

Print

2023 COMMERCIAL FACADE GRANT PROGRAM APPLICATION - Submission #3361

Date Submitted: 11/4/2023

APPLICATION FORM

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria. Applications will be evaluated, and the four highest ranked properties will be awarded the grant.

To review full grant program overview, visit: [FPRA Incentive Program | Fort Pierce, FL - Official Website \(choosefortpierce.com\)](https://www.choosefortpierce.com)

Property Details:

Parcel ID Number:*

241060700040006

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

Grant Property Address:*

500 Orange Ave Fort Pierce, FL 34950

Property Owner's Name:*

Stan & Jean Synkoski

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

Meeting and Event Venue

Building's Existing Use(s):*

Meeting and Event Venue

Lease Term (if applicable):

Applicant Information:

Applicant Name:*

Stan Synkoski

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

Business and Property Owner

Email Address:*

insynkinc@gmail.com or fivehundredorange@gmail.com

Phone Number: *

3013325692

Business Information:

Legal Business Name:

4616 Investment, LLC dba 500 ORANGE EVENT CENTER

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

Meeting and Event Center

Employer Identification Number / Tax ID:

81-5068224

Number of Years in Business:

sjkli

Number of Years at Current Address:

2005 COCONUT DRIVE

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

Project Details:

Grant amount requested?

\$19,391.26

Note: This grant offers financial assistance in the form of a reimbursable grant, matching 50% up to \$25,000.

What is the total cost of the project?

\$38,782.53

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

30-60 days after approval

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

General Description of Proposed Improvements:*

<input checked="" type="checkbox"/> Awnings/Canopies	<input checked="" type="checkbox"/> Building Facade
<input type="checkbox"/> Signs	<input checked="" type="checkbox"/> Windows/Doors
<input type="checkbox"/> Walls	<input type="checkbox"/> Parking lot repaving, resealing, and/or restriping
<input type="checkbox"/> Fencing	<input type="checkbox"/> Patio deck
<input type="checkbox"/> Landscaping/Irrigation	<input type="checkbox"/> Roofing
<input type="checkbox"/> Mural/Art Installation	<input checked="" type="checkbox"/> Security cameras/system
<input checked="" type="checkbox"/> Exterior Painting	<input checked="" type="checkbox"/> Other (explain in narrative below)

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

These improvements will add elegance and additional exposure to this historical structure located in the heart of the great city of Fort Pierce, FL. Applicant has made significant investments in the rehabilitation of this historical structure. Due to severe cost overruns during the rehabilitation process the applicant/owner ran out of funds and was not able to complete the aesthetic improvements highlighted in this application. The applicant/owner is now ready to move forward with the improvements. Applicant plans to complete the following: Addition of decorative awnings, repair of stucco and painting of front facade facing Orange Avenue, reglazing and painting of historical windows facing Orange Ave, addition of decorative lighting on upper facade, addition of 2 security cameras to protect building and proposed improvements. SEE ATTACHED DETAILED EXPANATION AND SPECIFICATIONS OF PROPOSED IMPROVEMENTS.

Narrative detailing approach to fully fund this project. Note: This is a dollar-for-dollar matching grant.*

Project will be funded with personal savings from Stan & Jean Synkoski

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.*

The impact of these improvements will be visible to 20,000+ vehicles entering our great City on Orange Avenue, the Gateway to downtown Fort Pierce. The impact of the proposed improvements will, most certainly add to the charm and elegance and help project a positive impression to local residents and the many visitors arriving here for the first time and/or repeat experiences at our City and Beaches. SEE DETAILED NARRATIVE ATTACHED.

To view the FPRA Plan, visit: <https://cityoffortpierce.com/DocumentCenter/View/9381/2020-Updated-FPRA-Plan>

Required Documentation:

Color photograph of the existing condition of the FRONT of building (1 of 2):*

EPSON012.PDF

Color photograph of the existing condition of the FRONT of building (2 of 2):*

EPSON012.PDF

Project plans and renderings and any other relevant materials that convey the physical improvements proposed to be made:*

EPSON013.PDF

Design and construction plans for the proposed improvements.*

EPSON013.PDF

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

EPSON013.PDF

Proof of ability to fully fund the project.*

EPSON018.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.*

EPSON017.PDF

Cost Estimates*

EPSON016.PDF

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.

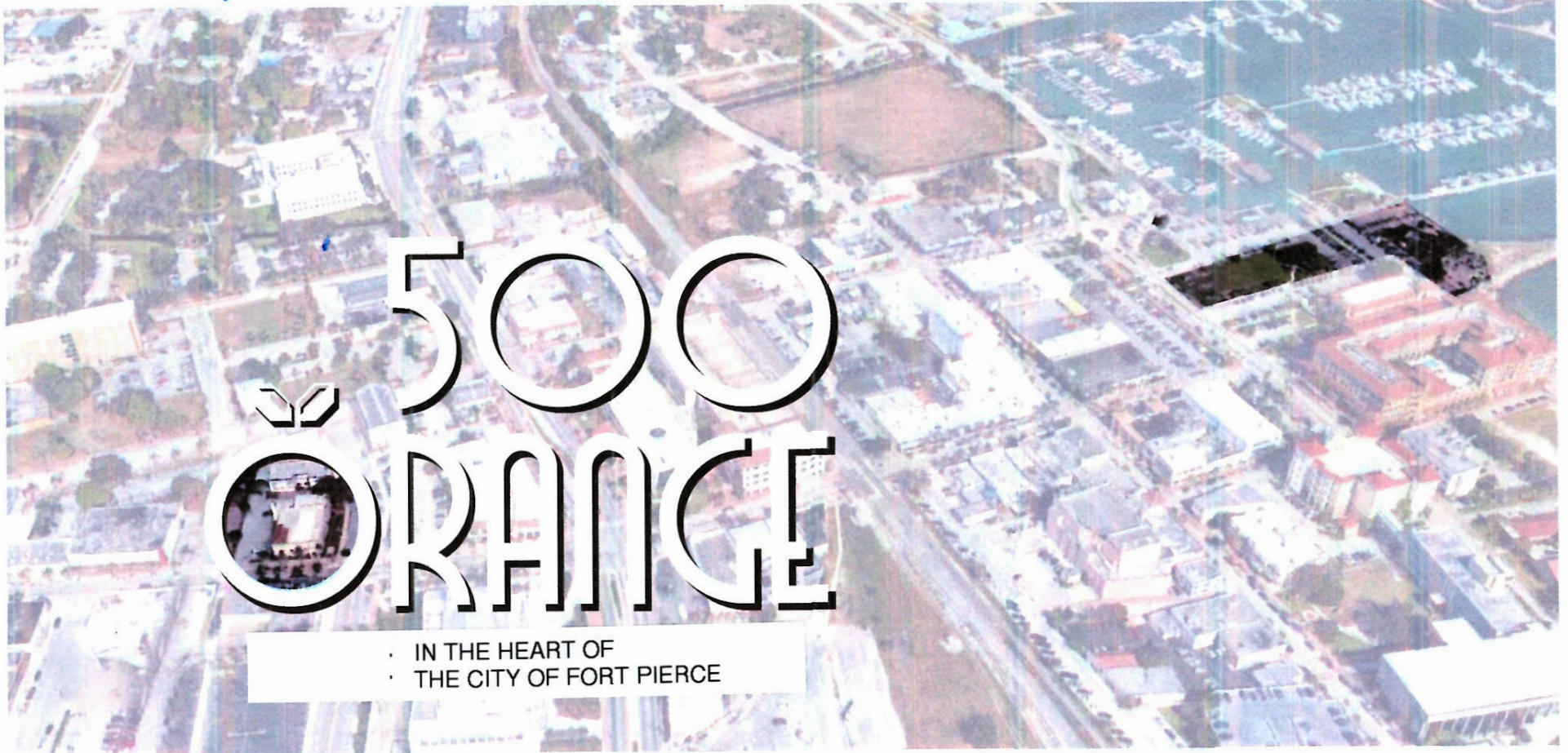
Signature

Electronic Signature*

Stanley A. Synkoski

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.



- IN THE HEART OF
- THE CITY OF FORT PIERCE

SITE MAP

500 ORANGE AVE
FORT PIERCE, FL 34950

500
ORANGE



: EXISTING CONDITION



DATE: November 4, 2023

T0: FPRA Commercial Façade Grant Administrator

RE: COMMERCIAL FACADE GRANT

As the owner of the property located at 500 Orange Avenue Fort Pierce, FL 34950 we respectfully submit our application for the **Commercial Façade Grant**. We purchased this building in late 2017 from the City of Fort Pierce. This structure was built in 1935 and is proudly listed on the “National Register of Historic Places” in Washington, DC. The building, constructed under the Works Progress Administration (WPA) served as the Post Office and Federal District Courthouse for 85+ years. The building now serves as a wedding and event center and over the past 2 years, the owners of this property have worked with several local, nonprofit and civic organizations providing substantial discounts, and in some cases “free” rental” of the venue for various fundraising and community events (i.e. Main Street Fort Pierce, United Way, SLCFD, Hope Lives, Florida Faith Alliance, Boys & Girls Clubs and many more).

Prior to our purchase, this structure stood vacant and unattended for 20+ years. The building was deteriorating rapidly and in a total state of disrepair. The roof and windows were leaking, the walls and ceiling were falling down, and termite and rodent infestation was clearly apparent. The exterior presentation was that of a “run down, vacant, abandoned building. Due to negligence in the maintenance of the exterior of the building the areas surrounding the building became a “litter trap” and was constantly filled with trash and debris. In summary this property was an eyesore located on the main corridor to our great city.

We are local residents, and we could not allow this to continue. With clear vision and perseverance, we took on the challenge and have been working on renovating this Historic Structure for the past five and a half years. To date we have contributed personal funds in excess of \$600,000 in our efforts to preserve and enhance this beautiful structure. While a lot has been done to date, we have much more work to complete. Because the building was vacant and in disrepair for such a long period, few people understand what it is today. There is a need for a nice event venue in Fort Pierce and we just need to let everyone know they DO NOT need to leave our city to find a suitable venue.

Our current plans for additional work on the exterior of the building includes the following:

- 1) Addition of awnings on front windows to enhance aesthetic appeal of building, build awareness and add elegance to the structure.

Fabrication and mounting of frames, mounting of canvas.

*This upgrade has already been approved by the Fort Pierce Historical Preservation Board and on our original permit submittal for the renovations. (*see attached rendering*).

ESTIMATED COST: \$16,500.00

- 2) Repair wood and window glazing around all exterior windows facing Orange Ave. Due to the historic nature of the building the existing windows (circa 1935) must remain in place. These are individual pane windows that need to be re glazed and repainted. Window glazing is a tedious process as each window has 20 individual panes and each pane must be worked on separately. We have over 80 individual panes that need to be glazed and repainted. We also need to repair stucco and repaint areas designated for the awnings highlighted above.
ESTIMATED COST: \$13,450.00

- 3) Add decorative LED lighting to upper façade on the south, east and west side of building. Once again, this lighting will add elegance to the structure and will be very complementary to the LED lighting the city has recently installed on the lamp posts along this major gateway to Fort Pierce.
ESTIMATED COST \$7,479.00

- 4) Add two additional security cameras to monitor, discourage and prevent any disturbance to the improvements. This will also act as a deterrent to leaving trash in the surrounding area.
ESTIMATED COST \$1,353.53

TOTAL ESTIMATED COSTS FOR ALL IMPROVEMENTS: \$38,782.53

We feel that these improvements are perfectly aligned with the goals and objectives highlighted in the proposal documents for the Commercial Façade Grant. More specifically we provide the detail below:

- **VISUAL IMPACT:**
The proposed improvements will most certainly add aesthetic appeal to a building located at a main intersection that is a gateway to our Great City. As motorists and pedestrians pass by, the proposed improvements will add elegance and visual appeal to this iconic structure.

- **ACTIVATION**
As highlighted above, this building was vacant for 20 years prior to our taking ownership in 2017. We spent the last 4 years years renovating the structure and while we have put forth our best efforts to transform the building into a successful event venue, we have not experienced the bookings needed to achieve profitability.
Our largest problem is awareness. Folks do not know we are a first-class event center. While potential customers walk and drive by the building daily, they often tell us “I never knew this was an event venue”. While this is not a vacant building today, it very well could be if we are not able to solve the awareness issue, increase reservations and maintain a profitable business. We firmly believe that the proposed improvements will, in fact, solve this problem.

- **TYPE**
The 500 ORANGE Event center clearly meets the goals and objectives of being a “TARGETED TIER” project. The City needs an event venue like this to prevent potential customers from booking events in surrounding counties and municipalities.

- **FPRA PLAN**

The main objective of the FPRA is “to support revitalization of the commercial corridor”. The 500 Orange building, at one time, was the center of activity in Fort Pierce. It was surrounded by a wide array of thriving local, regional, and national retail establishments. In essence this was “Downtown Fort Pierce”. We believe that our efforts can be the catalyst for additional revitalization of the surrounding properties. We feel it is critical that we demonstrate the ability to operate a successful business on the west side of US 1, and this will, in fact, stimulate others to manifest the potential of the surrounding properties. This building is located at a main intersection (5th Street and Orange Avenue), the gateway entrance to our city and is also the anchor property to the recently designated “Peacock Arts District”.

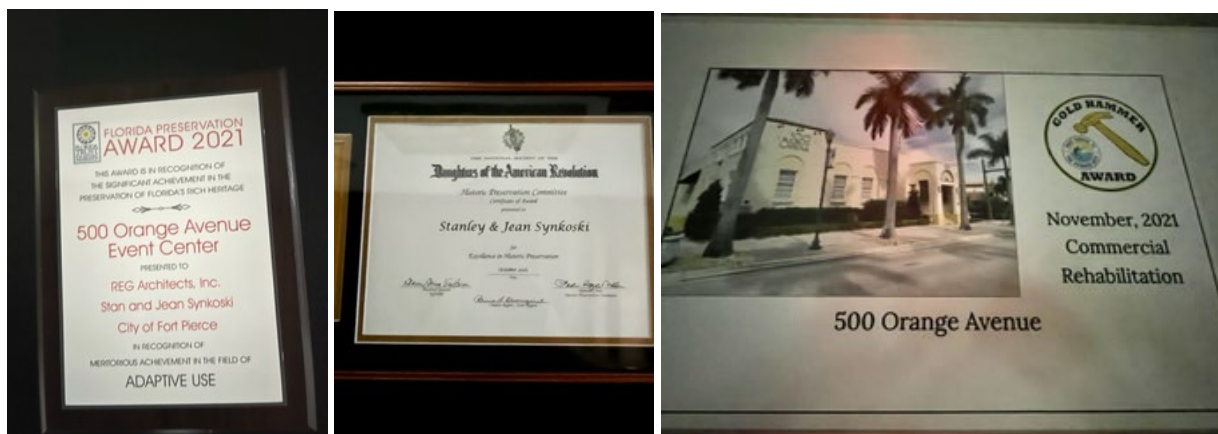
We recently had the honor of bringing the “2021 Florida Preservation Award for Adaptive Use of a Building” to our great city. We were one of only two in the entire State of Florida to receive such an award (see attached). In addition, National Society of the Daughters of the American Revolution presented us the “Excellence in Historic Preservation Award for 2021” (see attached). We were honored to receive the City Mayor “Golden Hammer Award” in November of 2022.

We are not a large developer. We are 2 local residents who take a great deal of pride in our City of Fort Pierce. It was an honor to bring these awards to our city. We are hopeful that with these additional renovations we can continue to operate a successful business and continue to enhance the impression of visitors coming into Fort Pierce via Orange Ave. .

We look forward to working with you and your staff and sincerely hope that the review committee understands our past, present, and future efforts to preserve and enhance this city treasure.

Warm regards,

Stan & Jean Synkoski



500 ORANGE EVENT CENTER
500 Orange Avenue
Fort Pierce, FL 34950
301 332- 5692
fivehundredorange@gmail.com

CANVAS WORKS
 2192 N. US Hwy 1 – Fort Pierce, Florida 34946
 772-464-3776

Online Portfolio Click Here Or Search Canvas Works Ft. Pierce On Facebook

Name	STAN SYNKOSKI	Make	BUILDING AWNING
Address	500 ORANGE AVE.	Year	
City	FORT PIERCE, FL 34950	Vin No	
Phone	301-332-5692	Style No	
Insurance Co	N/A	Date	11/3/2023

Description: NEW AWNINGS TOTAL OF 3 ON SOUTHSIDE OF BUILDING

FRAMES	
FRAMES WILL BE FABRICATED USING	
3/4 AND 1" ALUMINUM SQUARE TUBING	
MATERIALS (BLACK STAMOID)	
STAMOID TOPPING, KEDAR WELT INSTALLED	
TO FRAMES USING ZIP SCREWS GROMMETED	
WHITE LETTERING INSTALLED 1 ST AWNING OF	
(WEDDINGS) 2 ND AWNING OF (SPECIAL EVENTS) AND 3 RD	
AWNING OF BANQUETS INSTALLED TO SIZE, DIAGONAL	
Total	\$16,500.00
tax	\$
Grand Total	\$16,500.00

Remarks: AWNINGS LOCATION ARE FOR 500 ORANGE AVE. FT. PIERCE

	Total	\$
	Shipping	
	Estimate Total	\$ -
	Sales Tax	
	Grand total	\$ -

**Down Payment on Proposed Job of \$8,250.00
 **Remaining Balance Due Upon Completion of Job of \$ 8,250.00
 **Payment Method of Cash, Check or Money Order Made Out to: BLCU Canvas Works, or Major Credit Card

Technician:	Date:
This estimate / proposal is based on our inspection and does not cover additional parts or labor which may be required after the work has started. After the work has started, worn or damaged parts which are not evident on first inspection may be discovered. Naturally this estimate cannot cover such contingencies. Parts, price and labor subject to change with verbal and written consent to the below signed customer. This estimate / proposal is for immediate acceptance. Guaranteed: Workmanship performance and materials on this above job are warranted as stated below.	

**** (5) Year Warranty On All Job Related Workmanship Performed (warranty does not include self-abuse, abnormal acts of nature, faulty or inadequate coverings, cleaning agents, chemicals, spores- mold- algae growth or inadequate ventilation.**
 CUSTOMER ACCEPTANCE SIGNATURE: _____ DATE: ____/____/____

Chad Mautz
3467 SW Sunset Trace Circle
Palm City, FL 34990
772-985-0142

INVOICE

Stan Synkoski
500 Orange Ave / Event Center Fort Pirce FL.

Invoice # 0000057

Invoice Date 11/01/2023

Due Date 11/01/2023

Item	Description	Unit Price	Quantity	Amount
Service	Repair stucco cracks and paint south side of building	4500.00	1.00	4,500.00
Service	Repair,reglaze,paint historical windows on South and West side of building	6450.00	1.00	6,450.00
Product	Anchors for new awnings on building	750.00	1.00	750.00
Service	Repair cracks in concrete and stucco in front entry and repaint steps	1750.00	1.00	1,750.00
Subtotal				13,450.00
Total				13,450.00
Amount Paid				0.00
Balance Due				\$13,450.00



Treasure Coast TrimLight

1218 Southwest Bargello Avenue | (private residence) | Port St.
 Lucie, Florida 34953
 772-919-5082 | TreasureCoastTrimLight@gmail.com |
 TreasureCoastTrimLight.com

RECIPIENT:

4616 Investment, LLC dba 500 ORANGE Event Center

500 Orange Ave
 Fort Pierce, FL 34949

Estimate #726	
Sent on	Oct 30, 2023
Total	\$7,479.00

Product Service	Description	Total
You can PICK and CHOOSE from the individual line items below	We have created this "pick and choose" option/quote for your convenience, if needed. Pick only one (or two) section of your home/business to have TrimLight installed or pick all - it is totally up to you. We build our system on your home to Plug-n-Play, meaning it is easy to add on to our Trimlight system later.	\$0.00*
TrimLight Benefits	<ul style="list-style-type: none"> * Lifetime Product warranty (20 to 30 years or 50 to 55k hours) * 3-Year Labor Warranty by Treasure Coast Trimlight * 16 million colors (yes, 16 million) * Cloud-based mobile app * Professional Installation * Never climb a ladder again * Unnoticeable during the day * Weather-Proof (even for Florida weather) * No need to be reminded to hang the lights up * Eliminate the hazard of hanging accent/holiday lights * If a light goes out call us, we fix it for you. * No longer pay companies to put up, take down and store away your holiday lights costing thousands of dollars each year and without a Lifetime Product Warranty. 	\$0.00
Color Match Analysis - TrimLight Channel	TrimLight Channel: Cameo Wire Track (if applicable): Cameo	\$0.00
Business with 12 Inch LED light spacing, commercial	South facing, this section measured at 64 linear feet. (Pricing, under 100 linear feet (LF) \$40.00 per LF, 101 to 200 LF \$35.00 per LF, 201+ \$30.00 per LF)	\$1,920.00
Business with 12 Inch LED light spacing, commercial	East facing, this section measured at 98 linear feet. (Pricing, under 100 linear feet (LF) \$40.00 per LF, 101 to 200 LF \$35.00 per LF, 201+ \$30.00 per LF)	\$2,940.00
Business with 12 Inch LED light spacing, commercial	West facing, this section measured at 115 linear feet. (Pricing, under 100 linear feet (LF) \$40.00 per LF, 101 to 200 LF \$35.00 per LF, 201+ \$30.00 per LF)	\$3,450.00



Treasure Coast TrimLight

1218 Southwest Bargello Avenue | (private residence) | Port St.
 Lucie, Florida 34953
 772-919-5082 | TreasureCoastTrimLight@gmail.com |
 TreasureCoastTrimLight.com

Product/Service	Description	Total
Legal Disclosure	<p>Legal Disclosure for Treasure Coast Trimlight</p> <p>1) By signing your quote for this body of work as stated in this quote, and/or paying your deposit, you:</p> <p>a) agree that you own this property to have this permanent lighting solution installed.</p> <p>b) will fully pay the entire balance/amount due/amount owed at the time of installation completion for the body of work you approved. Each day (24 hours) past due will result in a \$75.00 late fee per day.</p> <p>c) agree, if you live in a Home-Owner Associate community (HOA), you have gained all the necessary permissions/approvals, with your HOA board (or necessary parties) and all who are responsible for approvals, in your HOA community, to have permanent lighting solution installed on your home/property.</p> <p>d) understand that Trimlight is a permanent lighting solution and is not string lights or lights that are only put up for a specific holiday.</p> <p>e) understands that cancellation of their service after deposit is paid forfeits deposit.</p> <p>f) agree to the section of home/business, color and spacing listed in quote.</p> <p>e) understand that installers do not work in rain, wind nor over 90 degree temperatures</p>	\$0.00

A deposit of \$3,739.50 will be required to begin.

* Non-taxable

Public Educator discount

This quote is only valid for the next 15 days, after which values may be subject to change.

Subtotal	\$8,310.00
Discount (10.0%)	- \$831.00
Total	\$7,479.00



ESTIMATE

11/3/2023 11008

500 ORANGE
500 ORANGE AVE.
FORT PIERCE, FL. 34950

PROJECT	ADD 2 CAMS OUTSIDE
Payment Terms	50% / 50%
Deposit Amt.:	\$676.76

Qty	Description	Rate	Total
	ESTIMATE TO ADD ADDITIONAL CAMERAS TO EXISTING SURVEILLANCE CAMERA SYSTEM		
2	HIKVISION INDOOR/OUTDOOR, WEATHERPROOF, 4MP, 2.8MM, DAY/NIGHT COLOR VUE IP TURRET CAMERA WITH JUNCTION BOX (OUTSIDE OF BUILDING) (DISCOUNTED FROM \$325.99)	269.99	539.98T
1	MISC. MATERIALS (*WHITE*CAT6 WIRE, CONNECTORS, SCREWS, ETC.)	100.00	100.00T
5	LABOR TO RUN CAT6 WIRE FROM INTERNET MODEM LOCATION TO TWO NEW CAMERA LOCATIONS ON THE OUTSIDE OF BUILDING AND INSTALL AND PROGRAM ADDITIONAL CAMERAS.	125.00	625.00T

****IMPORTANT NOTICE REGARDING ESTIMATE: THIS ESTIMATE IS ONLY VALID FOR 30 DAYS DUE TO THE UNSTABLE EQUIPMENT MARKET. CHANGE ORDERS WILL BE REQUIRED IF MATERIAL COSTS INCREASE OR MATERIALS NEED TO CHANGE DUE TO AVAILABILITY DURING PROGRESSION.****

Please sign and return this estimate to proceed with the work described. By signing below I acknowledge that I fully understand the equipment and work being provided by Airtronics and agree to the payment terms of this estimate. I also understand any additional equipment and labor needed and/or requested will be in additional charge.

*Signature

*Date

Subtotal \$1,264.98

Sales Tax (7.0%) \$88.55

Total \$1,353.53

THIS ESTIMATE IS ONLY VALID FOR 30 DAYS DUE TO THE UNSTABLE EQUIPMENT MARKET. CHANGE ORDERS WILL BE REQUIRED IF MATERIAL COSTS INCREASE OR MATERIALS NEED TO CHANGE DUE TO AVAILABILITY DURING PROGRESSION.

DS-2CD2347G2-L(U)

4 MP ColorVu Fixed Turret Network Camera

ColorVu



Hikvision ColorVu technology provides 24/7 vivid colorful images with F1.0 advanced lenses, high performance sensors and friendly lighting. F1.0 super-aperture collects more light to produce brighter images. Advanced sensor technology can vastly improve the utilization of available light. In zero-light scenarios, built-in, warm supplemental lighting works to guarantee colorful images.

- High quality imaging with 4 MP resolution
- Efficient H.265+ compression technology
- Clear imaging against strong back light due to 130 dB WDR technology
- Built-in microphone for real-time audio security(-U)
- Focusing on human and vehicle classification based on deep learning
- 24/7 colorful imaging



▪ Specification

Camera

Image Sensor	1/1.8" Progressive Scan CMOS
Min. Illumination	0.0005 Lux @ (F1.0, AGC ON), 0 Lux with Light
Shutter Speed	1/3 s to 1/100,000 s
Slow Shutter	Yes
P/N	P/N
Wide Dynamic Range	130 dB
Angle Adjustment	Pan: 0° to 360°, tilt: 0° to 75°, rotate: 0° to 360°

Lens

	2.8 mm, 2.5 m to ∞
Depth of Focus	4 mm, 3.5 m to ∞ 6 mm, 7.5 m to ∞
Lens Type & FOV	2.8 mm, horizontal FOV 109°, vertical FOV 55°, diagonal FOV 138° 4 mm, horizontal FOV 94°, vertical FOV 49°, diagonal FOV 113° 6 mm, horizontal FOV 57°, vertical FOV 32°, diagonal FOV 66°
Aperture	F1.0
Lens Mount	M16

DORI

	2.8 mm, D: 65 m, O: 21 m, R: 13 m, I: 6 m
DORI	4 mm, D: 72 m, O: 28 m, R: 14 m, I: 7 m 6 mm, D: 109 m, O: 43 m, R: 21 m, I: 10 m

Illuminator

White Light Range	30 m
Smart Supplement Light	Yes

Video

Max. Resolution	2688 × 1520
Main Stream	50Hz: 25 fps (2688 × 1520, 1920 × 1080, 1280 × 720) 60Hz: 30 fps (2688 × 1520, 1920 × 1080, 1280 × 720)
Sub Stream	50Hz: 25 fps (640 × 480, 640 × 360, 320 × 240) 60Hz: 30 fps (640 × 480, 640 × 360, 320 × 240)
Third Stream	50Hz: 25 fps (1280 × 720, 640 × 480, 640 × 360, 320 × 240) 60Hz: 30 fps (1280 × 720, 640 × 480, 640 × 360, 320 × 240)
Video Compression	Main stream: H.265/H.264/H.264+/H.265+ Sub-stream: H.265/H.264/MJPEG Third stream: H.265/H.264
Video Bit Rate	32 Kbps to 8 Mbps
H.264 Type	Baseline Profile/Main Profile/High Profile
H.265 Type	Main Profile
H.264+	Main Stream supports
H.265+	Main Stream supports
Bit Rate Control	CBR/VBR
Scalable Video Coding (SVC)	Yes
Region of Interest (ROI)	1 fixed region for each stream

500 ORANGE AVENUE
 FORT PIERCE, FLORIDA 34950
 REG PROJECT No. 18017



Prepared for:

STAN & JEAN SYNKOSKI
 2005 COCONUT DRIVE,
 Ft. Pierce, FL 34949

PROJECT TEAM

OWNER
 STAN & JEAN SYNKOSKI
 PREMIER HOSPITALITY GROUP
 2005 COCONUT DRIVE, FT. PIERCE, FL 34949
 Phone: 351-332-5692

ARCHITECT
 REG ARCHITECTS - INTERIORS - PLANNERS, INC.
 RICK GONZALEZ, AIA, PRINCIPAL
 MANUEL AYALA, SR, PROJECT MANAGER
 300 CLEMENS STREET, WEST PALM BEACH, FL 33411
 Phone: 561-659-2383 / Fax: 561-659-5546

LOCATION MAP



PROJECT CITY



PROJECT SITE

DRAWINGS INDEX

OWNER	PROJECT COVER SHEET
ARCHITECTURAL	
A-1.00	PROPOSED SITE PLAN
A-1.10	PROPOSED FIRST FLOOR PLAN
A-1.20	PROPOSED MEZZANINE PLAN
A-1.30	EXISTING ELEVATIONS
A-1.10	EXISTING ELEVATIONS
A-1.20	PROPOSED ELEVATIONS
A-1.30	PROPOSED ELEVATIONS

REG
 Architects
 Interiors
 Planners
 CORP# AA0002447

EST. 1989
Rick Gonzalez, AIA
 President
 300 Clemens Street, 3rd Floor
 West Palm Beach, FL 33411
 561-659-2383 phone
 561-659-5546 fax
 www.regarchitects.com

**THE MARKET
 ON ORANGE**

500 Orange Avenue
 Fort Pierce, Florida 34950

REVISIONS	NO.
	1
	2
	3
	4

DATE: 04-25-2018
 SCALE: NTS
 DRAWN: JIC
 CHECKED: JIC/REG
 REG NO: 18017
 © 2018

Integrator and use of these documents is prohibited without the written consent of the architect. The architect is not responsible for any errors or omissions in these documents or for any consequences that may result from their use. The architect is not responsible for any consequences that may result from their use. The architect is not responsible for any consequences that may result from their use.

PROJECT
 COVER
 SHEET

COVER



PROPOSED IMPROVEMENTS

500
ORANGE



WEDDINGS
SPECIAL EVENTS
BANQUETS

AWNING SIZE
5.5'W X 3.5'H



SOUTH ELEVATION



WEST ELEVATION



- PROPOSED IMPROVEMENTS
- DETAIL SPECS
- SEE ATTACHED LIGHTING DETAIL



PERMANENT PROGRAMMABLE LIGHTING FOR BUSINESSES

**INCREASE VISIBILITY TO BUSINESS
ATTRACT MORE CUSTOMERS
ENHANCE BRAND RECOGNITION**

WWW.TRIMLIGHT.COM

TRIMLIGHT IS BETTER

EXCLUSIVE LED TECHNOLOGY

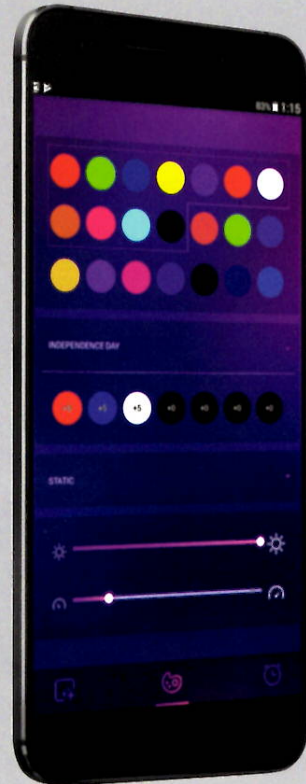
- Highest quality LEDs rated to last 20-30 years
- Lasts 10X longer than regular bulbs and uses 1/10th of the energy
- Bulbs are waterproof & designed to withstand adverse weather conditions
- Hardly noticeable during the day but still very bright at night
- Can be used all year long for every holiday and special events!



NEXT GENERATION FUNCTIONALITY

Trimlight's propriety, cutting edge app provides user friendly functionality, giving customers the option to select preset patterns or holidays, as well as the ability to create & customize any color pattern or animation desired

- Simple to choose, move & adjust up to 16 million color options
- Comes with preset holiday patterns for easy operation
- Fully customizable programs to celebrate every holiday, sporting event or special occasion
- Ability to save & name custom patterns
- 180 default patterns & animations set with a simple dial for unique looks anytime
- Full range of functionality from simple static color patterns to multiple color patterns with bi-directional animations
- Fully customizable brightness & speed settings to adjust any moving pattern or color
- Amazing sequencing capabilities for practically unlimited programmability
 - Fully programmable timer & calendar function for daily, monthly or yearly events. Set it and forget it!



REG
 Architects
 Interiors
 Planners
 CORP# AA0002447

EST. 1998
Rick Gonzalez, AIA
 President

700 Clematis Street, 3rd Floor
 West Palm Beach, FL 33401
 Tel: 561-855-8949
 Fax: 561-855-8949
 www.regarchitects.com

THE MARKET
 ON ORANGE

5th Floor Access
 First Floor Floor #100

REVISIONS	NO.

DATE: 05/05/2018
 SCALE: 1/8"=1'-0"
 DRAWN: BK
 CHECKED: JF/MLA
 REG No: 18017
 5/2018

EXISTING
 BUILDING
 ELEVATIONS

A-3.10



EAST SIDE



WEST SIDE

PTC CUST IRA FBO
 JEAN A SYNKOSKI
 2005 COCONUT DRIVE
 FORT PIERCE FL 34949

3 of 5 ACCOUNTS w/ ACTIVITY

3 Retirement Account Strategic Wealth Management

Values as of August 31, 2023



Investment Objective
Growth with Income

Your Account Manager: Mays / Whittenburg
 858-764-3813
 Stratos Wealth Partners, Ltd.
 12348 High Bluff Drive Ste 240
 San Diego, CA 92130

000071 10/19

Value on January 1, 2023
\$38,300.89

Value as of last statement 07/31/2023
\$40,725.23

Value on August 31, 2023
\$40,431.00

Account Summary

	Quarter to Date 07/01 - 08/31/2023	Year to Date 01/01 - 08/31/2023
Starting Value	\$39,644.76	\$38,300.89
Total Change in Value of Assets	\$786.24	\$2,130.11
Inflows	—	—
Outflows	—	—
Net Investment Returns	\$786.24	\$2,130.11
Total Ending Value (August 31, 2023)	\$40,431.00	\$40,431.00

Retirement Summary

	2023
Retirement Contributions applied to year...	—
Retirement Distributions applied to year...	—



Business Checking

PNC Bank



15,362.70
+ 5000.00
+ 1072.19

21,434.89

For the period 09/01/2023 to 09/29/2023

KM

214242

000576542 MSP 690

4616 INVESTMENT LLC
2005 COCONUT DR
FORT PIERCE FL 34949-3307

Primary account number: [REDACTED]

Page 1 of 4

Number of enclosures: 0

For 24-hour banking sign on to
 PNC Bank Online Banking on pnc.com
FREE Online Bill Pay

For customer service call 1-877-BUS-BNKG
PNC accepts Telecommunications Relay Service (TRS) calls.

Para servicio en español, 1-877-BUS-BNKG

Moving? Please contact your local branch.

Write to: Customer Service
PO Box 609
Pittsburgh, PA 15230-9738

Visit us at PNC.com/smallbusiness



IMPORTANT ACCOUNT INFORMATION

Effective JANUARY 1, 2024, charges for certain Treasury Management services will change. The impact of these changes on your business will depend on the mix of services you use at PNC and your transaction volume. If applicable, the fees for some of the services may be reduced or offset by the Earnings Credit for your account.

Treasury Management services, which may be subject to change, include Automated Clearing House (ACH), Cash Logistics, Cash Flow Insight, Account Reconciliation, Direct to Debit, Electronic Data Interchange (EDI), ePayments, Integrated Payables, Integrated Receivables, Invoice Automation, PINACLE, PayerExpress, Print Mail, Purchase Card, Real Time Payments, Remote Deposit, Wire Transfer services.

We would be happy to review with you the changes that are applicable to your account and discuss other services or options that may address the evolving needs of your business. Current Treasury Management charges are listed on your monthly statement, if applicable.

If you are interested in a review, please contact Treasury Management Client Care (TMCC) at 1-800-699-1518.

Business Checking Summary

4616 Investment Llc

Account number: 12-2434-9986

Overdraft Protection has not been established for this account.

Please contact us if you would like to set up this service.

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
2,222.47	21,977.10	2,764.68	21,434.89
		Average ledger balance	Average collected balance
		13,529.73	13,322.62

Overdraft and Returned Item Fee Summary

Total Returned Item Fees (NSF)	Total for this Period	Total Year to Date
	.00	72.00



0-1
48703494.5
00576542
PG 1 OF 2
20250930
1114 KANA 127 50

Standard Checking Statement



PNC Bank

9535.51
 + 705.49 TRS
 + 2000 - BANK
 + 1000 - BANK
 + 429.81
 - 9000 -

For the period 09/01/2023 to 09/30/2023

007752 000746673 N108
 STANLEY A SYNKOSKI
 JEAN A SYNKOSKI POD
 KATHLEEN MITCHELL
 2005 COCONUT DR
 FORT PIERCE FL 34949-3307



4670.81

Primary account number [REDACTED]
 Page 1 of 4
 Number of enclosures: 0

- For 24-hour banking, and transaction or interest rate information, sign on to PNC Bank Online Banking at pnc.com.
- For customer service call 1-888-PNC-BANK. PNC accepts Telecommunications Relay Service (TRS) calls.

Para servicio en español, 1-866-HOLA-PNC

Moving? Please contact us at 1-888-PNC-BANK

Write to: Customer Service
 PO Box 609
 Pittsburgh PA 15230-9738

Visit us at PNC.com

IMPORTANT ACCOUNT INFORMATION

The information below amends certain information in our Consumer Schedule of Service Charges and Fees and Features ("Schedule"). All other information in our Schedule continues to apply to your account. Please read this information and retain it with your records.

Effective September 1, 2023, the Domestic Collection Item Fee of \$25.00 and the ATM Statement fees of \$1.50 at PNC Bank ATMs and \$2.50 at non-PNC Bank ATMs are no longer being charged on consumer deposit accounts. If an ATM statement is printed at a non-PNC Bank ATM, fees may be charged by the other financial institution and/or ATM operator for use of their ATM.

Standard Checking Account Summary

Account number: 55-9545-8063

STANLEY A SYNKOSKI
 JEAN A SYNKOSKI POD
 KATHLEEN MITCHELL

Overdraft Protection Provided By: XXXXXXXXXXXXX1796

Overdraft Coverage - Your account is currently Opted-Out.

You or your joint owner may revoke your opt-in or opt-out choice at any time.

To learn more about PNC Overdraft Solutions visit us online at pnc.com/overdraftsolutions. Call 1-877-588-3605, visit any branch, or Sign on to PNC Online Banking, and select the "Overdraft Solutions" link under the Account Services section to manage both your Overdraft Coverage and Overdraft Protection settings.

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
2,889.96	4,000.00	2,219.15	4,670.81
		Average monthly balance	Charges and fees
		3,309.16	5.00

Transaction Summary

Checks paid/withdrawals	Debit Card POS signed transactions	Debit Card/Bankcard POS PIN transactions
3	1	0
Total ATM transactions	PNC Bank ATM transactions	Other Bank ATM transactions
1	1	0

