

**Print**

**2023 COMMERCIAL FACADE GRANT PROGRAM APPLICATION - Submission #3345**

**Date Submitted: 10/19/2023**

**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:\*

2410-703-0017-000-5

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

Grant Property Address:\*

701 Atlantic Ave

Property Owner's Name:\*

Michael D'Addesi

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

Office Commercial / Residential

Building's Existing Use(s):\*

Residential SF Home

Lease Term (if applicable):

## Applicant Information:

Applicant Name:\*

Michael D'Addesi

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

Business and Property owner

Email Address:\*

madjr333@yahoo.com

Phone Number: \*

2154074091

## Business Information:

Legal Business Name:

Megansplantboutique

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

Office

Employer Identification Number / Tax ID:

88-2532615

Number of Years in Business:

3

Number of Years at Current Address:

0

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

February

## Project Details:

Grant amount requested?

25,000

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?

60,000

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

3-4 Months

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

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

The project is to improve the single family residence zoned Office Commercial at 701 Atlantic Ave into a space where MegansPlantBoutique can operate office and administrative duties. Office and administrative duties includes caring for and packaging tropical houseplants for shipment. The plan is to secure the area with a 6ft white vinyl fence, replace existing windows with hurricane rated windows, replace a garage door with a hurricane rated front door & block in around the opening of the garage around the door, add landscaping and irrigation outside of the white vinyl fence, add a security system, add 25ft long concrete 2 car wide driveway, & paint the exterior and roofing. Funding is necessary to complete all improvements in lump sum in a timely manner.

Narrative detailing approach to fully fund this project. Note: This is a dollar-for-dollar matching grant. Documentation will be required later in the application phase.\*

We are funding this project with the proceeds from our business savings, and from earnings obtained from MegansPlantBoutique, an online houseplant retailer and local plant consultation service.

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.\*

This project will address the 4 priorities of the (FPRA) by restoring the neighborhood, fostering arts and culture, “re-setting” the economic base, and connecting as outlined below.

By fully remodeling and renovating the existing structure, adding fencing and landscaping and several other improvements to the property we are restoring value and reducing blight in the neighborhood. By being a member of the neighborhood we are able to share our ideas with the neighbors and help facilitate other improvements by walking them through the process of obtaining permits and contractors.

Our business, MegansPlantBoutique, fosters art and culture by offering tropical houseplants to beautify homes & offices. We offer consultation services to business owners and residential property owners looking to add living plant decor to their offices, restaurants, homes and more.

MegansPlantBoutique is growing as demand for houseplants shows no signs of slowing down. We are uniquely selling our houseplants online only in an area where many nurseries are struggling to get online. So we are resetting the economic base for the plant industry in our area by offering online services where competitors are not. Earnings from the business are reinvested into the growth of the business. We will be needing employees for administrative purposes such as caring for and packing plants for shipment. MegansPlantBoutique will be connecting locals to jobs and connecting local businesses and residences to living decor. We are also connecting users of popular social medias (including tiktok, instagram, YouTube, Facebook, & Pinterest) to the peacock art district by boasting about our subtropical growing zone in the heart of PAD and Fort Pierce ,which is most ideal for growing the tropical plants we supply and provide consultations.

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):\*

IMG.jpg

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

IMG.jpeg

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

Project renderings.pdf

Design and construction plans for the proposed improvements.\*

Design plans.pdf

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

Examples of Materials.pdf

Proof of ability to fully fund the project.\*

IMG.jpeg

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.\*

Fort Pierce Redevelopment Agency Grant Letter.docx

Cost Estimates\*

Estimates.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\*

Michael D'Addesi

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.



701





From: Michael D'Addesi  
701 Atlantic Ave.  
Fort Pierce. FL, 34950  
Email: [Madjr333@yahoo.com](mailto:Madjr333@yahoo.com)  
Phone: 215-407-4091

To The Fort Pierce Redevelopment Agency,

The Fort Pierce Redevelopment Agency has 4 goals: restore neighborhoods, Foster Arts and culture, "Re-Set" the economic base, and connect. This property should be selected to receive a grant because it restores the neighborhood, fosters art and culture, "re-sets" the economic base, and connects with the community as detailed below.

This property is underdeveloped and located in the heart of the peacock art district directly across from the new 'Awena' mural on 7th street. The mural has brought new positive attention and interest in the area causing many passersby to stop and photograph the mural. 7th street is a main connector to both Orange Ave and Delaware Ave. where the corner property in question has high visibility to the public. Improving this property restores the neighborhood by eliminating blight and adding beauty by adding fencing, security, landscaping, irrigation, a driveway, a front door where a garage door currently exists, adding impact windows where there are currently damaged broken windows.

Our business is a plant business that adds living decor to beautify homes and workplaces with tropical houseplants for residents in the Fort Pierce community. We specifically selected this location within the Fort Pierce redevelopment zone because we see its potential value if improved. We love the peacocks in the area, feed them, call animal services when a peacock needs emergency services, and encourage the peacocks to roost on our property to contribute to supporting their numbers as they add character and culture to the neighborhood. Obtaining a grant for this project allows us to move up our schedule for completion allowing an economic re-set in the area for a new business to thrive. When our business is open it will offer employment opportunities connecting residents of Fort Pierce with administrative jobs caring for and packing tropical houseplants for shipping. We will also be offering plant consultation services to local residences and businesses.

We believe that we are in full alignment with the goals the redevelopment agency seeks to achieve in this grant with our investment in this property by completely remodeling the existing structure and bringing it up to code on the interior and exterior, adding value to the neighborhood through beautification, celebrating the peacock culture, bringing a small business into the redevelopment zone, and connecting residents with employment and knowledge of plants and landscaping interior and exterior areas.

Thank you for your consideration,  
Michael D'Addesi



**PRODUCT REVIEW**

ITEM	DESCRIPTION	MANUFACTURER	MODEL	DATE	STATUS
1	CONCRETE BLOCK	UNION	8" CMU	2023-09-21	APPROVED
2	CONCRETE BLOCK	UNION	8" CMU	2023-09-21	APPROVED
3	CONCRETE BLOCK	UNION	8" CMU	2023-09-21	APPROVED
4	CONCRETE BLOCK	UNION	8" CMU	2023-09-21	APPROVED
5	CONCRETE BLOCK	UNION	8" CMU	2023-09-21	APPROVED
6	CONCRETE BLOCK	UNION	8" CMU	2023-09-21	APPROVED
7	CONCRETE BLOCK	UNION	8" CMU	2023-09-21	APPROVED
8	CONCRETE BLOCK	UNION	8" CMU	2023-09-21	APPROVED
9	CONCRETE BLOCK	UNION	8" CMU	2023-09-21	APPROVED
10	CONCRETE BLOCK	UNION	8" CMU	2023-09-21	APPROVED

LEFT SIDE ELEVATION

**WALL LEGEND**

- 8" CONCRETE BLOCK WITH REINFORCING BARS
- 8" CONCRETE BLOCK WITH REINFORCING BARS
- 8" CONCRETE BLOCK WITH REINFORCING BARS
- 8" CONCRETE BLOCK WITH REINFORCING BARS

RENOVATION PLAN

ROOF SHEETING DETAILS

**NOTES**

- ROOF SHEETING SHALL BE INSTALLED WITH OVERLAP OF THE SHEETING BOARDING TO BE 1/2" TO 1" TO BE SURE THE JOINTS ARE PROPERLY OVERLAPPED.
- ROOF SHEETING SHALL BE INSTALLED WITH OVERLAP OF THE SHEETING BOARDING TO BE 1/2" TO 1" TO BE SURE THE JOINTS ARE PROPERLY OVERLAPPED.
- ROOF SHEETING SHALL BE INSTALLED WITH OVERLAP OF THE SHEETING BOARDING TO BE 1/2" TO 1" TO BE SURE THE JOINTS ARE PROPERLY OVERLAPPED.
- ROOF SHEETING SHALL BE INSTALLED WITH OVERLAP OF THE SHEETING BOARDING TO BE 1/2" TO 1" TO BE SURE THE JOINTS ARE PROPERLY OVERLAPPED.

SCAFFOLD DETAIL

SLAB REPAIR DETAIL

DOOR AND WINDOW SILL FASTENING

**NOTES**

- DOOR AND WINDOW SILL FASTENING SHALL BE INSTALLED WITH OVERLAP OF THE FASTENING MEMBER TO BE 1/2" TO 1" TO BE SURE THE JOINTS ARE PROPERLY OVERLAPPED.
- DOOR AND WINDOW SILL FASTENING SHALL BE INSTALLED WITH OVERLAP OF THE FASTENING MEMBER TO BE 1/2" TO 1" TO BE SURE THE JOINTS ARE PROPERLY OVERLAPPED.
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- DOOR AND WINDOW SILL FASTENING SHALL BE INSTALLED WITH OVERLAP OF THE FASTENING MEMBER TO BE 1/2" TO 1" TO BE SURE THE JOINTS ARE PROPERLY OVERLAPPED.

DOOR SILL DETAIL

TYPICAL INTERIOR WALL SECTION

DOOR INS-FILL SECTION

FOUNDATION PLAN

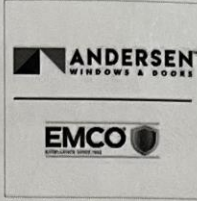
**FOUNDATION SCHEDULE**

- FOUNDATION SCHEDULE
- FOUNDATION SCHEDULE
- FOUNDATION SCHEDULE

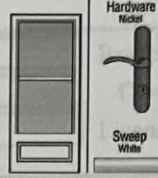
Below are estimates that we have collected for materials and services from contractors. We also have estimates coming for the garage to front door conversion (Approx \$5,000 to convert), and new exterior paint (Approx \$3,000) and roofing (Approx \$12,000). Those estimates are not included in these estimates below. We can submit an addendum as soon as we receive the quotes.

Frame Color - Interior = White

End Line 400 Description



Catalog Version 146



Standard Width = 36  
Standard Height = 80

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
500-1	Andersen 400 Series Ventilating Storm Door 36 x 80 White	\$348.32	\$348.32	1	\$0.00	\$348.32
Unit 500 Total:		\$348.32	\$348.32		\$0.00	\$348.32

Begin Line 500 Description

--- Line 500-1 ---

Andersen 400 Series Ventilating Storm Door  
36 x 80  
Standard Width = 36  
Standard Height = 80  
Standard Panel Design = 3/4 Light Embossed  
Unit Color = White  
Glass Option = Clear

Insect Screen Material = Fiberglass  
Closer Type = Simple Step Closer  
Handle Style = Traditional with Lock  
Hardware Color/Finish = Nickel  
Sweep = White  
Installation Type = 2 Hour Easy Install  
Re-Order Item = No  
Room Location =

Order Method = Special Order Only  
Door Part Number = 28120  
SKU = 798377  
Vendor Name = S/O EMCO  
Vendor Number = 60259501  
Customer Service = (888) 888-7020  
Catalog Version Date = 07/19/2023  
SKU Description = S/O 400 SS

End Line 500 Description

Special Promotion: Limited Time Manufacturer  
Your Best Price: \$10842.00 \$210.00

This is a price quote and does NOT constitute a Sales Contract  
Special investment (including discount amount) is valid until the promotion expires, ask sales consultant for details.

The Best Depot Price will expire on: 8/15/2023

PROFESSIONAL INSTALLATION: Licensed, insured and trusted experts from measurement to installation to cleanup

ON-SITE PROJECT MANAGEMENT: Team of dedicated professionals Assigned to oversee every step of Your project

SUPERIOR WARRANTIES: The Home Depot stands behind Your job, labor, materials and Your satisfaction guaranteed by The Home Depot

# CUSTOMER PRICE QUOTE



Date:	09/20/2023	Branch:	Palm City
Design Consultant:	Kevin Walsh	Customer Support Center: 1800 HOME-DEPOT	
Phone #:	(772) 979-2188	License(s)	
Installation Address	701 Atlantic Avenue		
City, State, Zip	Fort Pierce	FL	34950
Job #	F37584088		
<b>Purchaser(s):</b>	<b>Work Phone</b>	<b>Home Phone</b>	<b>Cell Phone</b>
Michael DAdesi			(215) 407-4091

Quote Name: Impact Aluminum 7 Blend

Your Project Price		
	Total	Monthly*
<b>Home Depot Price:</b>	\$11470.00	\$222.40
<b>Current Promotion:</b> Buy More Save More	-\$573.50	
<b>Other Available Promotions:</b> Limited Time Manufacturer Promotion	-\$350.00	
<b>Your Best Price:</b>	\$10546.50	\$210.93

**This is a price quote and does NOT constitute a Sales Contract**  
**The total investment (including discount amounts) is valid until the promotion expires, ask sales consultant for details.**  
 The Home Depot Price will expire on 10/20/2023

**PROFESSIONAL INSTALLATION**

Licensed, insured and trusted Experts from measurement to Installation to cleanup



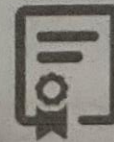
**TOTAL PROJECT MANAGEMENT**

Team of dedicated professionals Assigned to oversee every step of Your project



**SUPERIOR WARRANTIES**

The Home Depot stands behind Your job; labor, materials and Your satisfaction guaranteed by The Home Depot



Quote Name: Impact Aluminum 7 Blend Page  of  1



# Architectonic Inc

Michael D Addesi  
701 Atlantic Ave.  
Ft. Pierce, Florida 34950

R23099 / D Addesi Renovation

## INVOICE

September 22, 2023

Description of Work	Amount
Retainer/ Preliminary Studies	\$1,250.00
Historical Board Submittal & Meeting	\$1,250.00
<b>Start of Construction Drawings</b>	<b>\$1,250.00</b>
<b>Completion of Bid Sets</b>	<b>\$1,250.00</b>
<b>Completion of Permit Sets</b>	<b>\$500.00</b>
Expediting Fee (including Energy Codes)	\$1,500.00
<b>Revisions to plans (making 2 bathrooms)</b>	<b>\$250.00</b>

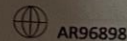
ORIGINAL CONTRACT SUM	\$5,500.00
NET CHANGES BY CHANGE ORDER	\$1,750.00
CONTRACT SUM TO DATE	\$7,250.00
LESS PREVIOUS PAYMENTS	(\$4,000.00)
<b>CURRENT PAYMENT DUE</b>	<b>\$3,250.00</b>
BALANCE TO FINISH	\$0.00

### PAYMENT TERMS

Payment due upon receipt

THANK YOU FOR YOUR BUSINESS!

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



*Paid in full -  
Cash  
9/22/23*



## Fences By JJ

Jonathan Jenkins  
Business Number 772.940.4634  
1962 Se. Dranson Circle  
Port St. Lucie, Florida 34952

INVOICE  
0610232

DATE  
09/07/2023

DUE  
On Receipt

BALANCE DUE  
USD \$0.00

**BILL TO**

**Megans Plant Boutique Llc.**

701 Atlantic Avenue  
Fort Pierce, Florida 34950  
☐ 215.407.4091  
madjr333@yahoo.com

DESCRIPTION	RATE	QTY	AMOUNT
Install 130ft of 6ft high white PVC privacy fence with 2) 4ft walk gates and 1) 10ft double drive gate.	\$6,000.00	1	\$6,000.00

TOTAL \$6,000.00  
PAID -\$6,000.00  
09/13/2023

BALANCE DUE USD \$0.00

**Subject:** Fort Pierce Utilities Authority Invoice# INV202391282832561 Payment Confirmation  
**From:** Fort Pierce Utilities Authority <no-reply@invoicecloud.net>  
**To:** <madjr333@yahoo.com>  
**Date:** Today at 9:32 AM



**Payment Confirmation**

Thank you for your payment to Fort Pierce Utilities Authority

Your payment has been successfully processed and your account has been updated. INV202391282832561

You will continue to receive an email each time a bill is ready for your review. This is an easy way to access, review and pay your bills. \$570.00

If you haven't already gone paperless, please consider helping the environment, reducing your clutter and supporting our green strategy by opting to move to paperless billing in your next billing cycle. You will always have the option to print your bill directly from your computer if you need it for your records. Approved 012084

To go paperless, log on to your account at <https://www.invoicecloud.com/fortpierceutilitiesauthority> and select paperless options under My Profile. Then check the Yes, I want to go Paperless box and press update.

If you have any questions regarding your account, please email us at [cs@fpua.com](mailto:cs@fpua.com) and include your account number, first name and last name on the account.

Thank you for being a valued Fort Pierce Utilities Authority customer.

*Please Note: To ensure delivery of account related email notifications, please add no-reply@invoicecloud.net to your safe senders list.*

Below are the details you entered for this transaction:

Account Number: 41973100  
Customer Name: MICHAEL DADDESI  
Address: 201 ATLANTIC AVE  
City: FORT PIERCE  
State: FL  
Phone Number: 2154074053  
Email Address: madjr333@yahoo.com  
Payment Amount: 570.00

Please consider the environment before printing this email

Masonite

**36 in. x 80 in. Cheyenne 2-Panel  
Right-Hand Inswing Painted  
Smooth Fiberglass Prehung  
Front Exterior Door No  
Brickmold**

★★★★☆ (37) ✓

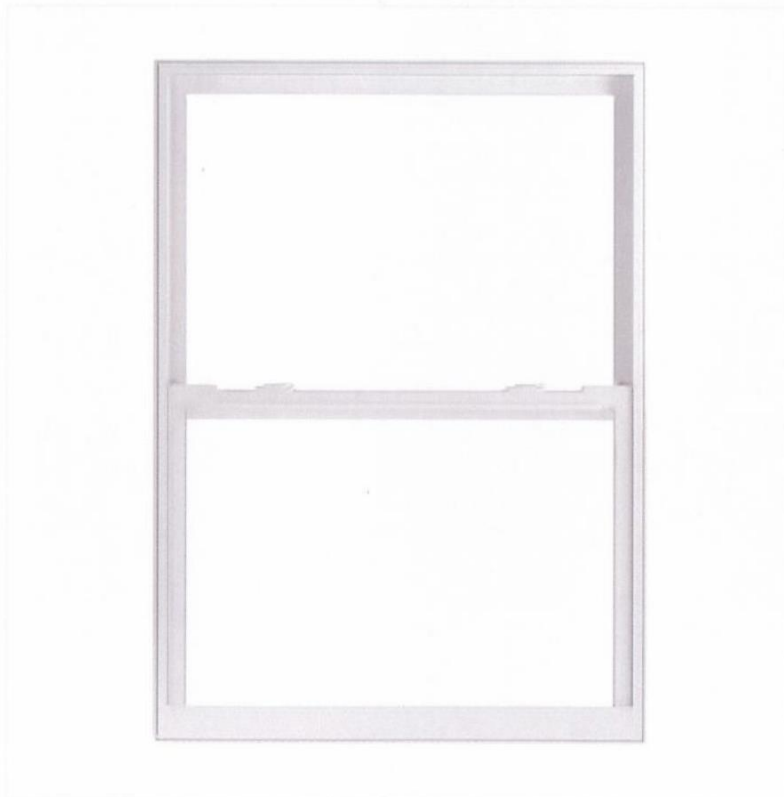




American Craftsman

**35.875 in. x 37.25 in. 70 Series Low-E Argon SC Glass Single Hung White Vinyl Impact FL Flange Window, Screen Incl**

★★★★★ (47) ✓





**PLANTS USED:**  
POINCIANA, CORDYLINE, CLUSIA, PURPLE HEART



**○ 6'High White Vinyl Privacy**





**PLANTS USED:**  
POINCIANA, CORDYLINE, CLUSIA, PURPLE HEART

GARAGE DOOR CONVERSION  
 CURRENT "FRONT" DOOR



# EXHIBIT B



# EXHIBIT A

# Business Checking

PNC Bank



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

Primary Account Number [REDACTED]

Page 1 of 3

Number of enclosures: 0

MEGANSPLANTBOUTIQUE, LLC  
78 AQUA RA DR  
JENSEN BEACH FL 34957-2627

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

Megansplantboutique, Llc

Account number: 12-4680-5209

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
55,780.45	9,366.36	35,087.08	30,059.73
		Average ledger balance	Average collected balance
		43,600.89	43,600.89

## Deposits and Other Additions

Description	Items	Amount
ACH Additions	5	8,818.91
Fee Refunds	1	547.45
<b>Total</b>	<b>6</b>	<b>9,366.36</b>

## Checks and Other Deductions

Description	Items	Amount
Debit Card Purchases	1	25.15
ACH Deductions	6	1,672.93
Other Deductions	15	33,389.00
<b>Total</b>	<b>22</b>	<b>35,087.08</b>