

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

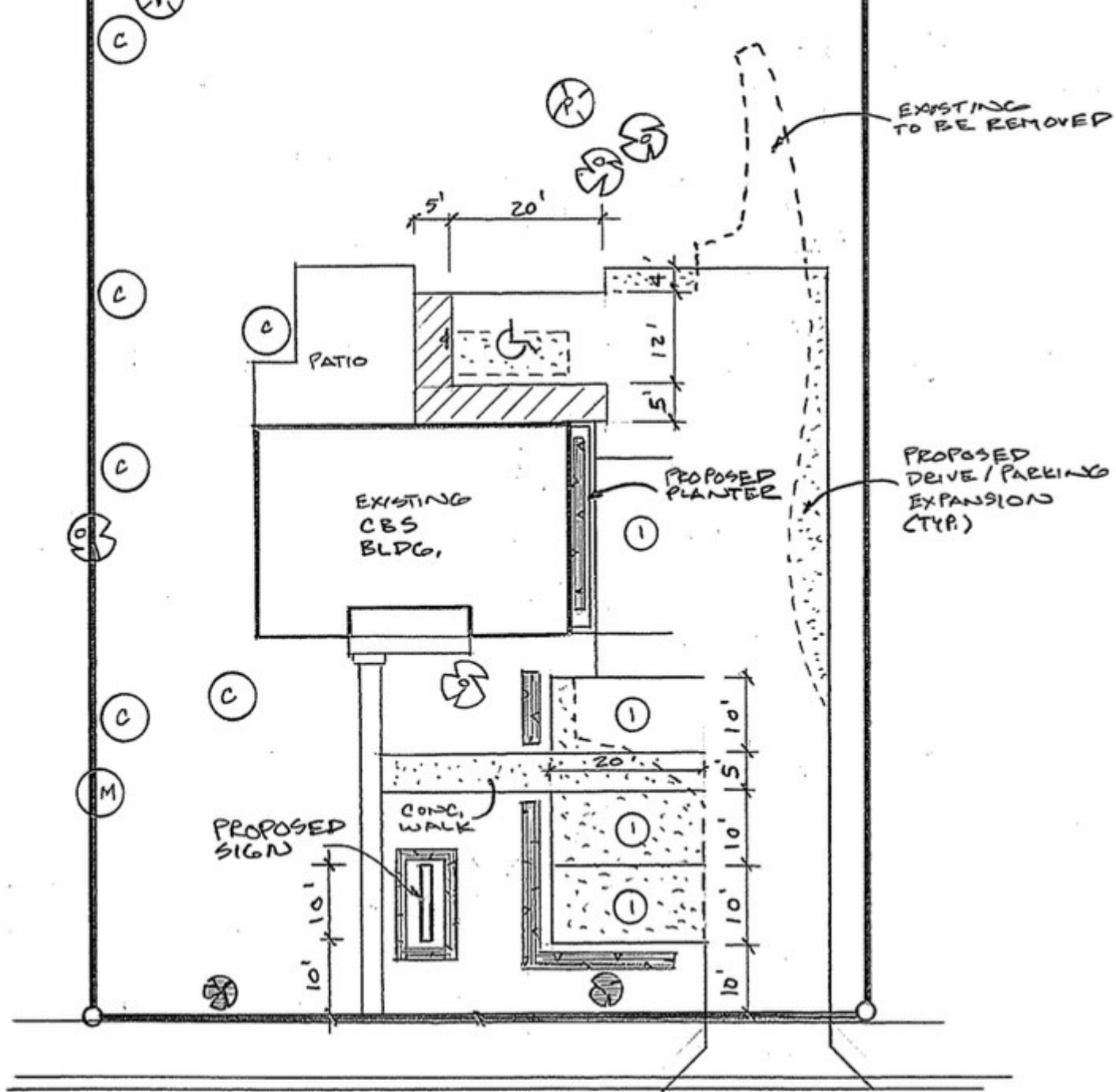
**Signature:**

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.



DELAWARE AVENUE



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)



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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



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**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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 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

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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			

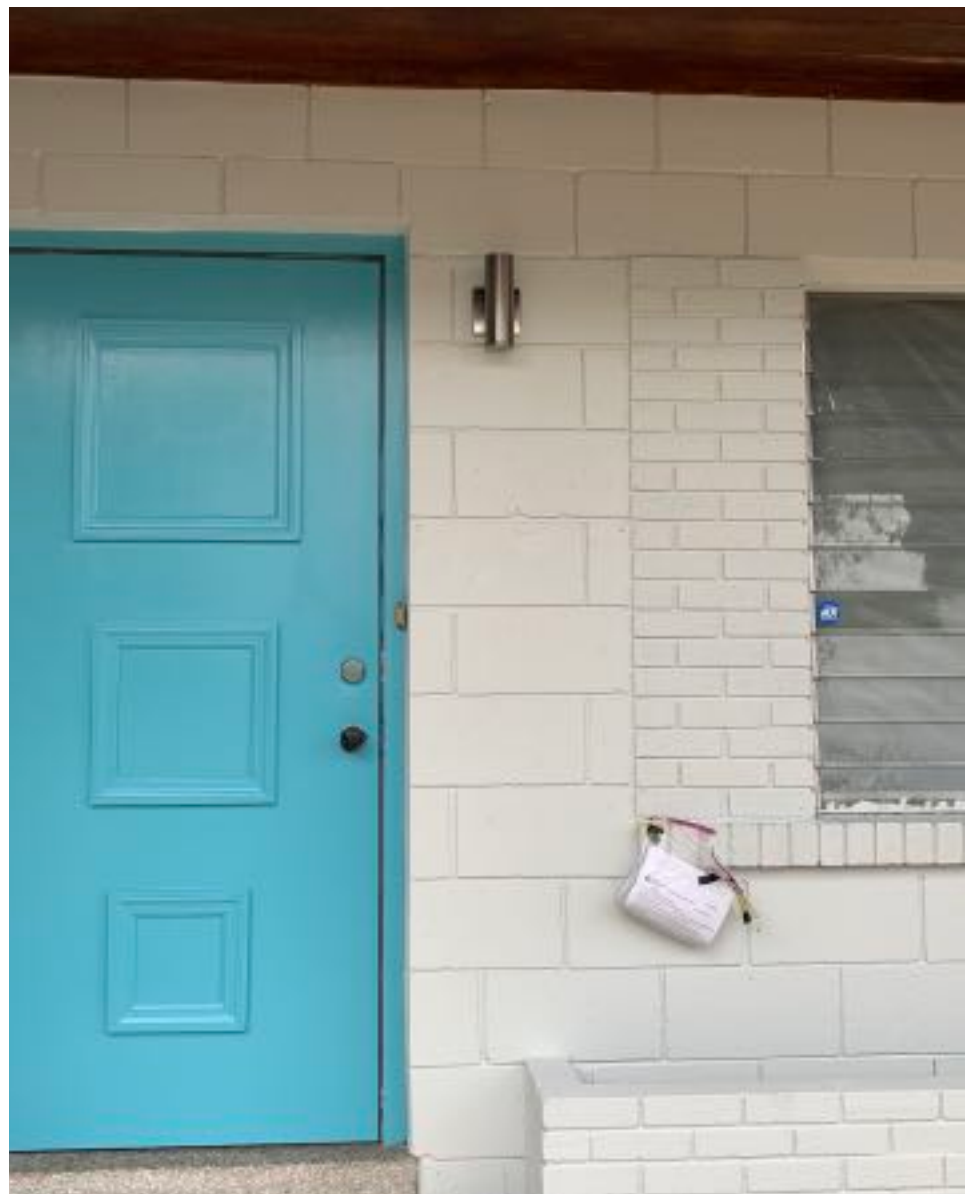
BALANCE DUE **\$20,457.00**



# 906 DELAWARE AVENUE

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CERTIFICATE OF APPROPRIATENESS: APPLICATION SUPPLEMENT



January 24, 2022



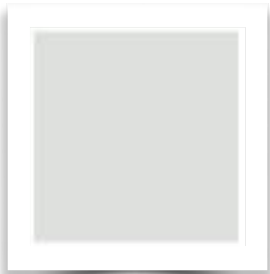
## 906 DELAWARE AVENUE: SEPTEMBER 2021

### 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 mid-century modern, and outside the period of significance for the District. The mid-century 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 mid-century 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.

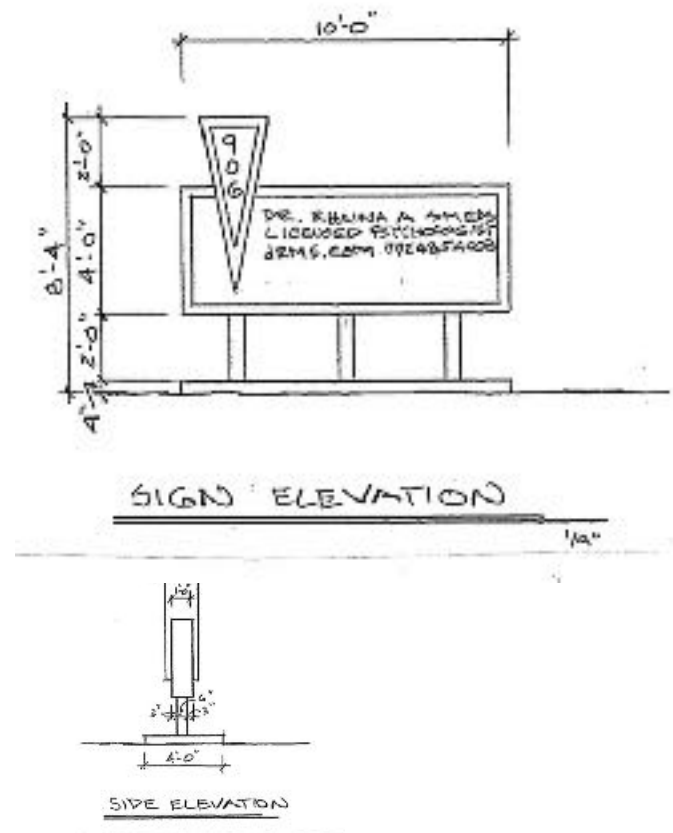
These colors will also be incorporated into the monument sign, in addition to stainless steel, and deep gray letters.

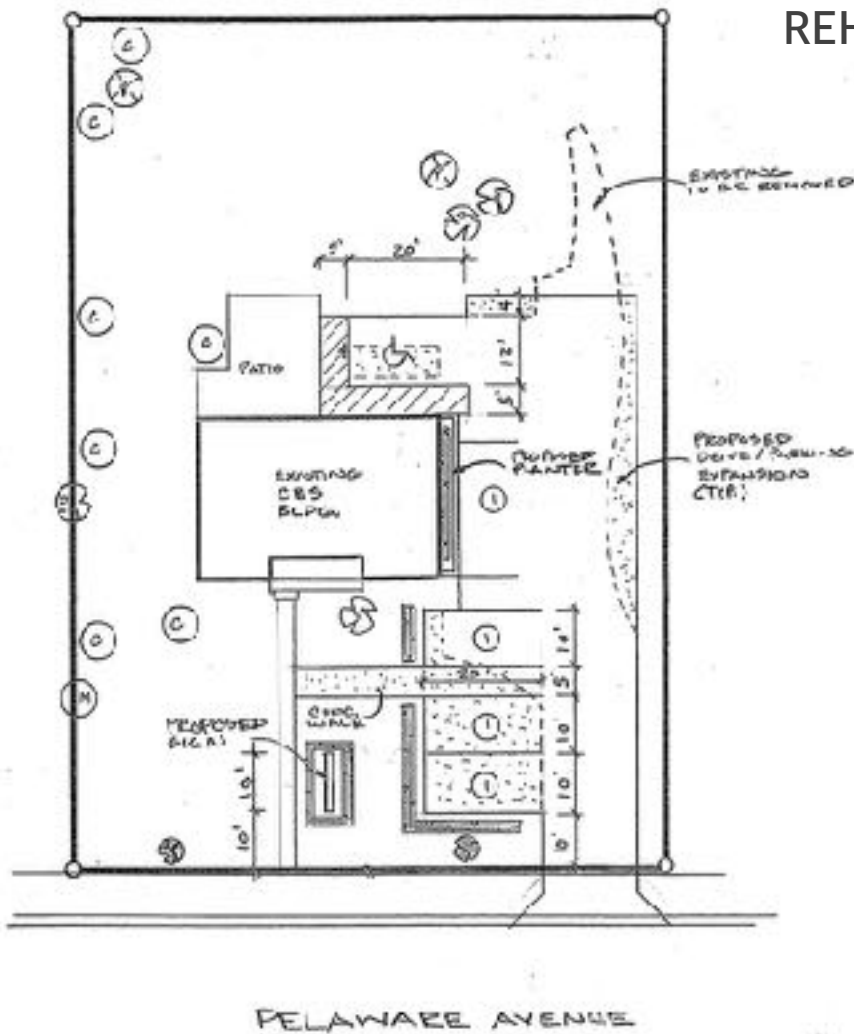
The brushed aluminum rail and cable system will blend with the silvery tinsmith color of the walls behind the porch rail.

## 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

PROPOSED SITE IMPROVEMENTS  
1"=20'



## 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

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

