant requests variances to deviate from City Code Section 125-198, which requires the minimum depth of front yard to be 25 feet whereas the proposed depth of front yard is 10 feet; and from City Code Section 125-315, which requires 11 parking spaces whereas 4 parking spaces are provided.

### **Sec. 125-198. Office Commercial Zone (C-1).**

#### **(2) Yards.**

a. *The minimum depth of the front yard will be 25 feet.*

### **Sec. 125-315. Off-street parking and loading.**

(d) **Number of required off-street parking spaces.** *Off-street parking spaces shall be required in the following proportions, except that where alternative standards apply to a use, the greater requirement will be used:*

*Restaurants and bars, except fast food restaurants: One space for each 100 square feet of gross floor area.*

#### **(4) Exemptions and special area standards.**

a. *Small businesses. No off-street parking is required for nonresidential uses in commercial districts unless such uses exceed 1,200 square feet of gross floor area, in which case off-street parking must be provided for the nonresidential floor area in excess of 1,200 square feet.*

## VARIANCE CRITERIA/APPLICANT RESPONSES

In order to determine whether request for Variance meets all the criteria in Section 125-100 of the City Code, below please find the applicant's provided responses to the following questions:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

***This property is located along the Delaware Avenue Commercial Conversion Zone and Peacocks Art District. This structure is a contributing structure within the Oakland Park District and was originally design as a single-family residence.***

2. Do special conditions or circumstances result from actions other than that of yours? Please explain.

***No special conditions or circumstances result.***

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the interpretation of the code for the zoning district.

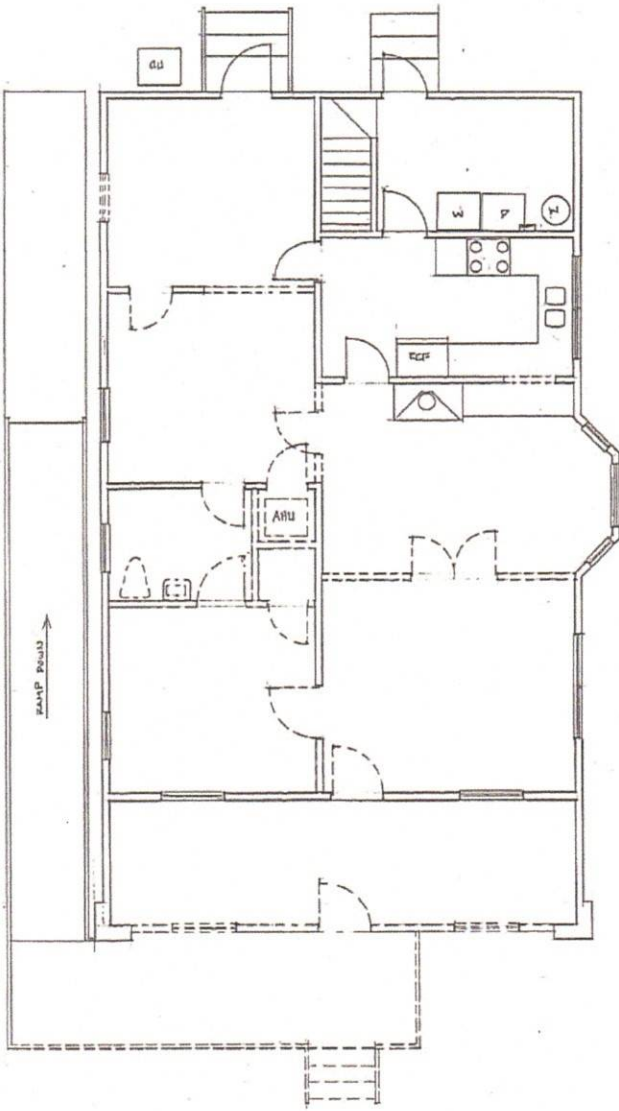
***Do the Commercial Conversion Zone and the property size being 54-feet wide and 130-feet deep. A variance is required for use of the property. For example: today's zoning ordinance requires 46-feet wide drive isle with 90 degrees parking and a 10-foot landscape buffer, which is wider than the property.***

4. What is the minimum variance that would give the reasonable use of the land, building or structure?

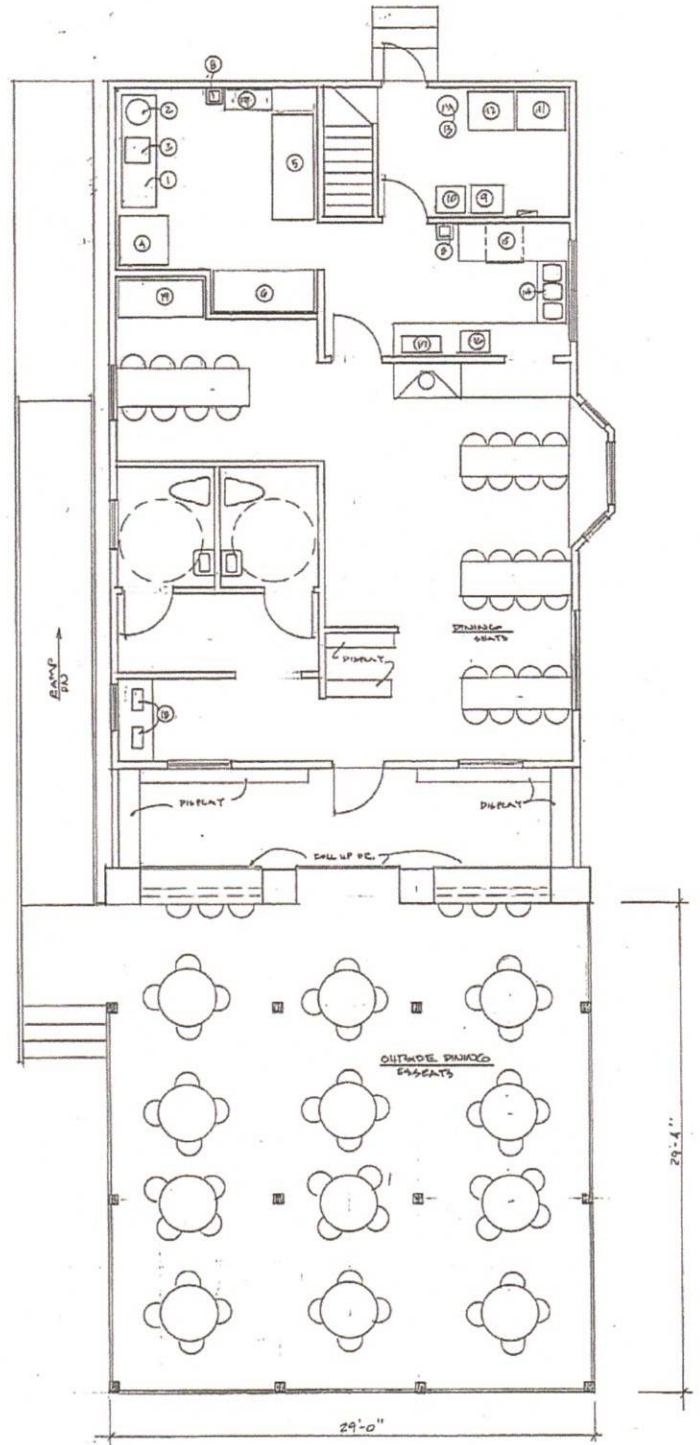
***The minimum variance required is reduction of the front yard setback of 15 feet and reduction in parking from 11 spaces, with the exemption, to four (4) spaces by allowing patrons to utilize the on-street parking.***

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

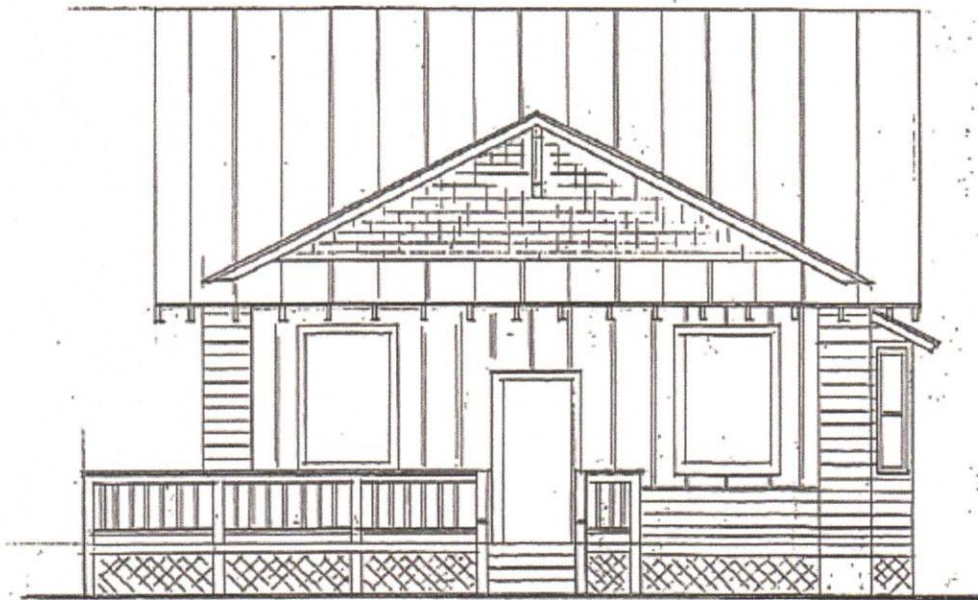
***By granting this variance you will be expanding the downtown pedestrian friendly feel into the Delaware Avenue/Peacocks Art District.***



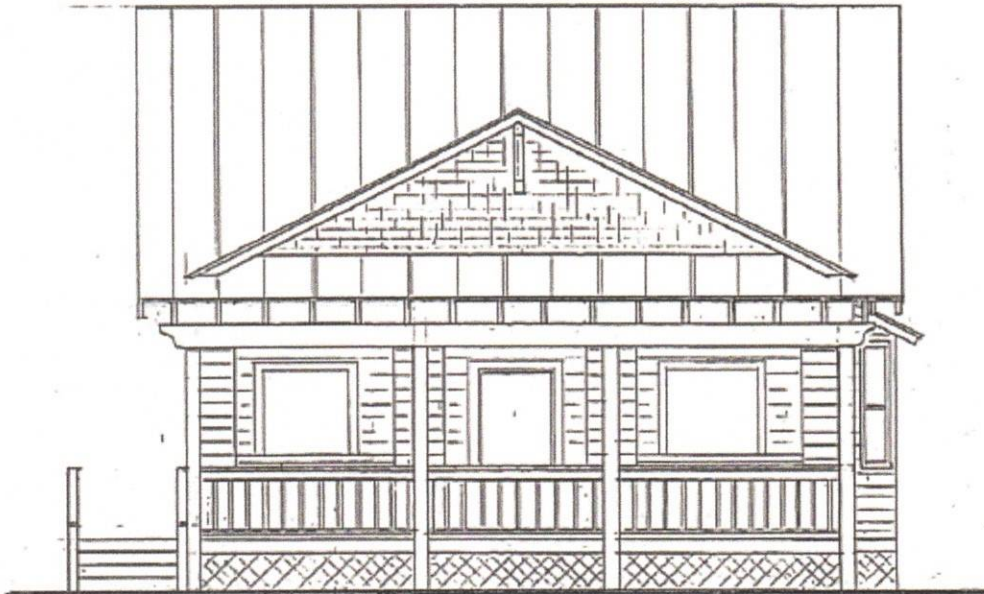
**EXISTING FLOOR PLAN**



**PROPOSED FLOOR PLAN**



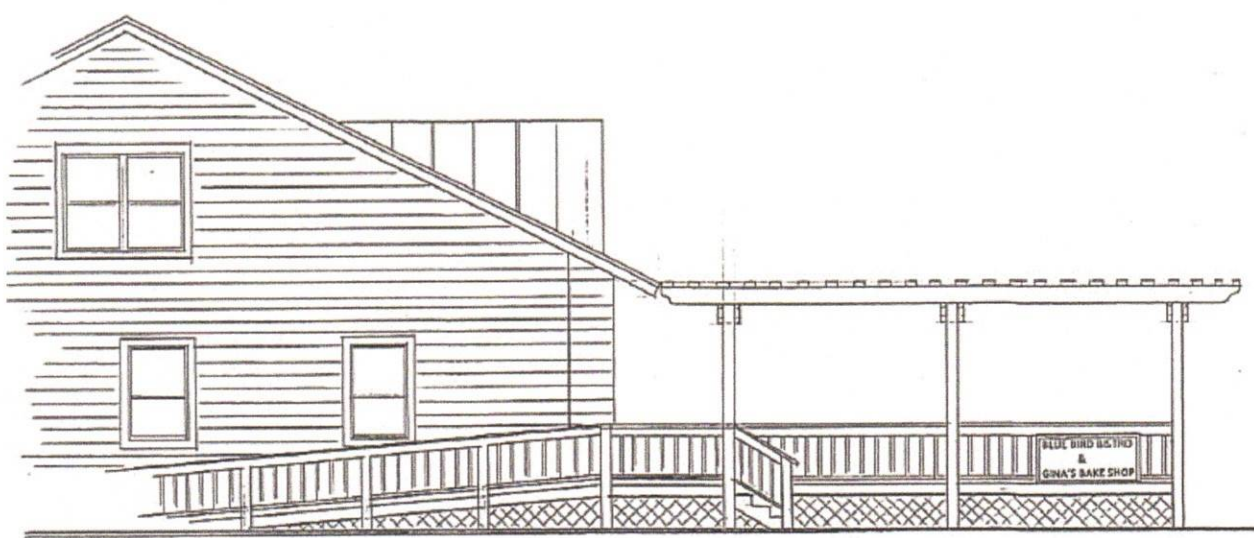
**EXISTING FRONT FAÇADE**



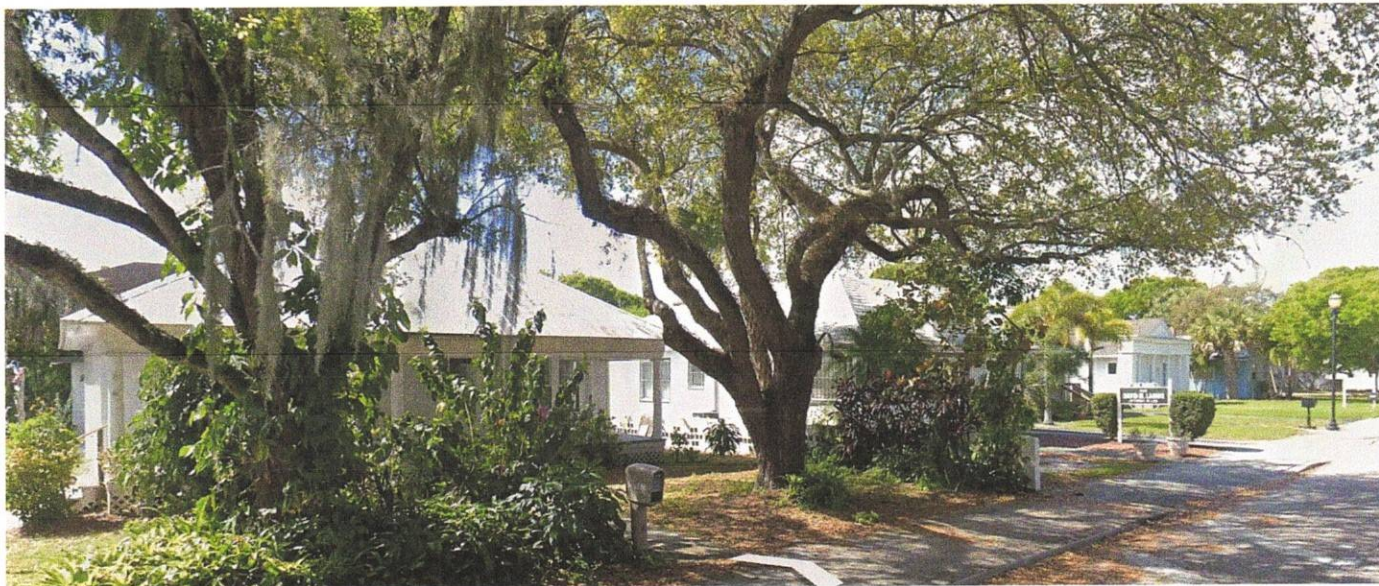
**PROPOSED FRONT FAÇADE**



**EXISTING SIDE FAÇADE**



**PROPOSED SIDE FAÇADE**



**DELAWARE AVENUE/SOUTH SIDE**



**DELAWARE AVENUE/NORTH SIDE**

## **SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION**

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.
10. New additions and adjacent or related new constructions will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **STAFF RECOMMENDATIONS:**

One of the goals of historic preservation is to create new structures designed in harmony with adjacent contributing structures, the surroundings, and overall development patterns.

Delaware Avenue is one of the most beautiful old Fort Pierce streets. Sidewalks on both sides of the street are shaded by old live oak trees and sheltered from the automobile traffic by rows of parallel parking spaces, creating a perfect walking environment. Currently there is limited pedestrian activity as there are not many uses open to interaction with pedestrians. The applicant's proposed café/bistro with open deck located close to the sidewalk is anticipated to bring movement and life to the street and is a desired use for the corridor.

In addition, the proposed open deck is within the required setbacks. However, the structure is light and open and does not create a visual barrier. There are several other structures on Delaware Avenue which encroach into the required setbacks, yet they are all in harmony with adjacent surroundings and street development patterns.

Most of the offices and other uses located along Delaware Avenue provide sufficient parking on their sites and ample street parking remains largely unused. Therefore, although there would be shortage of seven (7) required parking spaces on the café site, there are plenty of street parking spaces available to café customers as well as wide sidewalks for easy, safe and attractive walking connection.

Therefore, based upon Secretary of Interior's Standard #9 and #10, staff recommends that the Board approve the applicant's request.

Additionally, staff recommends approval of the requested variances as the applicant provided sufficient information and compelling reasons to determine that requirements of City Code Sec. 125-3 of the City Code - Criteria for granting variances (1) through (5)- have been met.

## Example: Neighborhood Bakery

A neighborhood bakery concept statement might be similar to the following: "The [Bakery Name] will provide the residents of [neighborhood name] with fresh-baked artisan breads, cakes and cookies on a daily basis. All breads are scratch-made from locally sourced ingredients, and we will carry a line of gluten-free products and a line of dairy-free products, as well as other efforts to maintain sensitivity to special diets. The bakery's extended hours, beginning at 5 a.m. and ending at 9 p.m. each week day, will provide service to locals on their way to and from work, as well as maintaining a casual, drop-in environment for late evening visits and daytime fresh-baked goods. The bakery will hold weekly promotions via its Facebook page, as well as offering coupons in the neighborhood newspaper." This statement provides the who, what, why and how with a focus on the bakery's unique aspects, specifically its allergen-awareness and extended hours.

## Considerations

A bakery with a niche market, such as a cupcake bakery, might focus more on its ability to do custom cupcake designs for special occasions and include statistics related to a general interest growth in cupcakes if it is the first cupcake-focused bakery in the area. If your bakery targets a particularly high-income clientele, your concept statement might discuss how your location makes it convenient for this clientele to reach you, as well as how your quality ingredients and baking experience justify the higher costs. The concept statement generally goes on your business plan, but you can also use this statement, or a modified version of it, in press releases about your bakery and in your other marketing efforts.



809

AMTERRONICS  
1001 S. ...  
1111 ...



809

Print

**COMMERCIAL FACADE GRANT PROGRAM APPLICATION - Submission #1846**

Date Submitted: 1/25/2022

**APPLICATION FORM**

**Property Details:**

Parcel ID Number:\*

2410-709-0013-000-5

If you do not have your parcel ID, visit <https://www.paslc.org/property-search/> to obtain.

Grant Property Address:\*

809 Delaware Avenue

Property Owner's Name:\*

Dean Properties, LLC Gina Dean/Darryl Bey

Lease Term (if applicable):

N/A

Building's Existing Use(s):\*

Office space

Building's New Use(s) (if applicable):

Bakery/ Bistro/wine Bar

**Applicant Information:**

Applicant Name:\*

Gina D Dean, DDS

Applicant Title (Business Owner, Property Owner, Business Partner, etc):\*

Property owner

Email Address:\*

gdbey@gate.net

Phone Number: \*

772-971-0001

## Business Information:

Legal Business Name:\*

Dean Properties, LLC

Business Type (Restaurant, Retail, Office, etc):\*

Bistro/ Bakery

Employer Identification Number / Tax ID:\*

20-1644263

Number of years in business:\*

23 years bakery business

Number of years at this location:\*

0

If not currently open for business at this location, when do you expect to open?

May 2022 approximately

## Project Details:

Estimated timeframe for the completion of the project:\*

6 months

The Project must be started within six (6) months from the date of FPRA Board approval and completed within 12 months of building permit issuance. Failure to do so, without an approved deviation by the FPRA, will result in termination of the grant.

What is the total cost of eligible improvements?\*

Estimated \$50,000.00 - Waiting for Variance approval and historic preservation approval

These costs must be verified by licensed contractors.

Grant amount requested:\*

\$25,0000

Note: This grant is a reimbursable, matching (50%) grant up to \$25,000.

## Required Documentation:

Deed:\*

Warranty deed facade grant.pdf

If applicant is the tenant, attach a copy of lease:

No file chosen

If applicant is tenant, attach Owner Affidavit:

No file chosen

For owner affidavit form, [click here](#).

City of Fort Pierce Business Tax Receipt:

City of Fort Pierce Business tax receipt 2021-2022.pdf

Design and construction plans for the proposed improvements.\*

Design Plans.pdf

Provide examples of project colors, design, materials and specifications.\*

Cost Estimate and Ltr.pdf

Proof of ability to fully fund the project.\*

Financials.pdf

Attach a letter describing why this property should be selected to receive a grant. Please include how this project meets the goals and objectives of the FPRA Plan.\*

Comptability FPCRA.pdf

To view the FPRA Plan, [click here](#).

## Cost Estimates

A minimum of one (1) cost estimate from a licensed contractor issued within the previous 90 days of this application submission. Estimates should be broken out in detail, especially if any non-eligible improvements are being completed, as this allows FPRA to compare based on only grant eligible improvements being performed.

Cost Estimate \*

Estimate.pdf

**Signature:**

Electronic Signature\*

Gina D Dean DDS

I certify that the information provided in this application is true and accurate to the best of my ability and no false or misleading statements have been made to secure approval of this application.

By typing your name in the box above, you are signing the document electronically. You agree that your electronic signature has the same validity as your handwritten signature.

**CRA Advisory Committee**

**Meeting Date:** March 2, 2022

**Re:** Review and make recommendation for Commercial Façade Grant - 825 N Indian River Drive

**Submitted For:** Shyanne Harnage, Economic Development Manager, City Manager

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**Information**

**SUBJECT**

Review and make recommendation for Commercial Façade Grant - 825 N Indian River Drive

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**Attachments**

Memo - Recommendations

Color Scheme

Design Plans

Letter

Photo 1

Photo 2

Application

Cost Estimate

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TO: CRA Advisory Committee

THRU: Nicholas C. Mimms, P.E., ICMA-CM, City Manager  
Shyanne Harnage, Economic Development Manager

FROM: Miriam Garcia, Redevelopment Specialist

RE: **Commercial Façade Grant Recommendations**

DATE: February 24, 2022

The intent of the Commercial Façade Grant Program is to support the revitalization of the commercial corridors in the FPRA district by stimulating private investment in improvements that enhance the appearance of buildings and properties and eliminate blight and non-conforming design standards. This program will complement other revitalization efforts to ensure the maximum leverage of resources and support local businesses.

A total of 30 applications were received and staff evaluated the applications on the following evaluation criteria: visual impact, activation of a vacant building, business type, and goals of the FPRA Plan. The scoring sheet of all applicants is attached.

The top four applicants are listed below:

- **809 Delaware Avenue** owned by Dean Properties LLC scored **300** of 300 points. The property owners intend to open a bistro, bakery, and wine bar at this vacant location. This business will have indoor and outdoor seating. Their request for the grant is \$25,000. Exterior improvements include the addition of a deck and pergola for outdoor seating and exterior painting estimated to be over \$50,000.
- **825 N Indian River Drive** owed by Tyler J Horvath, Trevor G. Horvath and Taryn M Rains scored **293** of 300 points. This is the site of the Captain's Galley Restaurant. They plan to add an outdoor seating deck for 40 people on the South side of the building. The improvements are estimated to be \$80,569 and their grant request is \$25,000.
- **1105 Seaway Drive** owned by Jacobs Holding Midway LLC scored **292** of 300 points. The improvement to this building includes stucco preparations, installation of banding around all windows and doors, and plaster stops to form stucco hardy board with smooth finish they will also apply light texture to all exterior walls. Future building uses include a bagel/coffee shop. The total cost of improvements will be \$54,375 and the grant request is for \$25,000.
- **906 Delaware Ave** owned by Dr. Rhaina A. Smets, PsyD, Inc. scored **250** of 300 points. The improvements for this property include sign, landscaping with irrigation and improved paved parking. The vacant building will soon be a multi-practitioner physician office. The total cost of improvements is \$66,607 and the grant amount requested is \$25,000.



## **Recommendation**

Staff recommends that the CRA Advisory Committee forward a recommendation for approval of the grant awards to the highest ranked applicants to the Fort Pierce Redevelopment Agency Board.

## EVALUATION TOTALS-COMMERCIAL FAÇADE APPLICATIONS

APPLICANTS	CRITERIA				
	Visual Impact 150 points	Activation 60 points	Business Type 45 points	FPRA Plan 45 points	TOTAL 300
809 Delaware Ave - Dean Properties LLC	150	60	45	45	300
825 N Indian River Dr - Horvath, Tyler (Captain's Galley)	150	58	45	40	293
1105 Seaway Dr - Jacobs Holding Midway LLC	142	60	45	45	292
906 Delaware Ave - Dr. Rhaina A. Smeds, Psyd, Inc	115	60	35	40	250
500 Orange Ave - 4616 Investment Inc	118	25	45	30	218
616 Atlantic Ave - Dance Ministries, LLC	115	30	40	30	215
510 Orange Ave - Bunwin Inc	100	30	45	30	205
710 Orange Ave - Botanical Sanctuary LLC	95	35	40	30	200
1101 N US Hwy 1 - OC Realty Inc (We Be Poppin')	105	20	45	30	200
200 N US Hwy 1 - Peacock Temple, LLC	120	15	40	25	200
2025 Seaway Dr - Graziano, John	110	15	45	25	195
113/115 Orange Ave - The Galleria at Downtown FP, LLC	95	30	45	25	195
209 Avenue D - Nole, Michael	105	40	25	20	190
526 Avenue A - RAST Properties Inc	105	25	30	25	185
402 S 5th St - Sierra, Ivelisse (Mervis)	87	20	45	30	182
106 Avenue D - Andersen, Amy	90	38	25	25	178
436 N 7th St - NuView IRA - O'Connell, Timothy	100	15	35	25	175
2520 Orange Ave - United Against Poverty Inc	80	5	45	30	160
927 N US Hwy 1 - TTT Utopia Inc	90	5	45	20	160
725 N US Hwy 1 - Whole Family Health Center Inc	95	0	40	15	150
519 Indian River Dr - Botanical Sanctuary LLC	80	35	15	20	150
419 N 2nd St - Theuns, Holly	45	38	30	20	133
411 N 2nd St - Nolli, Jon (Pierced Ciderworks)	45	10	45	30	130
420 N 6th St - Nole, Michael	70	15	30	15	130
108 S 2nd St - South Beach Concierge LLC	65	5	45	15	130
2912 Orange Ave - McCain Sales of FL	70	5	30	20	125
300 S 6th St - Fort Pierce Charter Development LLC	50	15	20	10	95
907 N 13th St - The Love Center Regeneration	50	5	10	15	80
420 N 2nd St - O'Connell, Timpothy & Cynthia	15	0	40	20	75
117 N 2nd St - The Galleria at Downtown FP, LLC	0	0	0	0	0







January 19, 2022

Miriam Garcia/Redevelopment Specialist  
City Manager's Office  
City of Fort Pierce  
100 North U.S. 1  
Fort Pierce, Florida 34950

Miriam,

I am writing this letter to express our sincere thoughts on how Captains Galley Restaurant receiving part of the allowed Commercial Façade Grant would be an absolute win win for both The City of Fort Pierce as well as Captains Galley. Our business, a local favorite for over thirty-five years, is family owned by Fort Pierce natives who treasure the history and growth of our community.

As stated in The Stakeholder and Property Owner Workshop, April 28, 2017, "it would be undesirable to lose 12 A Buoy Restaurant as well as Captain's Galley Restaurant". Captains Galley has plans to add a very attractive and comfortable deck to the existing building which will enhance the aesthetics of the building which faces Indian River Drive and Seaway. This intersection sits at the access point to the southside of Fort Pierce Inlet and is visible to ALL traffic to and from the island. Included in the addition of the deck will be attractive landscaping native to the area. With the redevelopment of Fisherman's Wharf and the addition of Derecktor's mega yacht facility and King's Landing, it is imperative that the current businesses fall into place with the direction of growth while keeping the historic feel and build on the strengths of "Historic Edgartown" which include our active working commercial and recreational waterfront.

In addition, it will provide much needed and desirable outdoor seating for our guests. Doing so coincides with current recommendations from the CDC regarding safety protocol to help eliminate the spread of Covid-19.

Approval of this grant would allow Captain's Galley to continue contributing to the beauty and economic future of one of the most amazing coastal communities in the state.

We would be proud and look forward to working side by side with the city to accomplish the redevelopment of The Sunrise City.

Sincerely,

Taryn M Rains  
Vice President  
Captains Galley Restaurant





*Captain's Galley 2004*

Print

**COMMERCIAL FACADE GRANT PROGRAM APPLICATION - Submission #1835**

Date Submitted: 1/20/2022

**APPLICATION FORM**

**Property Details:**

Parcel ID Number:\*

2403-801-0006-000-4

If you do not have your parcel ID, visit <https://www.paslc.org/property-search/> to obtain.

Grant Property Address:\*

825 N Indian River DR Fort Pierce, FL 34950

Property Owner's Name:\*

Tyler J Horvath; Trevor G Horvath; Taryn M Rains

Lease Term (if applicable):

Building's Existing Use(s):\*

Restaurant

Building's New Use(s) (if applicable):

**Applicant Information:**

Applicant Name:\*

Taryn Rains

Applicant Title (Business Owner, Property Owner, Business Partner, etc):\*

Vice President / Business Owner

Email Address:\*

acct.captsgalley@gmail.com

Phone Number: \*

7723321074

## Business Information:

Legal Business Name:\*

Captain's Galley, Inc.

Business Type (Restaurant, Retail, Office, etc):\*

Restaurant

Employer Identification Number / Tax ID:\*

592548930

Number of years in business:\*

35

Number of years at this location:\*

35

If not currently open for business at this location, when do you expect to open?

Enter date

## Project Details:

Estimated timeframe for the completion of the project:\*

2 months

The Project must be started within six (6) months from the date of FPRA Board approval and completed within 12 months of building permit issuance. Failure to do so, without an approved deviation by the FPRA, will result in termination of the grant.

What is the total cost of eligible improvements?\*

80569

These costs must be verified by licensed contractors.

Grant amount requested:\*

25,000

Note: This grant is a reimbursable, matching (50%) grant up to \$25,000.

## Required Documentation:

Deed:\*

5869608.pdf

If applicant is the tenant, attach a copy of lease:

No file chosen

If applicant is tenant, attach Owner Affidavit:

No file chosen

For owner affidavit form, [click here](#).

City of Fort Pierce Business Tax Receipt:

St.-Lucie-County-Real-Estate-2403-801-0006-0004-2021-Annual-bill.pdf

Design and construction plans for the proposed improvements.\*

2021-09-14 Captains Galley Permit Set.pdf

Provide examples of project colors, design, materials and specifications.\*

synthetic-teak-on-restaurant-deck2.jpg

Proof of ability to fully fund the project.\*

CaptGalleyBankStatement.pdf

Attach a letter describing why this property should be selected to receive a grant. Please include how this project meets the goals and objectives of the FPRA Plan.\*

Commercial Facade Grant Letter.pdf

To view the FPRA Plan, [click here](#).

## Cost Estimates

A minimum of one (1) cost estimate from a licensed contractor issued within the previous 90 days of this application submission. Estimates should be broken out in detail, especially if any non-eligible improvements are being completed, as this allows FPRA to compare based on only grant eligible improvements being performed.

Cost Estimate \*

22-01-19 Captain Galley Contract.pdf

**Signature:**

Electronic Signature\*

Taryn Rains

I certify that the information provided in this application is true and accurate to the best of my ability and no false or misleading statements have been made to secure approval of this application.

By typing your name in the box above, you are signing the document electronically. You agree that your electronic signature has the same validity as your handwritten signature.



**AIA**<sup>®</sup>

# Document A101<sup>™</sup> - 1997

## **Standard Form of Agreement Between Owner and Contractor** *where the basis of payment is a STIPULATED SUM*

**AGREEMENT** made as of the eighteenth day of January in the year of Two Thousand Twenty-Two

**BETWEEN** the Owner:

Captains Galley, Inc  
825 N. Indian River Drive  
Fort Pierce, FL 34950

and the Contractor:

Paul Jacquin & Sons Inc.  
P.O. Box 4343  
Ft. Pierce, FL. 34948

The Project is:

Captains Galley Deck

The Architect is:

Architectonic, Inc  
806 Delaware Ave  
Fort Pierce, FL 34950

The Owner and Contractor agree as follows.

### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201-1997, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

This document has been approved and endorsed by The Associated General Contractors of America.

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement; these form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 8.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

Work shall begin within 10 days after the Notice to Proceed from the Owner and all permits have been received by the General Contractor.

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than days from the date of commencement, or as follows:

Approximately +-84 days After all Permits have been received

Portion of Work

Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.

*(Insert provisions, if any, for liquidated damages relating to failure to complete on time or for bonus payments for early completion of the Work.)*

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be One hundred sixty-five thousand three hundred ninety-four dollars and zero Cents (\$165,394.00)

, subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

*(State the numbers or other identification of accepted alternates. If decisions on other alternates are to be made by the Owner subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires)*

§ 4.3 Unit prices, if any, are as follows:

Description	Units	Price (\$ 0.00)
-------------	-------	-----------------

#### ARTICLE 5 PAYMENTS

##### § 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows: Ending the 25<sup>th</sup> day of the month

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the Twenty-fifth day of a month, the Owner shall make payment to the Contractor not later than the Tenth day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than Fourteen (14) days after the Architect receives the Application for Payment.

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of Ten percent (10.00%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.8 of AIA Document A201-1997;
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of Ten percent (10.00%);
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201-1997.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

- .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and  
*(Section 9.8.5 of AIA Document A201-1997 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)*
- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201-1997.

§ 5.1.8 Reduction or limitation of retainage, if any, shall be as follows:  
*(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)*

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

## § 5.2 FINAL PAYMENT

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when:

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201-2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

## ARTICLE 6 TERMINATION OR SUSPENSION

§ 6.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201-1997.

§ 6.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201-1997.

## ARTICLE 7 MISCELLANEOUS PROVISIONS

§ 7.1 Where reference is made in this Agreement to a provision of AIA Document A201-1997 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 7.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

Percentage (10%) per annual

*(Usury laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Contractor's principal places of business, the location of the Project and elsewhere may affect the validity of this provision. Legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)*

§ 7.3 The Owner's representative is:

Taryn Rains  
825 N. Indian River Drive  
Fort Pierce, FL 34950

§ 7.4 The Contractor's representative is:

Michael Jacquin  
P.O. Box 4343  
Fort Pierce, FL. 34948

§ 7.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 7.6 Other provisions:

#### ARTICLE 8 ENUMERATION OF CONTRACT DOCUMENTS

§ 8.1 The Contract Documents, except for Modifications issued after execution of this Agreement are enumerated as follows:

§ 8.1.1 The Agreement is this executed 1997 edition of the Standard Form of Agreement Between Owner and Contractor, AIA Document A101-1997.

§ 8.1.2 The General Conditions are the 1997 edition of the General Conditions of the Contract for Construction, AIA Document A201-1997.

§ 8.1.3 The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated , and are as follows

Document	Title	Pages
----------	-------	-------

§ 8.1.4 The Specifications are those contained in the Project Manual dated as in Section 8.1.3, and are as follows: *(Either list the Specifications here or refer to an exhibit attached to this Agreement.)*

Title of Specifications exhibit:

§ 8.1.5 The Drawings are as follows, and are dated unless a different date is shown below:

Title of Drawings exhibit: Exhibit "A" List of Documents – dated 1-18-2022

Exhibit B – Qualifications and Clarifications – dated 1-18-2022

Exhibit C – GMP Breakdown – dated 1-18-2022

§ 8.1.6 The Addenda, if any, are as follows:

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 8. § 8.1.7 Other documents, if any, forming part of the

Contract Documents are as follows:

AIA Document A101™ -1997. Copyright 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1980, 1987, 1991 and 1997 by The American Institute of Architects. All rights reserved. WARNING: This AIA Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 14:00:11 on 12/05/2005 under Order No.1000191747\_1 which expires on 8/4/2006, and is not for resale.

User Notes:

(3873818731)


7

*the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)*

This Agreement is entered into as of the day and year first written above and is executed in at least three original copies, of which one is to be delivered to the Contractor, one to the Architect for use in the administration of the Contract, and the remainder to the Owner.

Taryn Rains  
OWNER (Signature)

Taryn Rains, Vice President

  
CONTRACTOR (Signature)

Michael Jacquin, President

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AIA Document A101™ -1997. Copyright 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1980, 1987, 1991 and 1997 by The American Institute of Architects. All rights reserved. WARNING: This AIA Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 14:00:11 on 12/05/2005 under Order No.1000191747\_1 which expires on 8/4/2006, and is not for resale.

User Notes:

(3873818731)



*Established. 1940*

Commercial | Industrial | Residential

**Construction Manager  
CAPTAINS GALLEY DECK  
825 N INDIAN RIVER DRIVE, FORT PIERCE, FL 34950  
January 18, 2022  
Exhibit A - List of Documents**

<b>Sheet #</b>	<b>Drawing Title</b>	<b>Dwg. Date</b>	<b>Rev. Date</b>
	<b><u>Architectural</u></b>		
A-1	Floor Plan	9/22/2021	
A-2	Framing/Foundation Plan	9/22/2021	

*Established. 1940*



Commercial | Industrial | Residential

**Project: Captains Galley**

**Date: January 18, 2022**

**Exhibit B- Qualifications and Clarifications**

**Qualifications and Clarifications**

1. The cost included in this proposal are as specifically identified in this proposal and are as specifically shown in the enumerated contract documents and do not include any unknowns, incomplete design and/or conflicts which may result from the completion of this contract design documents.
2. All Risk Builders Risk Insurance with named storm provisions including all deductibles is not included and shall be furnished and paid for by Owner.
3. Quality control testing is not included and shall be provided and paid for by the Owner.
4. All required county, city and governing municipalities and agencies permit, impact fees and charges are included as an allowance of \$2,500.00.
5. All required drainage district bonds, fees and permits are not included and shall be paid for by the Owner.
6. All required Furniture, Fixtures and Equipment (FF&E) are not included and shall be furnished and installed by the Owner. See estimate for other items included by Contractor.
7. **Landscaping-** Includes the removal of 2 sabal palm trees.
8. **Concrete-** Includes installations of 15 pads, 2 footers and 1 sidewalk per plans.
9. **Wood-** Includes an allowance of \$16,800.00 for wood, pickets, hangers and straps for the outside deck per plans.
10. **Carpentry-** Includes Framing and installation of the new deck and stairs.
11. **Stair Rail-** Includes fabricating and installing 17 ft of 1.5" diameter galvanized handrail.



*Established. 1940*

Commercial | Industrial | Residential

- 12. **Metal Frame and Drywall-** Includes interior framing and drywall with 2x4 wood framing and 5'8" type X drywall on both sides. Level 4 finish is figured in visible areas.
- 13. **Sunshades-** Includes a 4 point Hypar sail shade with stainless steel hardware, HDPE fabric and installation of the structure.
- 14. **Electrical Demo-** Includes removal of the inground electrical outlets in the deck area.



*Established. 1940*

Commercial | Industrial | Residential

**CONSTRUCTION MANAGER  
CAPTAINS GALLEY DECK**

**825 N. Indian River Drive, Fort Pierce, FL 34950**

**January 18, 2022**

**Exhibit C- GMP Breakdown**

<b>SCOPE OF WORK</b>	<b>REMARKS</b>	<b>PRICE</b>
PERMITS & FEES	Allowance	\$2,500.00
LANDSCAPING (Tree Removal)		\$3,564.00
CONCRETE		\$14,150.00
WOOD	Allowance	\$16,800.00
CARPENTRY		\$31,950.00
STAIR RAIL		\$4,455.00
METAL FRAME & DRYWALL		\$5,900.00
SAIL SHADES		\$84,825.00
ELECTRICAL DEMO		\$1,250.00
<b>TOTAL</b>		<b>\$165,394.00</b>

**CRA Advisory Committee**

**Meeting Date:** March 2, 2022

**Re:** Review and make recommendation for Commercial Façade Grant - 1105 Seaway Dr.

**Submitted For:** Shyanne Harnage, Economic Development Manager, City Manager

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**Information**

**SUBJECT**

Review and make recommendation for Commercial Façade Grant - 1105 Seaway Dr.

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**Attachments**

Memo - Recommendations

Cost Estimates

Color Scheme

Design Plan/Letter

Photo 1

Photo 2

Application

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TO: CRA Advisory Committee

THRU: Nicholas C. Mimms, P.E., ICMA-CM, City Manager  
Shyanne Harnage, Economic Development Manager

FROM: Miriam Garcia, Redevelopment Specialist

RE: **Commercial Façade Grant Recommendations**

DATE: February 24, 2022

The intent of the Commercial Façade Grant Program is to support the revitalization of the commercial corridors in the FPRA district by stimulating private investment in improvements that enhance the appearance of buildings and properties and eliminate blight and non-conforming design standards. This program will complement other revitalization efforts to ensure the maximum leverage of resources and support local businesses.

A total of 30 applications were received and staff evaluated the applications on the following evaluation criteria: visual impact, activation of a vacant building, business type, and goals of the FPRA Plan. The scoring sheet of all applicants is attached.

The top four applicants are listed below:

- **809 Delaware Avenue** owned by Dean Properties LLC scored **300** of 300 points. The property owners intend to open a bistro, bakery, and wine bar at this vacant location. This business will have indoor and outdoor seating. Their request for the grant is \$25,000. Exterior improvements include the addition of a deck and pergola for outdoor seating and exterior painting estimated to be over \$50,000.
- **825 N Indian River Drive** owed by Tyler J Horvath, Trevor G. Horvath and Taryn M Rains scored **293** of 300 points. This is the site of the Captain's Galley Restaurant. They plan to add an outdoor seating deck for 40 people on the South side of the building. The improvements are estimated to be \$80,569 and their grant request is \$25,000.
- **1105 Seaway Drive** owned by Jacobs Holding Midway LLC scored **292** of 300 points. The improvement to this building includes stucco preparations, installation of banding around all windows and doors, and plaster stops to form stucco hardy board with smooth finish they will also apply light texture to all exterior walls. Future building uses include a bagel/coffee shop. The total cost of improvements will be \$54,375 and the grant request is for \$25,000.
- **906 Delaware Ave** owned by Dr. Rhaina A. Smets, PsyD, Inc. scored **250** of 300 points. The improvements for this property include sign, landscaping with irrigation and improved paved parking. The vacant building will soon be a multi-practitioner physician office. The total cost of improvements is \$66,607 and the grant amount requested is \$25,000.



## **Recommendation**

Staff recommends that the CRA Advisory Committee forward a recommendation for approval of the grant awards to the highest ranked applicants to the Fort Pierce Redevelopment Agency Board.

## EVALUATION TOTALS-COMMERCIAL FAÇADE APPLICATIONS

APPLICANTS	CRITERIA				
	Visual Impact 150 points	Activation 60 points	Business Type 45 points	FPRA Plan 45 points	TOTAL 300
809 Delaware Ave - Dean Properties LLC	150	60	45	45	300
825 N Indian River Dr - Horvath, Tyler (Captain's Galley)	150	58	45	40	293
1105 Seaway Dr - Jacobs Holding Midway LLC	142	60	45	45	292
906 Delaware Ave - Dr. Rhaina A. Smeds, Psyd, Inc	115	60	35	40	250
500 Orange Ave - 4616 Investment Inc	118	25	45	30	218
616 Atlantic Ave - Dance Ministries, LLC	115	30	40	30	215
510 Orange Ave - Bunwin Inc	100	30	45	30	205
710 Orange Ave - Botanical Sanctuary LLC	95	35	40	30	200
1101 N US Hwy 1 - OC Realty Inc (We Be Poppin')	105	20	45	30	200
200 N US Hwy 1 - Peacock Temple, LLC	120	15	40	25	200
2025 Seaway Dr - Graziano, John	110	15	45	25	195
113/115 Orange Ave - The Galleria at Downtown FP, LLC	95	30	45	25	195
209 Avenue D - Nole, Michael	105	40	25	20	190
526 Avenue A - RAST Properties Inc	105	25	30	25	185
402 S 5th St - Sierra, Ivelisse (Mervis)	87	20	45	30	182
106 Avenue D - Andersen, Amy	90	38	25	25	178
436 N 7th St - NuView IRA - O'Connell, Timothy	100	15	35	25	175
2520 Orange Ave - United Against Poverty Inc	80	5	45	30	160
927 N US Hwy 1 - TTT Utopia Inc	90	5	45	20	160
725 N US Hwy 1 - Whole Family Health Center Inc	95	0	40	15	150
519 Indian River Dr - Botanical Sanctuary LLC	80	35	15	20	150
419 N 2nd St - Theuns, Holly	45	38	30	20	133
411 N 2nd St - Nolli, Jon (Pierced Ciderworks)	45	10	45	30	130
420 N 6th St - Nole, Michael	70	15	30	15	130
108 S 2nd St - South Beach Concierge LLC	65	5	45	15	130
2912 Orange Ave - McCain Sales of FL	70	5	30	20	125
300 S 6th St - Fort Pierce Charter Development LLC	50	15	20	10	95
907 N 13th St - The Love Center Regeneration	50	5	10	15	80
420 N 2nd St - O'Connell, Timpothy & Cynthia	15	0	40	20	75
117 N 2nd St - The Galleria at Downtown FP, LLC	0	0	0	0	0

**Gonzales Stucco & Plastering**  
**2190 Keen Road**  
**FT. Pierce, FL 34946**  
**772-267-2956**

**January 19, 2022**

**For: John Jacobs Construction**

**South Beach Building**

**Proposal –**

**Work to be performed as follows:**

- 1.) Bond all exterior walls for stucco application.
- 2.) Bond rear perimeter wall exterior halfway down (length on outside only).
- 3.) Install on bottom floor half, 4 ft up from ground - 2 sides (side facing Pelican Yacht Club Seaway Drive & side facing Benny Drive), install plaster stops to form stucco hardy board with smooth finish (sand).
- 4.) Install 6 “ banding around all windows and doors. Stucco with smooth finish.
- 5.) Install paper back lath around first floor South door entrance (T1-11 wood) and prep for stucco.
- 6.) Stucco all exterior bonded walls.
- 7.) Apply light texture to all exterior stucco walls.

\*\*\* All materials, labor and clean-up of construction debris are included in this price. \*\*\*  
Lift is not included in this price.

\*\*\*\* 25% of total amount due on start date, balance due upon completion. \*\*\*\*

**Total** **\$ 36,875.00**

# Pioneer Protective Coatings LLC

772-626-9010

PioneerProtectiveCoatings@gmail.com

PioneerProtectiveCoatings.com

772-626-9010



## Estimate

Estimate No: 246

Date: 01/16/2022

For: John Jacobs Construction  
JMJacobs4701@gmail.com  
1105 Seaway dr  
Ft Pierce FL

### Description

### Amount

Pressure clean and paint exterior of building and shed walls, trim ,doors,awnings,walls. Using masonry conditioner and Sherwin Williams Superpaint satin finish or PPG Acrishield satin) Caulk all windows and fill all stucco cracks with elastomeric textured patch.

Subtotal \$17,500.00  
Total \$17,500.00

**Total \$17,500.00**

### Notes

Payment terms - third money down balance when job complete .

Pioneer Protective Coatings LLC

Client's signature



Not an Entrance  
300 E. Midway Rd.

360

**JOHN JACOBS CONSTRUCTION, INC.**  
**4701 OLEANDER AVE.**  
**FT PIERCE, FL 34982**  
**Cell: (772) 882-8334**  
**Fax: (772) 466-6491**  
**License# CBC060421 / CFC1429607**

January 24, 2022

Re: Commercial Façade Grant Program Application

Please allow this letter to serve as our “Design and construction plans for the proposed improvements”, as well as the examples of project colors, design, materials and specifications.

Acknowledging the popularity of this location and the visibility of this property, we previously began making improvements that included the removal of the original windows and installed impact windows (\$72,000), as well as an interim coat of paint, prior to additional improvements, which will all fall under the eligibility requirements.

Ongoing enhancements of this private investment will be to improve the visual aesthetics, increasing the property value, tenant occupancy and economic development by preparing all exterior walls for stucco applications that will include a 6” banding around all windows and doors (removing and disposing of any old façade coverings) and a full exterior painting (shed walls, trim, doors, awnings and exterior walls). All windows will be caulked, and any stucco cracks will be filled prior to exterior paint application. All exterior lighting will be upgraded to improve visibility, as well as provide additional security to the property.

Future intentions include: a retail store front facing the transit corridor that will be a bagel/coffee shop that will serve locally sourced coffee and locally made donuts. The remaining space will also be designated for retail or restaurant, allowing for job creation. Art installation in the form of a mural designed and painted by a local artist is also included in future intentions.

We are excited to apply for this grant and are confident that these improvements will raise the visual appeal and will encompass the criteria of this grant from the Fort Pierce Redevelopment Agency.

Respectfully submitted,



John Jacobs  
John Jacobs Construction, Inc.  
Jacobs Holding Midway, LLC





Print

**COMMERCIAL FACADE GRANT PROGRAM APPLICATION - Submission #1841**

Date Submitted: 1/24/2022

**APPLICATION FORM**

**Property Details:**

Parcel ID Number:\*

2401-501-0295-000-9

If you do not have your parcel ID, visit <https://www.paslc.org/property-search/> to obtain.

Grant Property Address:\*

1105 SEAWAY DRIVE

Property Owner's Name:\*

JACOBS HOLDING MIDWAY LLC

Lease Term (if applicable):

N/A

Building's Existing Use(s):\*

Apartments (2) and retail space

Building's New Use(s) (if applicable):

same

**Applicant Information:**

Applicant Name:\*

JOHN JACOBS

Applicant Title (Business Owner, Property Owner, Business Partner, etc):\*

OWNER

Email Address:\*

JMJACOBS4701@GMAIL.COM

Phone Number: \*

772-519-0798

## Business Information:

Legal Business Name:\*

JOHN JACOBS CONSTRUCTION, INC.

Business Type (Restaurant, Retail, Office, etc):\*

RETAIL

Employer Identification Number / Tax ID:\*

200841013

Number of years in business:\*

24

Number of years at this location:\*

2+

If not currently open for business at this location, when do you expect to open?

OCTOBER 2022

## Project Details:

Estimated timeframe for the completion of the project:\*

OCTOBER 2022

The Project must be started within six (6) months from the date of FPRA Board approval and completed within 12 months of building permit issuance. Failure to do so, without an approved deviation by the FPRA, will result in termination of the grant.

What is the total cost of eligible improvements?\*

\$54,375

These costs must be verified by licensed contractors.

Grant amount requested:\*

\$25,000

Note: This grant is a reimbursable, matching (50%) grant up to \$25,000.

## Required Documentation:

Deed:\*

1105 SEAWAY WARRANTY DEED.pdf

If applicant is the tenant, attach a copy of lease:

No file chosen

If applicant is tenant, attach Owner Affidavit:

1105 SEAWAY OWNER AFFIDAVIT.pdf

For owner affidavit form, [click here](#).

City of Fort Pierce Business Tax Receipt:

CITY OF FP BUSINESS RECEIPT.pdf

Design and construction plans for the proposed improvements.\*

1105 SEAWAY GRANT DESIGN.pdf

Provide examples of project colors, design, materials and specifications.\*

1105 SEAWAY COLOR SCHEME (1).jpg

Proof of ability to fully fund the project.\*

JACOBS BANK STATEMENT.pdf

Attach a letter describing why this property should be selected to receive a grant. Please include how this project meets the goals and objectives of the FPRA Plan.\*

1105 SEAWAY GRANT DESIGN.pdf

To view the FPRA Plan, [click here](#).

## Cost Estimates

A minimum of one (1) cost estimate from a licensed contractor issued within the previous 90 days of this application submission. Estimates should be broken out in detail, especially if any non-eligible improvements are being completed, as this allows FPRA to compare based on only grant eligible improvements being performed.

Cost Estimate \*

STUCCO AND PAINTING ESTIMATES.pdf

**Signature:**

Electronic Signature\*

JOHN M. JACOBS

I certify that the information provided in this application is true and accurate to the best of my ability and no false or misleading statements have been made to secure approval of this application.

By typing your name in the box above, you are signing the document electronically. You agree that your electronic signature has the same validity as your handwritten signature.

**CRA Advisory Committee**

**Meeting Date:** March 2, 2022

**Re:** Review and make recommendation for Commercial Façade Grant - 906 Delaware Ave

**Submitted For:** Shyanne Harnage, Economic Development Manager, City Manager

---

**Information**

**SUBJECT**

Review and make recommendation for Commercial Façade Grant - 906 Delaware Ave

---

**Attachments**

Memo - Recommendations

Cost Estimate

Color Scheme

Design Plans

Letter

Photo 1

Photo 2

Application

---



TO: CRA Advisory Committee

THRU: Nicholas C. Mimms, P.E., ICMA-CM, City Manager  
Shyanne Harnage, Economic Development Manager

FROM: Miriam Garcia, Redevelopment Specialist

RE: **Commercial Façade Grant Recommendations**

DATE: February 24, 2022

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## **Recommendation**

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825 N Indian River Dr - Horvath, Tyler (Captain's Galley)	150	58	45	40	293
1105 Seaway Dr - Jacobs Holding Midway LLC	142	60	45	45	292
906 Delaware Ave - Dr. Rhaina A. Smeds, Psyd, Inc	115	60	35	40	250
500 Orange Ave - 4616 Investment Inc	118	25	45	30	218
616 Atlantic Ave - Dance Ministries, LLC	115	30	40	30	215
510 Orange Ave - Bunwin Inc	100	30	45	30	205
710 Orange Ave - Botanical Sanctuary LLC	95	35	40	30	200
1101 N US Hwy 1 - OC Realty Inc (We Be Poppin')	105	20	45	30	200
200 N US Hwy 1 - Peacock Temple, LLC	120	15	40	25	200
2025 Seaway Dr - Graziano, John	110	15	45	25	195
113/115 Orange Ave - The Galleria at Downtown FP, LLC	95	30	45	25	195
209 Avenue D - Nole, Michael	105	40	25	20	190
526 Avenue A - RAST Properties Inc	105	25	30	25	185
402 S 5th St - Sierra, Ivelisse (Mervis)	87	20	45	30	182
106 Avenue D - Andersen, Amy	90	38	25	25	178
436 N 7th St - NuView IRA - O'Connell, Timothy	100	15	35	25	175
2520 Orange Ave - United Against Poverty Inc	80	5	45	30	160
927 N US Hwy 1 - TTT Utopia Inc	90	5	45	20	160
725 N US Hwy 1 - Whole Family Health Center Inc	95	0	40	15	150
519 Indian River Dr - Botanical Sanctuary LLC	80	35	15	20	150
419 N 2nd St - Theuns, Holly	45	38	30	20	133
411 N 2nd St - Nolli, Jon (Pierced Ciderworks)	45	10	45	30	130
420 N 6th St - Nole, Michael	70	15	30	15	130
108 S 2nd St - South Beach Concierge LLC	65	5	45	15	130
2912 Orange Ave - McCain Sales of FL	70	5	30	20	125
300 S 6th St - Fort Pierce Charter Development LLC	50	15	20	10	95
907 N 13th St - The Love Center Regeneration	50	5	10	15	80
420 N 2nd St - O'Connell, Timpothy & Cynthia	15	0	40	20	75
117 N 2nd St - The Galleria at Downtown FP, LLC	0	0	0	0	0



Atlantic Custom Landscapes  
 4995 Conley Place  
 Fort Pierce, FL 34951 US  
 (772) 971-7530  
 sales@acl.design  
 www.acl.design

# Estimate

ADDRESS
Smeds, Rhaina 906 Delaware Ave Fort pierce, Fl 34950

ESTIMATE #	DATE
1857	01/11/2022

ACTIVITY	QTY	RATE	AMOUNT
<b>Pavers</b> Install pavers, includes ground prep, compaction, fine sand for joints and cement border under and on the side of the paver edge. *Includes our 5 year warranty against settling and edge break-away. Contractors pricing ( standard rate \$7)	3,500	6.00	21,000.00
<b>Removal</b> Remove asphalt and dispose from property contractor pricing. ( standard rate \$1.50-\$2)	3,500	0.85	2,975.00
<b>Freight</b> Freight on all material 2 semi trucks @ cost	2	350.00	700.00
<b>Road Base</b> Add road base to meet City requirements of 6" sub base @ cost	3	450.00	1,350.00
<b>Retaining Wall</b> Construct planter area against building, add appropriate drainage, chases to add irrigation. Stucco face with travertine cap. Construct with footer, cement block.	1	2,500.00	2,500.00
<b>Irrigation</b> Irrigation installation to cover grass and planter area, suggested 4 zone system with automatic timer, rain sensor, solenoid valve system 24v., approved back flow valve, schedule 40 main, standard piping for zones.	1	3,800.00	3,800.00
<b>Landscaping</b> Suggested landscape budget to install the provided landscape rendering provided. Plant size and quantity will equivalent or better than rendering provided. All plant material will meet or exceed the industry's standard for plant material available to our area.	1	5,500.00	5,500.00

\*\*\*Estimate good for 30 days\*\*\*

TOTAL

**\$37,825.00**

Accepted By

Accepted Date

**AApex Electric, Inc**  
 561 SW BILTMORE STREET  
 Port Saint Lucie, FL 34983  
 +1 7726079494  
 aapexelectric@yahoo.com  
 www.aapexelectric.com



**ADDRESS**  
 RHAINA SMEDS

**SHIP TO**  
 EXTERIOR LIGHTING  
 906 DELAWARE AVE  
 FT PIERCE, FL

**Estimate 2841**

**DATE 01/07/2022**

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
<b>16 Electrical &amp; Lighting</b>	COMPLETE ELECTRICAL INSTALLATION AS PER REQUEST WHICH INCLUDES THE FOLLOWING ITEMS:	1	0.00	0.00
<b>16 Electrical &amp; Lighting</b>	REAR SURFACE MOUNTED MOTION FLOOD LIGHTS W/FIXTURES	2	350.00	700.00
<b>16 Electrical &amp; Lighting</b>	MONUMENT SPOT LIGHT DEDICATED 20AMP CIRCUIT 60' SURFACE MOUNTED CONDUIT AND 60' DIG/CONDUIT	1	1,250.00	1,250.00
<b>16 Electrical &amp; Lighting</b>	SPOT FIXTURE FOR FRONT MONUMENT	1	250.00	250.00
<b>16 Electrical &amp; Lighting</b>	ALL MATERIALS AND LABOR	1	0.00	0.00
<b>16 Electrical &amp; Lighting</b>	FULL PAYMENT DUE UPON COMPLETION	1	0.00	0.00
<b>16 Electrical &amp; Lighting</b>	ONE YEAR WARRANTY ON ALL WORK PERFORMED	1	0.00	0.00

All work to be completed in a workmanlike manner and in accordance with current electrical codes. All work and material installed will be guaranteed against defects for a period of one (1) year from the date of installation. Any charges, additions, or deviations from the above involving extra cost of labor and/or materials will become an extra charge over the sum mentioned in this contract. All agreements will be made in writing. Payment is due upon completion.

TOTAL

**\$2,200.00**

Accepted By

Accepted Date



**ESTIMATE FOR CONSTRUCTION PER PROPOSED SITE PLAN**

**CLIENT/OWNER:** Dr. Rhaina Smeds  
**LOCATION:** 906 Delaware Ave, Fort Pierce, FL  
**DATE:** January 20, 2022

**SCOPE OF WORK:** Remove excess impervious asphalt in miscellaneous areas, prepare site for 3 parking spaces, provide landscaping and irrigation for establishment, and provide new monument sign as per proposed site improvements by Architectonic, Inc.

**PERMITS/FEES:** Allowance \$ 2,500.00

**DIVISION 31, 32, 33: SITE WORK**

**Site Improvements:** The site improvements shall include removal of extra asphalt and the provide new concrete paving for parking and sidewalks extension.  
 Concrete Placement \$ 12,800.00  
 Asphalt removal work & disposal \$ 6,800.00  
 Landscape bed addition \$ 6,250.00

**Landscaping and Irrigation:** This work includes installation of a proposed native plantings as detailed by Owner and landscape contractor. Price includes mulching of existing and new beds up to 10 CY. Irrigation shall include low volume drip to establish new plantings. \$ 3,575.00

Option Add – Bahia Sod 9000SF: \$ 2,529.00  
 Option Add – Irrigation System for sod: \$ 3,132.00

**Sign/Monument:** Construct monument sign and provide lettering \$ 6,800.00  
 Sign Lighting \$ 850.00

SUB-TOTAL \$ 45,236.00  
 Contingency @10% \$ 4,520.00

**CONTRACT/OH/GENERAL CONDITIONS:**

Construction Management Fee Estimate: Sub-contractor Cost Plus \$ 8,500.00  
 General Conditions Estimate: (Safety, Portable toilet, Office Supplies) \$ 5,900.00

**TOTAL PROJECT COST** **\$ 64,156.00**



Jill Elder  
Dr. Rhaina Smeds  
906 Delaware Avenue  
Fort Pierce, FL 34950  
drsmeds@att.net  
772-224-4930  
**PROPOSAL NUMBER:**  
**2021-05477**

**PROJECT INFORMATION:**

Dr. Rhaina Smeds  
906 Delaware Avenue  
Fort Pierce, FL 34950  
Dec 20, 2021

**SCOPE OF WORK:**

**PROJECT COORDINATION:**

1. Assign project manager to handle the project.
2. Provide break-out site plans with work schedules for the project.
3. Have a pre-construction meeting with the customer's designated representative and any interested parties.
4. Determine staging area for the equipment.

**MILL ENTIRE SECTION:** Up to 234Sq. Yds.

1. Mill the existing asphalt average 1inches
2. Pick up and stock pile car stops. Any broken car stops will be replaced at an additional cost of \$60.00 each.
3. Mill entire section. Any risers needed for underground utilities will be billed in addition to the contract amount.
4. Thoroughly clean off the existing surface prior to overlay.
5. Haul away all debris.

**ASPHALT PAVING:** Up to 234 Sq. Yds.

1. Tack areas with DOT approved primer tack.
2. Level any depressed areas prior to overlay.
3. Install 1 average hot plant mixed asphalt S-3
4. Roll and compact areas using a steel drum and rubber tire roller.
5. Remove any related debris from site

**NEW PAVEMENT MARKINGS**

1. Stripe a new layout using DOT approved latex white, yellow, and/or blue paints to match what was previously existing to include: Stall lines, Handicap and Stop Bar

\*Project bid with typical industry and municipal standards. City specifications, permit and code requirements are subject to change without notice.

**OPTIONS:**

**PAVEMENT**  
MAINTENANCE & RECONSTRUCTION

**TOP CONTRACTOR**

2014, 2015, 2016, 2017, 2018, 2019, 2020

South FL. Corporate Office  
1180 SW 10th St.  
Delray Beach, FL 33444  
561-588-0949

Central Florida  
6648 Old Cheney Highway-Unit D  
Orlando FL 32807  
407-610-8069

Paving Advisor  
Butch Kearney  
T: 561-657-0100  
E: rkearney@allcountypaving.com

[www.ALLCOUNTYPAVING.com](http://www.ALLCOUNTYPAVING.com)



Jill Elder  
Dr. Rhaina Smeds  
906 Delaware Avenue  
Fort Pierce, FL 34950  
drsmeds@att.net  
772-224-4930  
**PROPOSAL NUMBER:**  
**2021-05477**

**PROPOSAL TOTAL**

We propose to furnish the material and perform the labor necessary for the completion of project in accordance to specifications, and subject to conditions stated herein for the sum of:

**\$24,428.13**

**TOTAL OF SELECTED OPTIONS:**

\$

*\*Customer to enter \$0.00 if no options selected*

**CONTRACT TOTAL TO INCLUDE SELECTED OPTIONS:**

\$

**AUTHORIZATION TO PROCEED & CONTRACT:**

All Prices quoted are valid for 30 days from the date of this proposal. This proposal price is based on work being completed during the hours of 7:00 AM and 6:00 PM, Monday-Friday, excluding holidays. Additional fees will apply if work is required to be completed at night or on the weekends. Please contact your sales representative for details.

**ACCEPTED:** Prices, specifications, terms, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. We agree to pay the total sum or balance in full upon completion of this project. Payment will be made as outlined below.

**PAYMENT TERMS:**

30% Deposit | 30% Upon Commencement | 30% Substantial Completion | 10% Final Completion

**BILLING INFORMATION:**

Select if email invoice is preferred

Billing Company & Contact Name:

Billing Street Address:

Billing City, State, Zip:

Billing Phone Number:

Billing Contact E-mail

\_\_\_\_\_  
Signature of Approval by Customer

\_\_\_\_\_  
Printed Name & Title/Position

\_\_\_\_\_  
Date

**PAVEMENT**  
MAINTENANCE & RECONSTRUCTION

**TOP CONTRACTOR**

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Dr. Rhaina Smeds  
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drsmeds@att.net  
772-224-4930  
**PROPOSAL NUMBER:**  
**2021-05477**

## TERMS AND CONDITIONS

### CUSTOMER INSTRUCTIONS AND INFORMATION

#### Work Area Preparation

1. All County needs suitable access to the work area, and if it is dependent upon, or in conjunction with the work of others, such work shall be performed and completed prior to arrival, so All County can work uninterrupted in a single shift operation.
2. All vehicles must be removed from the work area no later than 7:15 am, unless otherwise agreed, to deliver the project work on schedule.
3. Tow Trucks need to be arranged 5 days prior to the start of work and must be on call to remove cars from the scheduled work zone as necessary. The Customer is financially responsible for towing services and any created delays. If any cars are left on the area of work, All County Paving cannot be held responsible for any damage to the vehicle.
4. All County Paving will not be responsible for persons entering the work area, tracking of materials or paint, or any damages to cars or persons trespassing in the designated areas.
5. Existing asphalt or concrete cracks with vegetation growing in them should be prepared with several treatments of weed killer prior to All County Paving arrival.
6. The sprinkler system should be off 24 hours prior to the commencement of your project and stay off 48 hours after completion of project. The surface must be dry for our arrival as areas where the newly sealed pavement is wet may wear prematurely.
7. Suspend lawn cutting during the work period.
8. Please make sure street sweepers are cancelled during the sealcoating projects and should not be used on newly sealcoated areas.
9. Dumpsters in the scheduled area must be removed or moved to another area. Dumpsters not moved, will be subject to additional fees.

#### Customer Expectation

1. New pavement is susceptible to scuffing and marks until it has properly cured.
2. Large cracks in the existing asphalt may reflect through the new asphalt in time.
3. There will be a tire 'tracking'-this cannot be avoided, but the tracking marks will disappear in time.
4. The asphalt surface that will be placed on this project will not have the finish and look of a sealcoat application. If sealcoat is desired later, All County Paving will be happy to quote you separately.
5. Sealcoating is not a crack filler. All existing cracks in the pavement will still be visible after sealcoating.
6. All County Paving cannot guarantee elimination of standing water.
7. All County guarantees the sealer against peeling or flaking off of stable asphalt for a period of (1) year, excluding normal wear & tear.
8. All County guarantees all workmanship and materials for up to (1) year, excluding normal wear & tear. Warranty starts at conclusion of work and is not valid until payment has been made in full.
9. A certificate of Insurance will be issued upon request prior to commencement of work.

### CONTRACT TERMS AND CONDITIONS

1. Our proposals are limited to include items only, anything not specifically included is excluded from contract. Any alteration or deviation from proposal specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
2. The proposal or contract provided, including all stated terms and conditions, shall become a legally binding attachment to any contract entered between All County Paving and the financially responsible company for which the work will be performed.
3. All County Paving recommends a Civil Engineer be retained for ADA upgrades. As such All County Paving makes no claim that ADA upgrades will meet any/all local, state and federal guidelines on ADA compliance.
4. For projects requiring city or county permits, All County Paving will coordinate the process and charge an Actual Permit & Procurement Fee of \$495.00 per permit, plus actual cost of permit(s). Any additional work required by the permit(s) will be extra to the contract amount.
5. Any work performed by All County Paving which work is on public property, the (Client/Owner) agrees and understands that the project property which it owns shall be charged with all indebtedness here under.
6. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorneys' fees and all costs of litigation from the other party, including appellate attorneys' fees.
7. All accounts past due will incur a finance charge of 18% per annum.
8. All County Paving reserves the right to withdraw the proposal at any time prior to the commencement of work should material price fluctuations rise significantly.
9. All County reserves the right to revisit the site if time has elapsed from the original proposal to acceptance.
10. Any additional mobilizations for Paving will be billed at a rate of \$5,500.00 each.
11. Any additional mobilizations for Sealcoating will be billed at a rate of \$1,750.00 each.
12. Delays to All County Paving of a Maintenance Crew shall be paid at a rate of \$200.00 per half hour and delays to All County Paving of a Paving and/or Milling Crew shall be paid at a rate of \$350.00 per half hour by the customer.
13. Any broken car stops will be replaced at an additional cost of \$60.00 each.
14. There will be a charge of \$47.50 above the Contract amount to dispose of used materials at an approved environmentally compliant waste facility.
15. Due to the fluctuations in the petroleum markets, All County Paving reserves the right to impose a fuel surcharge.
16. Reflective Pavement Markers are excluded from the warranty. Any additional reflective pavement markers that are required by the city code will be an additional charge of \$10.00 each to the contract amount.
17. All County Paving will not be responsible for damage to grass, sod, irrigation or any other underground utilities. Excavated materials will be left in the islands/landscaped areas.
18. All County Paving will not be responsible for unforeseen conditions that arise; they may result in additional costs to the customer.
19. All County guarantees its' sealer products against peeling or flaking of stable asphalt for a period of (1) year, excluding normal wear and tear.
20. Newly seal coated areas will be barricaded for 24-48 hours after project completion. It is the responsibility of the customer to keep the area clear to allow proper curing of the material. Failure to do so will void any warranty.
21. All County Paving guarantees all workmanship and materials for up to (1) year, excluding normal wear and tear. The warranty starts at the conclusion of work and is not valid until payment has been made in full.
22. All work is to be completed in a workmanlike manner according to standard practices. Our workers are covered by Workmen's Compensation Insurance.

**Customer must initial here that they have read and accept the above Terms & Conditions**

**PAVEMENT**  
MAINTENANCE & RECONSTRUCTION

**TOP CONTRACTOR**

2014, 2015, 2016, 2017, 2018, 2019, 2020

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**AApex Electric, Inc**  
 561 SW BILTMORE STREET  
 Port Saint Lucie, FL 34983  
 +1 7726079494  
 aapexelectric@yahoo.com  
 www.aapexelectric.com



**ADDRESS**  
 RHAINA SMEDS

**SHIP TO**  
 EXTERIOR LIGHTING  
 906 DELAWARE AVE  
 FT PIERCE, FL

**Estimate 2841**

**DATE 01/07/2022**

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
<b>16 Electrical &amp; Lighting</b>	COMPLETE ELECTRICAL INSTALLATION AS PER REQUEST WHICH INCLUDES THE FOLLOWING ITEMS:	1	0.00	0.00
<b>16 Electrical &amp; Lighting</b>	REAR SURFACE MOUNTED MOTION FLOOD LIGHTS W/FIXTURES	2	350.00	700.00
<b>16 Electrical &amp; Lighting</b>	MONUMENT SPOT LIGHT DEDICATED 20AMP CIRCUIT 60' SURFACE MOUNTED CONDUIT AND 60' DIG/CONDUIT	1	1,250.00	1,250.00
<b>16 Electrical &amp; Lighting</b>	SPOT FIXTURE FOR FRONT MONUMENT	1	250.00	250.00
<b>16 Electrical &amp; Lighting</b>	ALL MATERIALS AND LABOR	1	0.00	0.00
<b>16 Electrical &amp; Lighting</b>	FULL PAYMENT DUE UPON COMPLETION	1	0.00	0.00
<b>16 Electrical &amp; Lighting</b>	ONE YEAR WARRANTY ON ALL WORK PERFORMED	1	0.00	0.00

All work to be completed in a workmanlike manner and in accordance with current electrical codes. All work and material installed will be guaranteed against defects for a period of one (1) year from the date of installation. Any charges, additions, or deviations from the above involving extra cost of labor and/or materials will become an extra charge over the sum mentioned in this contract. All agreements will be made in writing. Payment is due upon completion.

TOTAL

**\$2,200.00**

Accepted By

Accepted Date



**JBR EXTERIORS, INC.**  
 1201 SW BILTMORE ST  
 PORT SAINT LUCIE, FL 34983 US  
 (772)873-0600  
 info@jbrexteriors.com

# INVOICE

**BILL TO**  
 LESLIE OLSON / RHAINA

**INVOICE #** 2021-1244  
**DATE** 09/02/2021  
**DUE DATE** 10/01/2021

**P.O. NUMBER**  
 RHAINA OFFICE BUILDING

**JOB ADDRESS**  
 906 DELAWARE AVE.

DESCRIPTION	QTY	RATE	AMOUNT
<b>Charges</b>			
<b>WINDOWS</b>		20,457.00	20,457.00
REPLACEMENT CWS SERIES - IMPACT, INSULATED LOW-E 366 GLASS - VINYL, WHITE FRAMES - ( 12 ) OPENINGS			
<b>DOOR</b>			
REPLACEMENT THERMA TRU SERIES - FIBERGLASS, COMPOSITE JAMBS - STAINLESS HINDGES - STANDARD DEADBOLY / LOCKSET - IMPACT RATED ( 6- PANEL DOOR ) - ( 1 ) OPENING			
<b>INCLUDES</b>			
- INSTALLATION - DRYWALL / STUCCO REPAIRS - WINDOW / DOOR BUCKS - PERMITS			
<b>DOES NOT INCLUDE</b>			
- PAINTING - ALARM WIRES / DEVICES REMOVAL OR RE-INSTALLATION - BLIND REMOVAL OR RE-INSTALLATION - WINDOW SILLS			
<b>DEPOSIT DUE</b>			
A DEPOSIT IS REQUIRED IN THE AMOUNT OF \$ 5,000.00 AT THE TIME OF ACCEPTANCE			
<b>Balance</b>			0.00
BALANCE DUE UPON COMPLETION AND FINAL INSPECTIONS			

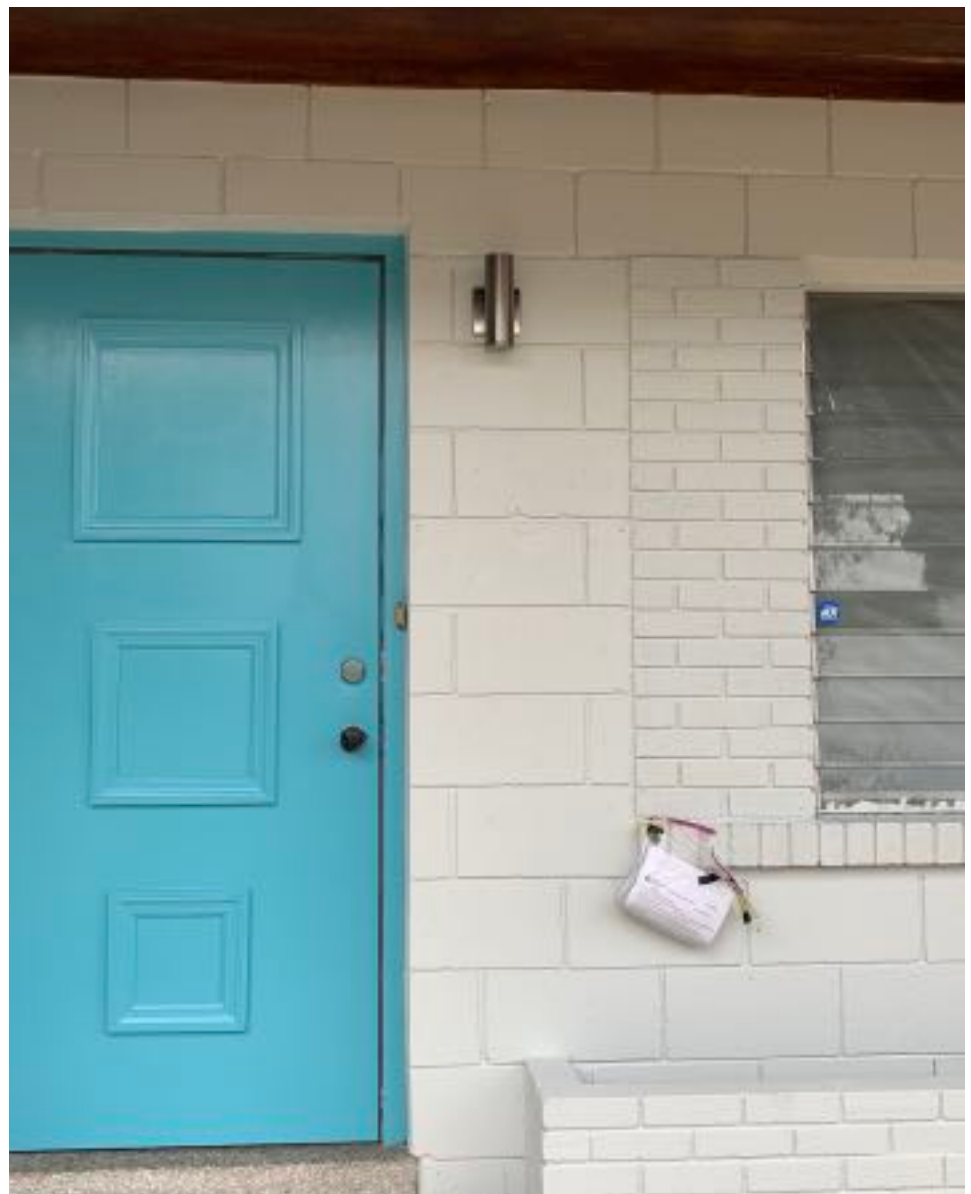
BALANCE DUE **\$20,457.00**



# 906 DELAWARE AVENUE

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CERTIFICATE OF APPROPRIATENESS: APPLICATION SUPPLEMENT



January 24, 2022



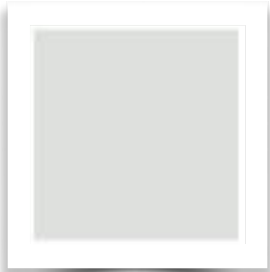
## 906 DELAWARE AVENUE: SEPTEMBER 2021

### ASSESSMENT OF HISTORIC SIGNIFICANCE

906 Delaware Avenue is a non-contributing structure in the Sample Oaks Historic District. Built in 1954, the architectural design is midcentury modern, and outside the period of significance for the District. The midcentury modern exterior design elements of the structure include struck block wall fabric, flat roof, horizontal window orientation, an integrated brick planter on the shallow front porch, and parking in the front of the building.

It is the intent of this rehabilitation to preserve these design elements and make careful alterations as needed to enhance the simple midcentury modern design.

January 24, 2022



Exterior Wall:  
Behr Tinsmith



Exterior Wall:  
Behr Tinsmith

## COLORS

The midcentury modern structure will be clad with a period-appropriate light neutral wall color (Behr Tinsmith) and a bright accent on the front door.

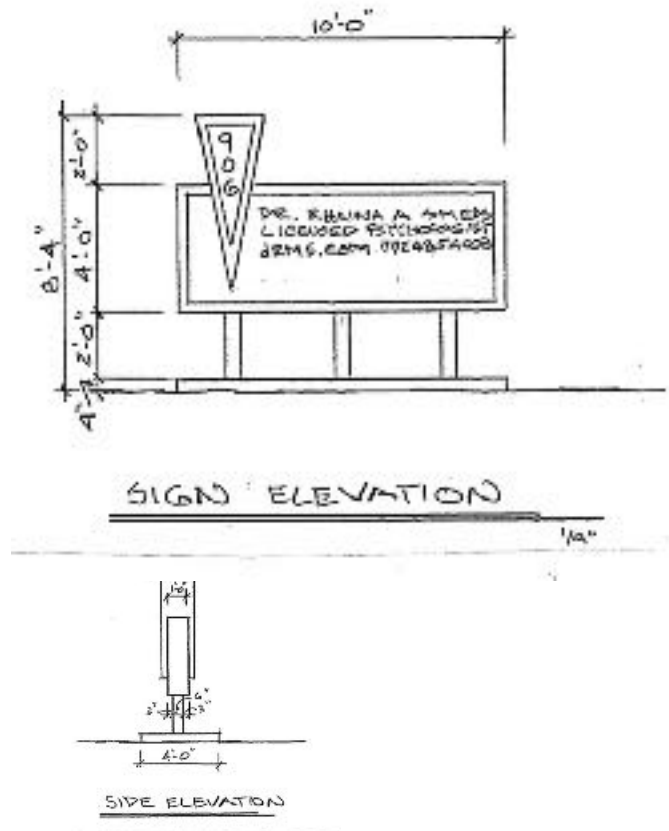
These colors will also be incorporated into the monument sign, in addition to stainless steel, and deep gray letters.

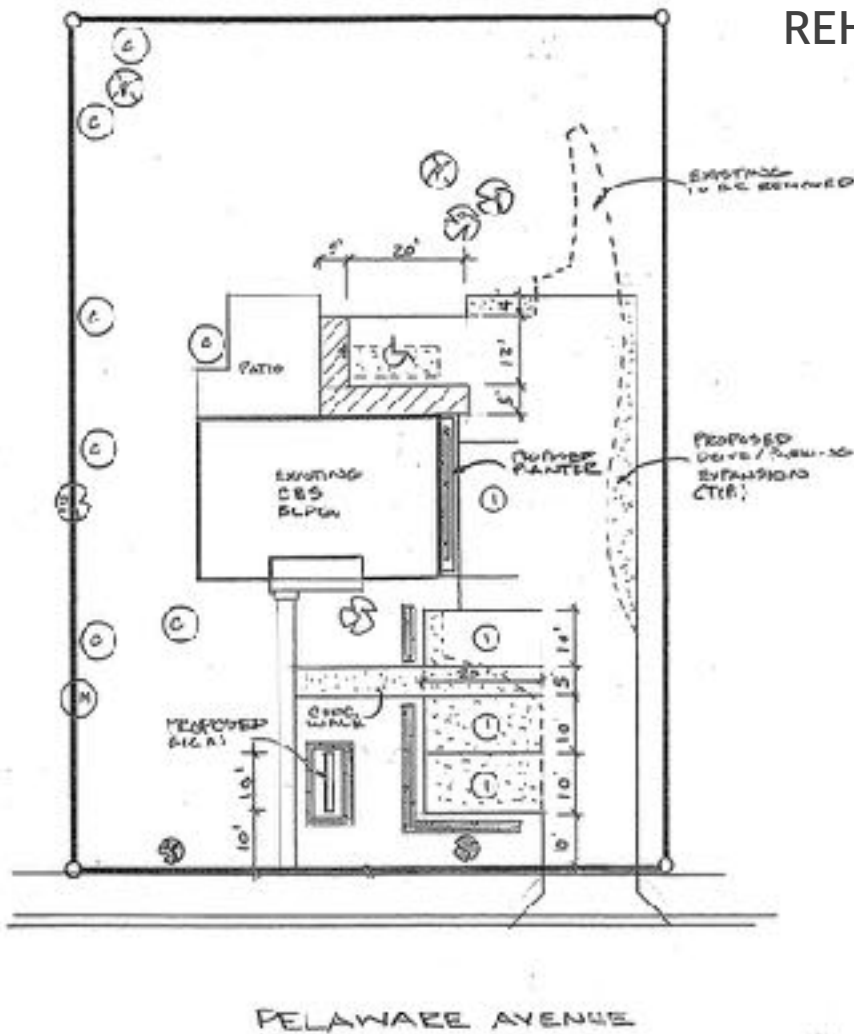
The brushed aluminum rail and cable system will blend with the silvery tinsmith color of the walls behind the porch rail.

## MONUMENT SIGN

This professional office will require a monument sign in keeping with the site's architectural design. A custom sign has been designed with a nod to midcentury geometric shapes, and will be constructed of concrete and stainless steel (or aluminum).

Lighting of the sign will be ground uplights, not backlit.





## REHABILITATION SCOPE

### Structure: Exterior Work

1. New exterior wall and door color
2. Replace Minimal Traditional porch railing with midcentury modern-appropriate stainless cable and rail system
3. Replace inoperable and insecure jalousie windows with clear pane white slider (impact resistant) windows of the same size, proportion and orientation.
4. Build struck block foundation planter on east side of structure with architectural feature reaching up and over roof to screen the new roof-mounted AC unit and ducts. (Currently looks like an alien is trying to eat the structure.)

### Site Improvements

1. Parking: Removal of uneven millings and replace with either asphalt or pavers (depending on grant funding availability) to meet code and ADA accessibility requirements. Install landscaping per code around parking area. Parking improvements to be installed in same area as originally used. The midcentury modern period idealized the auto, and began placing parking in front of the building. This design reflects that history. Stormwater retention will be integrated into the parking design.
2. Monument Sign: A custom built concrete and steel monument sign will be constructed in a midcentury modern design.
3. Western Boundary fence and hedge: Screen the residential use to the west with a 6' tall wooden shadowbox privacy fence and hedge. At the front facade, the fence will drop to 4' in height in a modern horizontal pine design.

## SITE PLAN



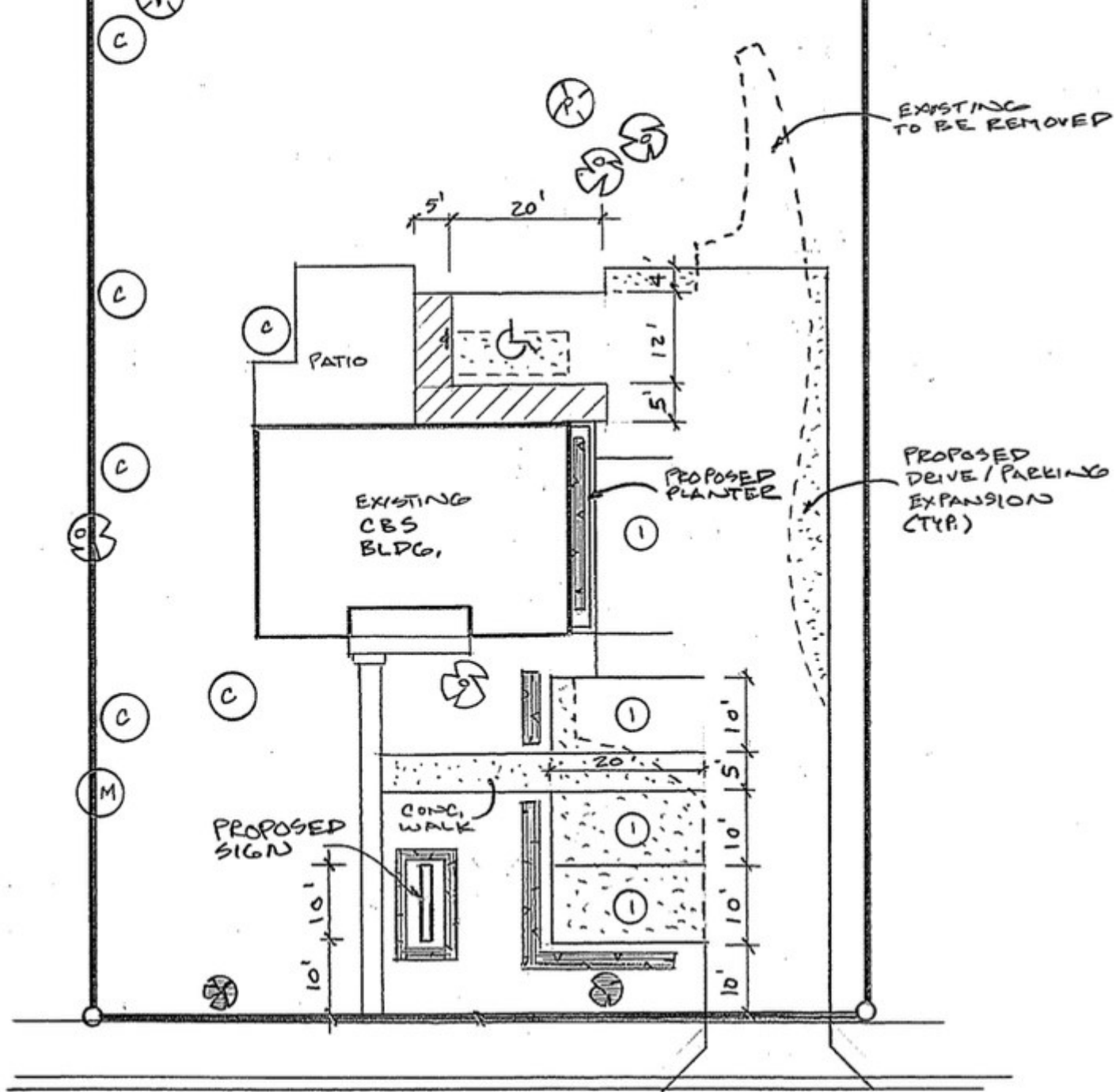
## EAST PLANTER AND ROOFTOP SCREENING RENDERING

### PLANTER AND ROOF SCREENING

An additional design element that will be added to the structure is a struck block planter that runs along the eastern wall to bring relief between the structure and the paved vehicular use area. Extending up out of the planter, mid-building, is a midcentury trellis that extends up the wall to the flat roof overhang.

The screening of the air conditioning unit and ductwork will come from that trellis appearing to extend through the roof and across the roof in a linear east-to-west line, obscuring the prominent ducts and mechanical unit.

January 24, 2022



DELAWARE AVENUE

Narrative describing the project, improvements to be made, and why this funding is necessary

**Project Overview:**

Dr. Smeds has been in private practice for over 20 years, with her primary office in downtown Fort Pierce in the P.P. Cobb Building for the past 10 years. Because the space limits her growing practice to a single practitioner, she recently purchased 906 Delaware Avenue in order to create a multi-practitioner office space and begin offering internships to newly graduated mental health care graduates with the intent of serving the overwhelming need of local residents who urgently need lower cost mental health care services.

The purchase was financed with a purchase/remodel package loan, (remodel value of \$37,000) and the practice is using that financing, plus business and personal savings for the necessary improvements to this site.

906 Delaware Avenue is a well-built, 1950's CBS structure that has experienced decades of neglect, and requires significant upgrades, listed below. However, it's location on tree-lined Delaware Avenue, just east of CAST, in the Sample Oaks Historic District, makes improvements to this structure vital to a critical entrance corridor into historic Fort Pierce.

**Why this funding is necessary:**

The appraised valuation will not cover the costs associated with making significant façade improvements that include a monument sign, new landscaping with irrigation, and improved, paved parking. Therefore the financing will not cover these elements, and business and personal savings must be utilized until grant reimbursement.

Narrative detailing approach to fully fund this project.

**Financing:**

The cost to improve the façade for this site is \$66,607.00

The remodeling financing for this project is \$37,000.00. The remainder of the project financing will be accomplished with business and personal savings.

This project is made up of vital projects and upgrade projects. The upgrade projects are those with the most community benefit, and include parking, landscaping and a

monument sign. It is those projects that may need to be postponed if the grant application is not successful.

Narrative describing how this project will address the priorities of the FPRA as outlined in the Redevelopment Plan. This narrative shall identify community benefits resulting from the project

### **Alignment with FPRA Redevelopment Plan**

Pertinent FPRA Goals aligned with this application include: "The FPRA shall increase private sector investment and business development within the CRA." and "The FPRA shall support small businesses, start up businesses and entrepreneurial activity within the redevelopment area." Unfortunately, the FPRA Redevelopment Plan does not go into detail about policies to encourage business attraction, retention, and expansion. That said, the Fort Pierce Retail Strategic Plan does. Please see below.

### **Alignment with Fort Pierce Retail Strategic Plan**

906 Delaware Avenue is located within the Peacock Arts District, as depicted in the Retail Strategic Plan, in which Doctor's Offices are listed in the Optimal Tenant Mix.

The significant improvements planned for this new business' façade will support a redevelopment wave that creates a vibrant, creative and eclectic mixed use district on one of the District's (and the City's) most important corridors into Downtown.

Filename: Narrative describing the project  
Directory: C:\Users\mgarcia\Downloads  
Template: C:\Users\mgarcia\AppData\Roaming\Microsoft\Templates\Normal.dot  
m  
Title:  
Subject:  
Author: Leslie Olson  
Keywords:  
Comments:  
Creation Date: 10/24/2021 2:30:00 PM  
Change Number: 4  
Last Saved On: 1/25/2022 10:16:00 PM  
Last Saved By: Leslie Olson  
Total Editing Time: 3,787 Minutes  
Last Printed On: 1/26/2022 9:13:00 AM  
As of Last Complete Printing  
Number of Pages: 2  
Number of Words: 498 (approx.)  
Number of Characters: 2,841 (approx.)



906



Print

**COMMERCIAL FACADE GRANT PROGRAM APPLICATION - Submission #1850**

Date Submitted: 1/26/2022

**APPLICATION FORM**

**Property Details:**

Parcel ID Number:\*

241070500170001

If you do not have your parcel ID, visit <https://www.paslc.org/property-search/> to obtain.

Grant Property Address:\*

906 Delaware Avenue

Property Owner's Name:\*

Dr. Rhaina A. Smeds, PsyD, Inc.

Lease Term (if applicable):

Building's Existing Use(s):\*

Vacant

Building's New Use(s) (if applicable):

Doctor's Office

**Applicant Information:**

Applicant Name:\*

Rhaina Smeds

Applicant Title (Business Owner, Property Owner, Business Partner, etc):\*

Business owner and Property Owner

Email Address:\*

drsmeds@att.net

Phone Number: \*

7724854008

## Business Information:

Legal Business Name:\*

Dr. Rhaina A. Smeds, PsyD, Inc.

Business Type (Restaurant, Retail, Office, etc):\*

Psychology Practice

Employer Identification Number / Tax ID:\*

900766260

Number of years in business:\*

20

Number of years at this location:\*

0

If not currently open for business at this location, when do you expect to open?

March 1, 2022

## Project Details:

Estimated timeframe for the completion of the project:\*

10/30/2023

The Project must be started within six (6) months from the date of FPRA Board approval and completed within 12 months of building permit issuance. Failure to do so, without an approved deviation by the FPRA, will result in termination of the grant.

What is the total cost of eligible improvements?\*

\$66,333

These costs must be verified by licensed contractors.

Grant amount requested:\*

\$25,000

Note: This grant is a reimbursable, matching (50%) grant up to \$25,000.

## Required Documentation:

Deed:\*

906 Delaware Deed.pdf

If applicant is the tenant, attach a copy of lease:

No file chosen

If applicant is tenant, attach Owner Affidavit:

No file chosen

For owner affidavit form, [click here](#).

City of Fort Pierce Business Tax Receipt:

Business Tax.jpg

Design and construction plans for the proposed improvements.\*

Site Plan.jpg

Provide examples of project colors, design, materials and specifications.\*

COA Supplement. 906 Delaware Avenue.pdf

Proof of ability to fully fund the project.\*

Availability of Funds.docx

Attach a letter describing why this property should be selected to receive a grant. Please include how this project meets the goals and objectives of the FPRA Plan.\*

Narrative describing the project.docx

To view the FPRA Plan, [click here](#).

## Cost Estimates

A minimum of one (1) cost estimate from a licensed contractor issued within the previous 90 days of this application submission. Estimates should be broken out in detail, especially if any non-eligible improvements are being completed, as this allows FPRA to compare based on only grant eligible improvements being performed.

Cost Estimate \*

All Bids. 1.25.22.pdf

**Signature:**

Electronic Signature\*

Rhaina A. Smeds

I certify that the information provided in this application is true and accurate to the best of my ability and no false or misleading statements have been made to secure approval of this application.

By typing your name in the box above, you are signing the document electronically. You agree that your electronic signature has the same validity as your handwritten signature.

**CRA Advisory Committee**

**Meeting Date:** March 2, 2022

**Re:** CRA Advisory Committee Recommendations

**Submitted For:** Shyanne Harnage, Economic Development Manager, City Manager

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**Information**

**SUBJECT**

CRA Advisory Committee Recommendations to FPRA Board

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**Attachments**

804 Orange Ave

822 Orange Ave

1712 Orange Ave

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February 17, 2022

Re: Case # 22-00000634

732 ORANGE AVE LLC  
5659 WHIRLAWAY RD  
PALM BEACH GARDENS, FL 33418

Property address: 732 ORANGE AVE  
Tax ID #: 2410-604-0078-000/6

### NOTICE OF VIOLATION

This is a notice to the parties listed above that a violation has been identified at 732 ORANGE AVE. The following is a list of the city codes in violation and the specific actions that must be taken to remedy the violations identified. A complete version of the Code of Ordinances can be accessed at [www.cityoffortpierce.com](http://www.cityoffortpierce.com) or [www.municode.com](http://www.municode.com).

#### *IPMC 304.2 Protective treatment.*

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- Please pressure wash or paint where deterioration and mold are present on the property.
- Please pressure wash sidewalk located in front of the building.
- Please have this violation corrected within 30 days or by March 17, 2022.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason or have a question regarding the information provided, please contact me directly at 772-467-3152 or by email at [cdawson@cityoffortpierce.com](mailto:cdawson@cityoffortpierce.com). Due to shifting office hours, it

C0108764

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is best to contact me by email or leave a voicemail and I will contact you as soon as I return to the office.

Sincerely, 

Chad Dawson  
Code Enforcement Officer

In addition to furnishing this notice to the property owner listed above by first class mail, copies of this notice have been provided by first class mail to:

HOWARD A WELLES  
10225 SW GREEN RIDGE LN  
PALM CITY, FL 34990

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

**Property Identification**

Site Address: 732 ORANGE AVE  
 Use Type: 1100  
 Parcel ID: 2410-604-0078-000-6  
 Jurisdiction: Fort Pierce  
 Account #: 23380  
 Map ID: 24/10N  
 Sec/Town/Range: 10/35S/40E  
 Zoning: General Co

**Ownership**

732 Orange Ave LLC  
 5659 Whirlaway RD  
 Palm Beach Gardens, FL 33418

NO 715

**Legal Description**

BENJ HOGG'S ADDN BLK D S 150 FT OF LOT 16 AND S 150 FT OF W 49 FT OF LOT 17 (MAP 24/10D)

**Current Values**

Just/Market: \$300,600  
 Assessed: \$300,600  
 Exemptions: \$0  
 Taxable: \$300,600

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$300,600	\$300,600	\$0	\$300,600
2020	\$300,600	\$300,600	\$0	\$300,600
2019	\$279,100	\$279,100	\$0	\$279,100

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-19-2019	4288 / 0038	0001	WD	740 Orange Ave Associates LLC	\$350,000
07-29-2004	2042 / 1834	XX01	WD	Nikituk John B	\$300,000
01-19-1995	0938 / 2409	XX00	WD	Earl E Squires	\$90,000

**Primary Building Information**

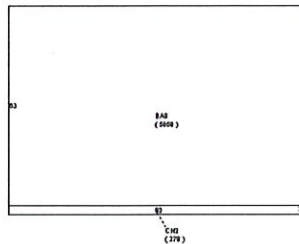
Finished Area of this building: 5,859 SF  
 Gross Sketched Area: 6,138 SF

**Exterior Data**

View: Roof Cover: Roll Comp Roof Structure: BarJst/WdDk Building Type: STRL  
 Year Built: 1951 Frame: Grade: Y\_C Effective Year: 1970  
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 5 Secondary Wall:

**Interior Data**

Bedrooms: 0 A/C %: 100% Electric: MAXIMUM Primary Int Wall:  
 Full Baths: 0 Heated %: 100% Heat Type: FrdHotAir Avg Hgt/Floor: 0  
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Terrazo



**Total Areas**

Finished/Under Air (SF):	5,859
Gross Sketched Area (SF):	6,138
Land Size (acres):	0.34
Land Size (SF):	14,850
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	160	1951
ASP2 LOW	1	5800	1979

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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February 15, 2022 07:14 AM

Fort Pierce, FL



February 15, 2022 07:14 AM

Fort Pierce, FL



February 15, 2022 07:14 AM

Fort Pierce, FL



February 15, 2022 07:14 AM

Fort Pierce, FL



THE SUNRISE CITY  
FORT PIERCE  
CODE ENFORCEMENT

Florida

February 17, 2022

Re: Case # 22-00000633

JAMES HATFIELD  
PO BOX 1506  
FT PIERCE, FL 34954

Property address: 822 ORANGE AVE  
Tax ID #: 2410-604-0059-000/7

### NOTICE OF VIOLATION

This is a notice to the parties listed above that a violation has been identified at 822 ORANGE AVE. The following is a list of the city codes in violation and the specific actions that must be taken to remedy the violations identified. A complete version of the Code of Ordinances can be accessed at [www.cityoffortpierce.com](http://www.cityoffortpierce.com) or [www.municode.com](http://www.municode.com).

#### *IPMC 304.2 Protective treatment.*

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- Please paint where all deterioration, peeling paint and mold are present throughout the entire property.
- Please have this violation corrected within 30 days or by March 17, 2022.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason or have a question regarding the information provided, please contact me directly at 772-467-3152 or by email at [cdawson@cityoffortpierce.com](mailto:cdawson@cityoffortpierce.com). Due to shifting office hours, it

C0108762

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is best to contact me by email or leave a voicemail and I will contact you as soon as I return to the office.

Sincerely, 

Chad Dawson  
Code Enforcement Officer

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 822 ORANGE AVE Use Type: 1200 Parcel ID: 2410-604-0059-000-7 Jurisdiction: Fort Pierce Account #: 23367 Map ID: 24/10N Sec/Town/Range: 10/35S/40E Zoning: General Co

Ownership

James E Hatfield PO Box 1506 Fort Pierce, FL 34954

Handwritten note: No LIS with a checkmark

Legal Description

BENJ HOGG'S ADDN. BLK C LOTS 21 AND 22 (MAP 24/10D) (OR 538-1770)

Current Values

Just/Market: \$146,100 Assessed: \$146,100 Exemptions: \$0 Taxable: \$146,100

Historical Values 3-year

Table with 8 columns: Year, Just/Market, Assessed, Exemptions, Taxable. Rows for years 2021, 2020, and 2019.

Sale History

Table with 6 columns: Date, Book/Page, Sale Code, Deed, Grantor, Price. Rows for dates 04-01-1987 and 01-01-1978.

Primary Building Information

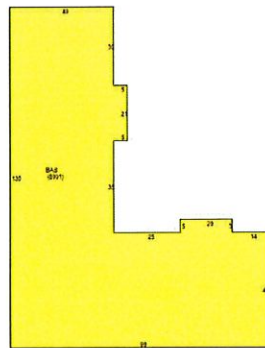
Finished Area of this building: 8,001 SF Gross Sketched Area: 8,001 SF

Exterior Data

View: Roof Cover: Tar & Gravel Roof Structure: BarJst/Rigid Building Type: STRL Year Built: 1942 Frame: Grade: Y\_D Effective Year: 1952 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 8 Secondary Wall: Brk/Masonry

Interior Data

Bedrooms: 0 Full Baths: 0 Half Baths: 0 A/C %: 100% Heated %: 100% Sprinkled %: 0% Electric: MAXIMUM Heat Type: FrcdHotAir Heat Fuel: ELEC Primary Int Wall: Avg Hgt/Floor: 0 Primary Floors: Carpet



Total Areas

Table with 2 columns: Area Type, Value. Rows for Finished/Under Air (8,001 SF), Gross Sketched Area (8,001 SF), Land Size (0.34 acres, 15,000 SF), and Total Building Count (1).

Special Features and Yard Items

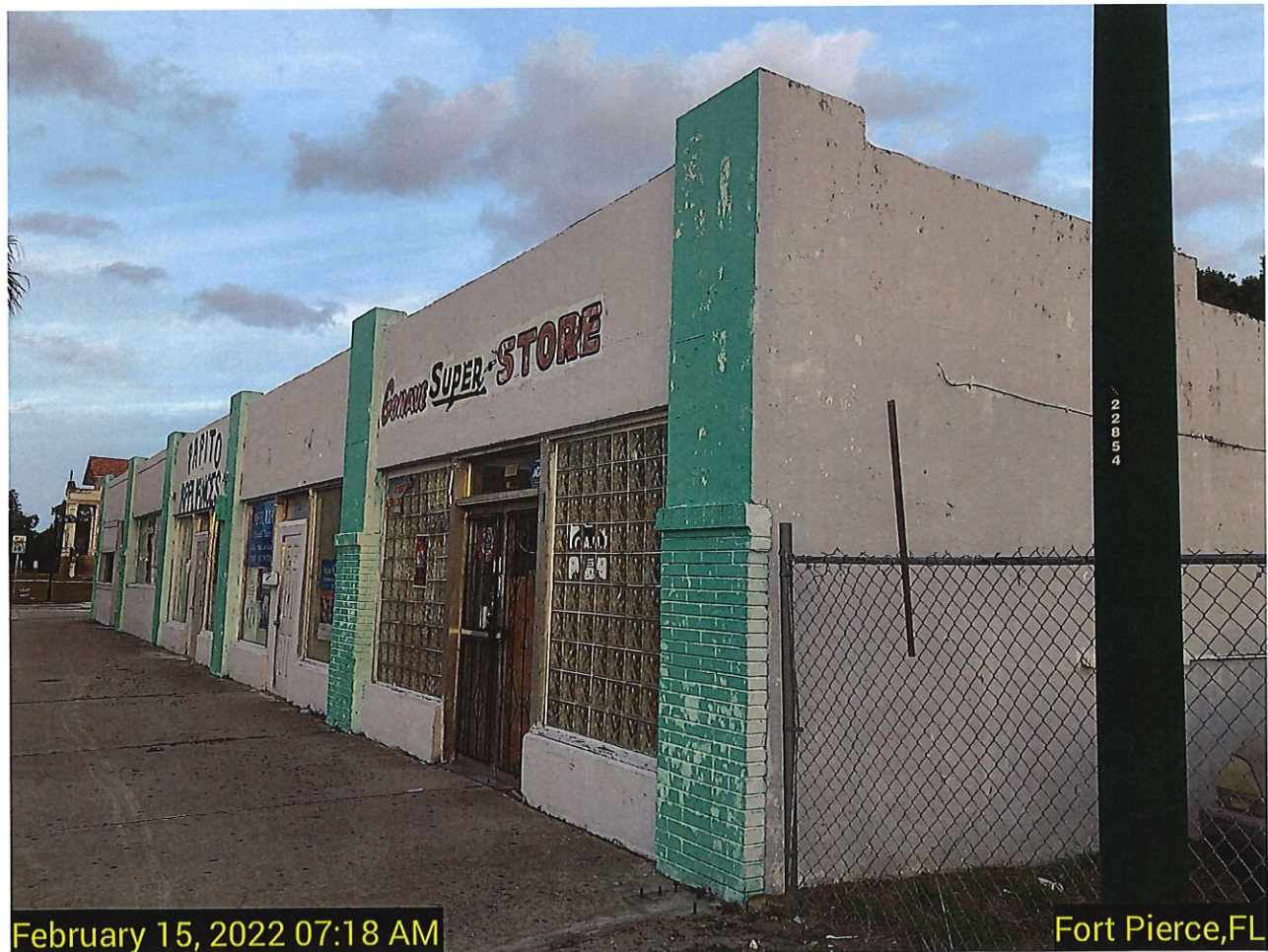
Table with 4 columns: Type, Qty, Units, Year Blt. Rows for CONCRETE LOW (1 unit, 2170 units, 1995) and CHAINLINK 6' (1 unit, 340 units, 1999).





February 15, 2022 07:18 AM

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February 15, 2022 07:18 AM

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February 15, 2022 07:20 AM

Fort Pierce,FL



February 15, 2022 07:20 AM

Fort Pierce,FL



THE SUNRISE CITY  
FORT PIERCE  
CODE ENFORCEMENT

Florida

February 17, 2022

Re: Case # 22-00000632

GIVENS LLC  
9340 81ST PL  
VERO BEACH, FL 32967

Property address: 1712 ORANGE AVE  
Tax ID #: 2409-606-0001-000/8

### NOTICE OF VIOLATION

This is a notice to the parties listed above that a violation has been identified at 1712 ORANGE AVE. The following is a list of the city codes in violation and the specific actions that must be taken to remedy the violations identified. A complete version of the Code of Ordinances can be accessed at [www.cityoffortpierce.com](http://www.cityoffortpierce.com) or [www.municode.com](http://www.municode.com).

#### *IPMC 302.7 Accessory structures.*

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

- Please repair damaged fencing located on the east side of the property.
- Please have this violation corrected within 14 days or by March 3, 2022.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason or have a question regarding the information provided, please contact me directly at 772-467-3152 or by email at [cdawson@cityoffortpierce.com](mailto:cdawson@cityoffortpierce.com). Due to shifting office hours, it is best to contact me by email or leave a voicemail and I will contact you as soon as I return to the office.

Sincerely,

Chad Dawson  
Code Enforcement Officer

In addition to furnishing this notice to the property owner listed above by first class mail, copies of this notice have been provided by first class mail to:

C0108761

*Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.*

*Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suít.*



BRET A GIVENS  
9340 81ST PLACE  
VERO BEACH, FL 32967

FAMILY DOLLAR  
1712 ORANGE AVENUE  
FORT PIERCE, FL 34950

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

**Property Identification**

Site Address: 1712 ORANGE AVE  
 Use Type: 1100  
 Parcel ID: 2409-606-0001-000-8  
 Jurisdiction: Fort Pierce  
 Account #: 22100  
 Map ID: 24/09N  
 Sec/Town/Range: 09/35S/40E  
 Zoning: General Co

**Ownership**

Givens LLC  
 9340 81st PL  
 Vero Beach, FL 32967-4202

✓  
 No LIS

**Legal Description**

AMY ANNA PARK BLK 1 ALL OF LOTS 1, 2, 3, AND S S 1/2 OF LOT 40 AND ALL OF LOTS 41, 42,43,44, 45, 46 AND 47- LESS S 15 FT FOR RD R/W AND LESS THAT PART OF LOT 42 FOR ADDL RD R/W MPDAF: FROM SE COR OF BLK 1, TH N 88 06 48 W 292.94 FT, TH N 02 01 06 W 15.03 FT TO POB; TH CONT N 02 01 06 W 60 FT, TH S 88 06 48 E 15 FT, TH S 02 01 06 E 40 FT, TH S 88 06 48 E 5 FT, TH S 02 01 06 E 20 FT, TH N 88 06 48 W 20 FT TO POB- (1.51 AC - 65,776 SF) (OR 3883-97; 3891-1794)

**Current Values**

Just/Market: \$1,707,800  
 Assessed: \$1,707,800  
 Exemptions: \$0  
 Taxable: \$1,707,800

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$1,707,800	\$1,707,800	\$0	\$1,707,800
2020	\$1,707,800	\$1,707,800	\$0	\$1,707,800
2019	\$1,707,800	\$1,707,800	\$0	\$1,707,800

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-08-2016	3891 / 1794	0111	MS	Givens LLC	\$0
06-14-2016	3883 / 0097	0001	SP	La Cabana LLC	\$2,075,500
06-12-2015	3759 / 2046	0205	WD	Luna Jr Jose	\$245,000

**Primary Building Information**

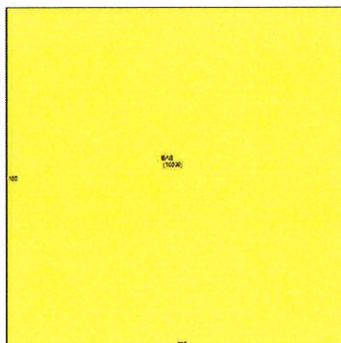
Finished Area of this building: 10,000 SF  
 Gross Sketched Area: 10,000 SF

**Exterior Data**

View:	Roof Cover: Metal	Roof Structure: Steel Rigid	Building Type: STRH
Year Built: 2016	Frame:	Grade: Y_C	Effective Year: 2016
Primary Wall: Corr Metal	Story Height: 1 Story	No. Units: 1	Secondary Wall:

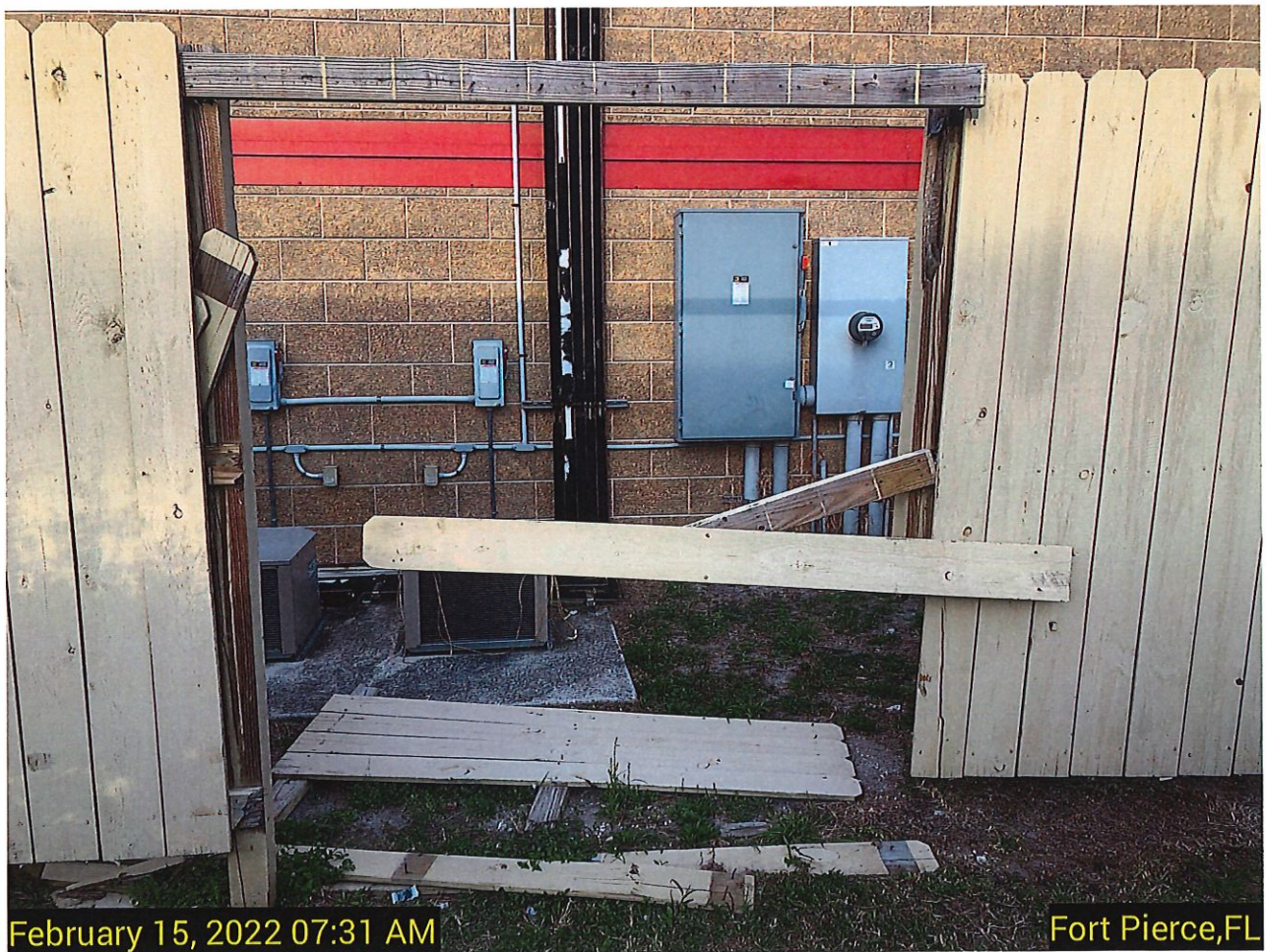
**Interior Data**

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: CONC GRD



**Total Areas**

Finished/Under Air (SF):	10,000
Gross Sketched Area (SF):	10,000
Land Size (acres):	1.51
Land Size (SF):	65,776
Total Building Count:	1





February 15, 2022 07:31 AM

Fort Pierce, FL