

**FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, July 30, 2025 - 3:30 p.m.
City Hall - Second Floor Conference Room, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

- a. Approval of the Minutes from the June 25, 2025 Meeting

5. **PUBLIC COMMENT**

Any person who wishes to comment on any subject on this agenda may be heard at this time. Please limit your comments to five (5) minutes or less, as directed by the Chairperson. The CRA Advisory Committee will not be able to take any official actions under Comments from the Public. Speakers will address the Chairperson, committee Members, and the Public with respect. Inappropriate language will not be tolerated.

6. **OLD BUSINESS**

- a. Proposed FY 2026 Budget and CIP

7. **NEW BUSINESS**

- a. Review and Evaluation of 1109 Delaware Ave

- b. Review and Evaluation of 510 Orange Avenue Commercial Facade Application
- c. Review and Evaluation of 710 Orange Avenue Commercial Facade Application
- d. Review and Evaluation of 100 S 2nd St Commercial Facade Application
- e. Review and Evaluation of 108 S 2nd St Commercial Facade Application

8. **STAFF AND COMMITTEE MEMBER COMMENTS**

- a. July 2025 Programs and Activities Summary

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 - 3:30 PM

Meeting Date: July 30, 2025

Re: Approval of the Minutes from the June 25, 2025 Meeting

Submitted For: Sara Delgado, Redevelopment Specialist, Community and Economic Dev

Information

SUBJECT

Approval of the Minutes from the June 25, 2025 Meeting

Attachments

June Minutes



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, **June 25, 2025**, IN FORT PIERCE 2ND FLOOR CONFERENCE ROOM, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. ROLL CALL

Present: Phil Thompson; Amanda Geller; Ed Becht; Donna Benton; Patience Landers; Doug Miller

Absent: Hoyt Murphy, Jr.; Daniel Lee; Brandon Nobile

Staff Present: Sara Delgado, Redevelopment Specialist
Shyanne Harnage, Community and Economic Development Director
Willie Colon, Redevelopment Assistant

Motion was made by Ed Becht, and seconded by Amanda Geller

AYE: Amanda Geller, Donna Benton, Doug Miller, Ed Becht, Patience Landers, Phil Thompson

Passed

3. APPROVAL OF MINUTES

- a. Approval of the Minutes from the May 28, 2025 Meeting

Motion was made by Amanda Geller, and seconded by Ed Becht

AYE: Amanda Geller, Donna Benton, Doug Miller, Ed Becht, Patience Landers, Phil Thompson

Passed

4. PUBLIC COMMENT

Any person who wishes to comment on any subject on this agenda may be heard at this time. Please limit your comments to five (5) minutes or less, as directed by the Chairperson. The CRA Advisory Committee will not be able to take any official actions under Comments from the Public. Speakers will address the Chairperson, committee Members, and the Public with respect. Inappropriate language will not be tolerated.

5. OLD BUSINESS

6. NEW BUSINESS

- a. Review and Evaluate the Design Submissions for the Mural at 601 Atlantic Avenue (Project Lift)

The committee reviewed and evaluated the design submissions that met all required criteria. The highest score was awarded to Hannah Lorra. The selected artist and design will be presented at the next FPRA meeting being held on July 8, 2025.

- b. Review and Evaluate the Design Submissions for the Mural at 130 N. 2nd Street (Sailfish)

The committee reviewed and evaluated the design submissions that met all required criteria. The highest score was awarded to Jesse Jentzen. The selected artist and design will be presented at the next FPRA meeting being held on July 8, 2025.

The committee also discussed incorporating local iconography, such as the Sailfish, and creating opportunities for selfie/photo spots. Artists were encouraged to consider scale and opportunities for public interaction in their final designs.

7. STAFF AND COMMITTEE MEMBER COMMENTS

Donna Benton requested a comprehensive overview of CRA-funded projects completed over the past five years. Staff agreed to compile this information, along with a summary of current projects, for discussion at the next meeting.

The Committee highlighted the importance of maintaining city-owned assets and exploring ways to generate revenue from underutilized properties.

There was strong support for a strategic, block-by-block approach to redevelopment, rather than isolated improvements. Suggestions included implementing small but impactful efforts such as pressure washing pavers and repainting streetlight poles. The conversation also emphasized the need for a long-term vision that prioritizes heritage preservation and elevates the overall aesthetic of the downtown area.

8. ADJOURNMENT

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

CRA Advisory Committee - 3:30 PM

Meeting Date: July 30, 2025

Re: Proposed FY 2026 Budget and CIP

Submitted For: Shyanne Harnage, Director, Community and Economic Dev

Information

SUBJECT

Proposed FY 2026 Budget and CIP

Attachments

No file(s) attached.

CRA Advisory Committee - 3:30 PM

Meeting Date: July 30, 2025

Re: Review and Evaluation of 1109 Delaware Ave

Submitted For: Sara Delgado, Redevelopment Specialist, Community and Economic Dev

Information

SUBJECT

Review and Evaluation of 1109 Delaware Ave

Attachments

Application

Before Photos

Proposed improvements

Estimates

Letter

Evaluation Criteria

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24066

Date Submitted: 5/28/2025

APPLICATION FORM

The Commercial Façade Grant Program provides financial assistance in the form of a 50% matching reimbursable grant of up to \$25,000 to eligible property or business owners. The program is designed to support improvements to the exterior appearance of commercial properties and encourage private investment in the FPRA district.

Eligible Improvements Include:

- Awnings/Canopies
- Siding/Stucco
- Windows/Doors
- Decorative Walls and Fencing
- Pedestrian and Bicycle Amenities
- ADA Improvements
- Parking Lot Improvements/Surface parking
- Patio/Deck Improvements
- Exterior Lighting
- Permanent Landscaping
- Security Cameras
- Art installations
- and more

Application Process Summary

- The application period is open April 17, 2025 until June 17,2025 or until funds are exhausted.
- Within 10 business days of receiving a completed application, staff will contact the applicant to confirm eligibility.
- Every 30 days, eligible applications are reviewed by the Community Redevelopment Agency Advisory Committee (CRAAC).
- The FPRA Board will make the final decision on funding approval.
- All applicants will receive written notification of their approval or denial.
- If approved, FPRA staff will prepare a Grant Agreement to be signed by both the applicant and the FPRA Board.
- Grants cannot be awarded retroactively for work that has already been started or completed.

To review full grant program overview, visit:

[Commercial Façade Program Overview](#)

Property Details:

Parcel ID Number:*

2409-823-0027-000-3

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

Project Property Address:*

1109 Delaware Ave

Property Owner (As recorded on Warranty Deed):*

Monarch Lee Homes LLC

Building's Existing Use(s):*

office

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

office

Do you own or lease?*

- Own
- Lease

Lease Term (if applicable):

Applicant Information:

Applicant Name:*

Monarch Lee Homes LLC

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

Owner

Email Address:*

yvonnep0206@gmail.com

Cell Phone Number: *

7725796355

Business Information:

Legal Business Name:

Monarch Lee Homes LLC

Federal Employer Identification Number / Tax ID:

83-2271778

Business Structure*

- | | |
|--------------------------------------|---|
| <input type="radio"/> Corporation | <input type="radio"/> Nonprofit |
| <input checked="" type="radio"/> LLC | <input type="radio"/> Sole Proprietorship |
| <input type="radio"/> Partnership | |

Business Type (Restaurant, Retail, Office, Mixed-Use etc):*

Office

Business Phone Number*

7725796356

Website (If applicable)

Mailing Address (If different):

6395 S Header Canal Road, Port St Lucie, FL 34987

Number of Years in Business:*

7

Number of Years at Current Address:*

4

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

25

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 estimated project cost?

\$51,000

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

30 to 45 days

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.

Proposed Improvements:*

- | | |
|---|--|
| <input checked="" type="checkbox"/> Siding/Stucco | <input type="checkbox"/> Decorative Walls & Fencing |
| <input checked="" type="checkbox"/> Windows/Doors | <input type="checkbox"/> Security Camera System |
| <input type="checkbox"/> Awnings/Canopies | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Parking lot repaving, resealing, and/or restriping | <input type="checkbox"/> Mural/Art Installation |
| <input type="checkbox"/> Patio & Deck Improvements | <input type="checkbox"/> Exterior Painting - Only if part of another improvement |
| <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Roof - Only if visible from street and part of other improvements |
| <input checked="" type="checkbox"/> Permanent Landscaping/Irrigation | <input type="checkbox"/> Other (explain in narrative below) |

Detailed description of the project improvements to be made:*

New impact windows and doors. Replace any rotted wood, Stucco and paint exterior. Add Handicap ramp, landscape.

Any facade project completed prior to FPRA staff approval will not be eligible for reimbursement.

Required Documentation:

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

1109 Delaware Front .jpg

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

1109 Delaware Front 2.jpg

Design Proposal/Construction Plans for the Proposed Improvements:*

1109.png

Submit design and construction plans, project renderings, and any relevant visual materials that clearly convey the proposed physical improvements. Include examples of project colors, materials, specifications, and design elements to illustrate the overall vision and compatibility with the surrounding area.

Proof of ability to fully fund the project, such as bank statements, loan commitments, or other verifiable financial documents.*

Screenshot 2025-05-28 105639.png

Please submit a narrative letter that clearly addresses the following points to support your application for the grant:*

1109 Del APP.pdf

- Explain why this property should be selected to receive funding through the grant program.
- Describe the need for financial assistance and why this funding is critical to the completion of your project.
- Describe how your project will enhance the visual appeal of the FPRA area and contribute to the elimination of slum and blight on the property and in the surrounding environment.
- Highlight any innovative or visually appealing elements of your façade design. Discuss how the project complements the neighborhood's architectural style and incorporates sustainable, long-lasting improvements.
- Describe how your project will benefit the community and generate positive outcomes for the public.
- Explain how the proposed improvements align with and support the goals outlined in the FPRA Plan.

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

Cost Estimates

Cost estimates 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 #1*

1109 Delaware JPM.pdf

Cost Estimate #2

1109 Delaware letter of intent.pdf

Signature

Electronic Signature*

yvonne poindexter

Public Records Disclosure:

If you choose to provide information through any form on this site, unless specifically exempted by Florida Statutes, such information is a public record under Florida's Government in the Sunshine Laws and available for public inspection upon demand.

Certification Statements for Commercial Façade Grant Program Application Submission

- 1. By signing this application electronically, you certify that all of the information you have submitted as a part of this application process is true, complete, and accurate to the best of your knowledge, and that you have read and understand the Commercial Façade Grant Program Overview and application requirements.**
- 2. I authorize the City of Fort Pierce, the FPRA, and their agents to photograph the applicant, property, or business for documentation purposes and promotional use related to this grant program**















LETTER OF INTENT

June 10, 2025

Dear Monarch Lee Homes,

Stormtroopers Home Improvement intends to complete the work as follows at the location of 1109 Delaware Ave, Fort Pierce, FL 34950. This is an estimate only. The following is an explanation of the work to be completed at an estimated price. We can not finalize price, details, and finishes until we have architectural drawings drafted and the finishes picked out to give a more accurate price. If the letter of intent is approved, we will supply the customer with allowances and a payment schedule. Please find our estimate as follows:

TOTAL COST FOR THE BELLOW SCOPE OF WORK: \$54,675.00

STUCCO

Work to be performed on the walls only. no soffits are to be stuccoed
Supply the labor and material to install new tyvek, felt back lath, and stucco

EXTERIOR PAINT

Supply the labor and materials to paint the exterior
Prep - Customer to cut back bushes, trees, and shrubs
Paint and prime - Prime home with stucco primer sealer. Tinted first coat
Paint and prime - Prime home with oil wood primer where needed
Paint and prime - Paint the body and trim
Paint and primer - Satin finish

WINDOWS / DOORS

Windows: Supply the labor and material to replace exterior windows

The following is quoted:

PGT VINYL

Glass color: clear

Frame color:

Turtle code: no

Low E: none

Privacy glass: none

Screen type : none

Grid type: none

Key lock: none

Lead time for windows (from order) :

Hardware pricing is not included / Customer to Provide

Price does not include the cost of new casing, drywall, trim, siding or stucco repair.

Price does not include the cost of window bucs or furring strips

Price does not include any painting

PLEASE NOTE : If customer has requested non impact windows and cannot provide proof of approved shutters, additional charges will occur

GENERAL CONDITIONS

Permit - The customer is to reimburse the contractor all costs in order to obtain the permit. Contractor to supply receipts to the customer.

Permit Document preparation is included

Trash/dumpster - Removal of contractors trash is included in estimate

Delivery - unless otherwise noted, the price does not include the delivery of any products not supplied by the contractor. NOTE: Unless otherwise noted, any materials that are required to have a delivery that are not contractor supplied, there will be additional charges

Cleaning - Contractor and their Subcontractors will ensure that no installation waste remains on the external walkways, stairwells, elevator, or parking lot of the facility at the end of each day of work. Any waste will be immediately removed.

Schedule - Contractor to provide customer with a schedule at the start of the job identifying the individual work tasks and their anticipated dates of performance. This schedule will be reviewed regularly to account for any necessary updates and changes.

Start of work - Work will start within 2-3 weeks once we have the permit. All materials must be on site before work is started.



ONLINE SERVICES

LICENSEE DETAILS

2:34:49 PM 6/18/2025

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

Licensee Information

Name:	MCKENNA, EDWARD S (Primary Name) STORMTROOPERS HOME IMPROVEMENT L.L.C (DBA Name)
Main Address:	614 GRANADEER ST PORT ST LUCIE Florida 34983
County:	ST. LUCIE
License Location:	104 NE ELDERBERRY TERRACE JENSEN BEACH FL 34957
County:	MARTIN

License Information

License Type:	Certified Building Contractor
Rank:	Cert Building
License Number:	CBC1258324
Status:	Current,Active
Licensure Date:	10/19/2010
Expires:	08/31/2026

Special Qualifications	Qualification Effective
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Construction Business	10/19/2010
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Alternate Names

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413 SW Silver Palm Cove Port St Lucie, FL 34986

July 7, 2025

PROJECT ESTIMATE

Property Location: 1109 Delaware Ave, Fort Pierce, FL 34950

Total Cost: \$51,000

Scope of Work

- Supply labor and materials to stucco exterior.
- Supply labor and materials to paint the exterior.
- Supply labor and materials to install impact windows and doors.
- Supply labor and materials to landscape front and sides of building
- Supply labor and materials to replace bathroom vanity and kitchenette cabinet
- Remove and dispose of all debris
- Permit related fees.

Timeline

Once permit is received, work to be performed in a timely manner. The estimated time frame is 30 to 45 days.

ONLINE SERVICES

LICENSEE DETAILS

5:01:20 PM 7/8/2025

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

Licensee Information

Name:	EHR SAM, HOWARD ERNEST (Primary Name) MIGHTER'S LLC (DBA Name)
Main Address:	10747 TOWERBRIDGE CIR LITTLETON Colorado 80130
County:	OUT OF STATE
License Location:	413 SW SILVER PALM CV PORT ST LUCIE FL 34986
County:	ST. LUCIE

License Information

License Type:	Certified General Contractor
Rank:	Cert General
License Number:	CGC1528781
Status:	Current,Active
Licensure Date:	03/11/2020
Expires:	08/31/2026

Special Qualifications	Qualification Effective
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Construction Business	11/18/2024
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Alternate Names

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[View Related License Information](#)

[View License Complaint](#)

Grant Application Narrative – 1109 Delaware Ave, Fort Pierce, FL

We respectfully submit this application for funding to support the revitalization of **1109 Delaware Ave**, a property located in a designated redevelopment area within the Fort Pierce Redevelopment Agency (FPRA) district. This highly visible and historically significant structure has suffered extensive deterioration over time, contributing to the surrounding area's decline. With strategic investment, this property can be transformed into a beacon of renewal that supports the broader goals of the FPRA Plan.

1. Why This Property Should Be Selected for Funding

1109 Delaware Ave is situated along a key corridor in Fort Pierce and is central to community life and economic activity. Due to its prominent location and current dilapidated state, the property stands as a clear example of blight within the FPRA boundaries. Investing in this site will serve as a catalyst for further redevelopment, boosting morale among residents and encouraging private investment in adjacent properties. It offers a highly visible opportunity to demonstrate the transformative power of the grant program.

2. Need for Financial Assistance

Given the extent of the property's disrepair, the scope and cost of necessary renovations are significant. Financial assistance from the FPRA grant is therefore essential to launch and complete this project. Without this funding, 1109 Delaware Ave will continue to deteriorate, worsening the area's appearance and economic outlook.

3. Elimination of Slum and Blight

The proposed improvements include exterior renovations, new windows and doors, fresh paint, and landscaping. These enhancements will eliminate visible decay and restore safety, functionality, and beauty to the property. The surrounding neighborhood will benefit as the blight is replaced by a well-maintained, inviting structure. The project directly supports the FPRA's mission to eliminate slum conditions and promote neighborhood revitalization.

4. Design Innovation and Neighborhood Compatibility

Design elements will blend historic character with modern resilience—maintaining the building's original charm while introducing clean, contemporary lines, decorative accents, and pedestrian-friendly lighting. The upgrades are intended to be durable, low-maintenance, and visually striking, aligning with the neighborhood's architectural language while contributing to a forward-looking community image.

5. Community Benefit and Positive Public Outcomes

This revitalization project will have a ripple effect throughout the area. Beyond visual improvement, the rehabilitated property will contribute to increased property values, enhanced safety, and potentially house new local services, businesses, or community organizations. The project demonstrates a commitment to reinvesting in underserved areas and will inspire confidence among residents, business owners, and investors. Ultimately, it will help create a cleaner, safer, and more vibrant community hub for Fort Pierce residents.

6. Alignment with FPRA Plan Goals

The proposed improvements at 1109 Delaware Ave align directly with the goals of the FPRA Redevelopment Plan, including:

- Elimination of slum and blight
- Encouragement of private investment in redevelopment areas
- Enhancement of visual and structural quality of existing buildings
- Promotion of sustainable, long-lasting development practices
- Strengthening of neighborhood identity and community pride

This project exemplifies the type of impactful redevelopment envisioned by the FPRA and serves as a model for how targeted funding can deliver lasting community benefit.

Evaluation Criteria	Max Points Possible 100	
Visual Impact/Blight Elimination	Max 50	
<p>The project's ability to enhance the visual appeal of the FPRA and significantly eliminate the blight of the building. The elimination of blight will increase safety and security of the public enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation.</p>	50	
Total Project Investment	Max 25	
<p>The higher the ratio of private investment compared to the public grant dollar investment, the higher the score.</p>		
Over \$100,000		25
\$100,000 - \$50,000		20
\$50,000-\$25,000		15
\$25,000 - \$10,000		10
Under \$10,000	5	
Design and Creativity	Max 15	
<ul style="list-style-type: none"> • Innovative and visually appealing facade design • Compatibility with neighborhood's architectural style • Sustainability and longevity of proposed improvements 	15	
Community Impact/Public Benefit	Max 10	
<p>The funded projects not only improve the appearance of commercial properties but also generate meaningful positive impacts for the community and the general public.</p>	10	
Total Project Score	100	

CRA Advisory Committee - 3:30 PM

Meeting Date: July 30, 2025

Re: Review and Evaluation of 510 Orange Avenue Commercial Facade Application

Submitted For: Sara Delgado, Redevelopment Specialist, Community and Economic Dev

Information

SUBJECT

Review and Evaluation of 510 Orange Avenue Commercial Facade Application

Attachments

Application

Before Photos

Proposed improvements (Parking lot)

Estimates

Letter

Evaluation Criteria

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24096

Date Submitted: 6/12/2025

APPLICATION FORM

The Commercial Façade Grant Program provides financial assistance in the form of a 50% matching reimbursable grant of up to \$25,000 to eligible property or business owners. The program is designed to support improvements to the exterior appearance of commercial properties and encourage private investment in the FPRA district.

Eligible Improvements Include:

- Awnings/Canopies
- Siding/Stucco
- Windows/Doors
- Decorative Walls and Fencing
- Pedestrian and Bicycle Amenities
- ADA Improvements
- Parking Lot Improvements/Surface parking
- Patio/Deck Improvements
- Exterior Lighting
- Permanent Landscaping
- Security Cameras
- Art installations
- and more

Application Process Summary

- The application period is open April 17, 2025 until June 17, 2025 or until funds are exhausted.
- Within 10 business days of receiving a completed application, staff will contact the applicant to confirm eligibility.
- Every 30 days, eligible applications are reviewed by the Community Redevelopment Agency Advisory Committee (CRAAC).
- The FPRA Board will make the final decision on funding approval.
- All applicants will receive written notification of their approval or denial.
- If approved, FPRA staff will prepare a Grant Agreement to be signed by both the applicant and the FPRA Board.
- Grants cannot be awarded retroactively for work that has already been started or completed.

To review full grant program overview, visit:

[Commercial Façade Program Overview](#)

Property Details:

Parcel ID Number:*

2410-606-0004-000-3

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

Project Property Address:*

510 Orange Ave

Property Owner (As recorded on Warranty Deed):*

Bunwin, Inc

Building's Existing Use(s):*

Vacant

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

School

Do you own or lease?*

- Own
 Lease

Lease Term (if applicable):

5 year

Applicant Information:

Applicant Name:*

Bunwin, Inc.

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

Legacy School

Email Address:*

hovenre@gmail.com

Cell Phone Number: *

5617623732

Business Information:

Legal Business Name:

Bunwin, Inc.

Federal Employer Identification Number / Tax ID:

65-0383064

Business Structure*

Corporation

LLC

Partnership

Nonprofit

Sole Proprietorship

Business Type (Restaurant, Retail, Office, Mixed-Use etc):*

Educational Use (new)

Business Phone Number*

5617623732

Website (If applicable)

Mailing Address (If different):

Number of Years in Business:*

new

Number of Years at Current Address:*

new

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

August 2026

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 estimated project cost?

\$75,000

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

6 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.

Proposed Improvements:*

- | | |
|--|--|
| <input type="checkbox"/> Siding/Stucco | <input checked="" type="checkbox"/> Decorative Walls & Fencing |
| <input type="checkbox"/> Windows/Doors | <input type="checkbox"/> Security Camera System |
| <input type="checkbox"/> Awnings/Canopies | <input checked="" type="checkbox"/> Signs |
| <input checked="" type="checkbox"/> Parking lot repaving, resealing, and/or restriping | <input type="checkbox"/> Mural/Art Installation |
| <input type="checkbox"/> Patio & Deck Improvements | <input type="checkbox"/> Exterior Painting - Only if part of another improvement |
| <input checked="" type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Roof - Only if visible from street and part of other improvements |
| <input checked="" type="checkbox"/> Permanent Landscaping/Irrigation | <input type="checkbox"/> Other (explain in narrative below) |

Detailed description of the project improvements to be made:*

We are planning several key renovations to enhance the overall appearance, functionality, and safety of our facility. These improvements include upgrading the landscaping, repaving the parking lot, and adding exterior lighting. Enhancing the landscaping will significantly boost the property's curb appeal, creating a more welcoming and attractive environment for families and community members. Replacing and repaving the parking lot will not only improve its visual appeal but also provide a smoother and safer experience for vehicles and pedestrians. Additionally, the installation of upgraded lighting throughout the exterior areas will greatly increase safety, particularly during early morning drop-offs and evening events—benefiting the students we serve and the surrounding community. Together, these improvements reflect our commitment to maintaining a secure, inviting, and community-oriented educational space.

Any facade project completed prior to FPRA staff approval will not be eligible for reimbursement.

Required Documentation:

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

Resized_20240501.jpeg

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

Resized_20240501.jpeg

Design Proposal/Construction Plans for the Proposed Improvements:*

510 Orange Legacy Plan.pdf

Submit design and construction plans, project renderings, and any relevant visual materials that clearly convey the proposed physical improvements. Include examples of project colors, materials, specifications, and design elements to illustrate the overall vision and compatibility with the surrounding area.

Proof of ability to fully fund the project, such as bank statements, loan commitments, or other verifiable financial documents.*

510 Orange Legacy POF.pdf

Please submit a narrative letter that clearly addresses the following points to support your application for the grant:*

510 Orange Legacy Plan.pdf

- Explain why this property should be selected to receive funding through the grant program.
- Describe the need for financial assistance and why this funding is critical to the completion of your project.
- Describe how your project will enhance the visual appeal of the FPRA area and contribute to the elimination of slum and blight on the property and in the surrounding environment.
- Highlight any innovative or visually appealing elements of your façade design. Discuss how the project complements the neighborhood's architectural style and incorporates sustainable, long-lasting improvements.
- Describe how your project will benefit the community and generate positive outcomes for the public.
- Explain how the proposed improvements align with and support the goals outlined in the FPRA Plan.

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

Cost Estimates

Cost estimates 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 #1*

510 Bid Graham.pdf

Cost Estimate #2

510 Orange Bid Innov.pdf

Signature

Electronic Signature*

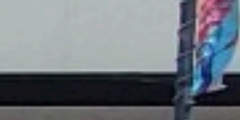
Steven Tarr

Public Records Disclosure:

If you choose to provide information through any form on this site, unless specifically exempted by Florida Statutes, such information is a public record under Florida's Government in the Sunshine Laws and available for public inspection upon demand.

Certification Statements for Commercial Façade Grant Program Application Submission

- 1. By signing this application electronically, you certify that all of the information you have submitted as a part of this application process is true, complete, and accurate to the best of your knowledge, and that you have read and understand the Commercial Façade Grant Program Overview and application requirements.**
- 2. I authorize the City of Fort Pierce, the FPRA, and their agents to photograph the applicant, property, or business for documentation purposes and promotional use related to this grant program**

















Peacock
ARTS DISTRICT

ARTS DISTRICT
PEACOCK ARTS DISTRICT

FORT PIERCE
PEACOCK ARTS DISTRICT



510 Orange Ave Improvements Quote

1 message

JB <jwb0409@yahoo.com>

To: Steve Tarr <Hovenre@gmail.com>

Thu, Jun 12, 2025 at 7:13 AM

innovative Carpentry Services

Re: Quote for 510 Orange Ave Improvements

> Improvements project:

- > 1. Pavement and striping.
- > 2. Awning/canopy repairs.
- > 3. Landscaping improvements.
- > 4. Exterior front entrance flooring install.
- > 5. Recirculate driving patterns for dropoff.
- > 6. Install exterior lighting.
- > 7. Paint exterior.
- > 8. Install fencing.

Estimated Total: \$75,000

From: **Bryan Vargas** <bryanvargas1990@gmail.com>
Date: Sun, May 25, 2025 at 4:56 PM
Subject: Re: 510 Orange
To: Legacy Consortium <legacyconsortiumllc@gmail.com>

These are the plans for outside.

We are planning several key renovations to enhance the overall appearance, functionality, and safety of our facility. These improvements include upgrading the landscaping, repaving the parking lot, and adding exterior lighting. Enhancing the landscaping will significantly boost the property's curb appeal, creating a more welcoming and attractive environment for families and community members. Replacing and repaving the parking lot will not only improve its visual appeal but also provide a smoother and safer experience for vehicles and pedestrians. Additionally, the installation of upgraded lighting throughout the exterior areas will greatly increase safety, particularly during early morning drop-offs and evening events—benefiting the students we serve and the surrounding community. Together, these improvements reflect our commitment to maintaining a secure, inviting, and community-oriented educational space.

Evaluation Criteria	Max Points Possible 100	
Visual Impact/Blight Elimination	Max 50	
<p>The project's ability to enhance the visual appeal of the FPRA and significantly eliminate the blight of the building. The elimination of blight will increase safety and security of the public enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation.</p>	50	
Total Project Investment	Max 25	
<p>The higher the ratio of private investment compared to the public grant dollar investment, the higher the score.</p>		
Over \$100,000		25
\$100,000 - \$50,000		20
\$50,000-\$25,000		15
\$25,000 - \$10,000		10
Under \$10,000	5	
Design and Creativity	Max 15	
<ul style="list-style-type: none"> • Innovative and visually appealing facade design • Compatibility with neighborhood's architectural style • Sustainability and longevity of proposed improvements 	15	
Community Impact/Public Benefit	Max 10	
<p>The funded projects not only improve the appearance of commercial properties but also generate meaningful positive impacts for the community and the general public.</p>	10	
Total Project Score	100	

CRA Advisory Committee - 3:30 PM

Meeting Date: July 30, 2025

Re: Review and Evaluation of 710 Orange Avenue Commercial Facade Application

Submitted For: Sara Delgado, Redevelopment Specialist, Community and Economic Dev

Information

SUBJECT

Review and Evaluation of 710 Orange Avenue Commercial Facade Application

Attachments

Application

Before photos

Design Concept

Estimates

Letter

Evaluation Criteria

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24105

Date Submitted: 6/17/2025

APPLICATION FORM

The Commercial Façade Grant Program provides financial assistance in the form of a 50% matching reimbursable grant of up to \$25,000 to eligible property or business owners. The program is designed to support improvements to the exterior appearance of commercial properties and encourage private investment in the FPRA district.

Eligible Improvements Include:

- Awnings/Canopies
- Siding/Stucco
- Windows/Doors
- Decorative Walls and Fencing
- Pedestrian and Bicycle Amenities
- ADA Improvements
- Parking Lot Improvements/Surface parking
- Patio/Deck Improvements
- Exterior Lighting
- Permanent Landscaping
- Security Cameras
- Art installations
- and more

Application Process Summary

- Within 10 business days of receiving a completed application, staff will contact the applicant to confirm eligibility.
- Every 30 days, eligible applications are reviewed by the Community Redevelopment Agency Advisory Committee (CRAAC).
- The FPRA Board will make the final decision on funding approval.
- All applicants will receive written notification of their approval or denial.
- If approved, FPRA staff will prepare a Grant Agreement to be signed by both the applicant and the FPRA Board.
- Grants cannot be awarded retroactively for work that has already been started or completed.

To review full grant program overview, visit:

[Commercial Façade Program Overview](#)

Property Details:

Parcel ID Number:*

2410-605-0011-000-2

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

Project Property Address:*

710 Orange Ave Fort Pierce FL 34950

Property Owner (As recorded on Warranty Deed):*

Botanical Sanctuary LLC

Building's Existing Use(s):*

0100

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

n/a

Do you own or lease?*

- Own
- Lease

Lease Term (if applicable):

n/a

Applicant Information:

Applicant Name:*

Emily Fingerhut

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

Admin Assistant

Email Address:*

emily@pierceharbor.com

Cell Phone Number: *

772-340-6967

Business Information:

Legal Business Name:

Botanical Sanctuary LLC

Federal Employer Identification Number / Tax ID:

47-1749190

Business Structure*

- | | |
|--------------------------------------|---|
| <input type="radio"/> Corporation | <input type="radio"/> Nonprofit |
| <input checked="" type="radio"/> LLC | <input type="radio"/> Sole Proprietorship |
| <input type="radio"/> Partnership | |

Business Type (Restaurant, Retail, Office, Mixed-Use etc):*

Property Managment

Business Phone Number*

772-801-5729

Website (If applicable)

Mailing Address (If different):

Number of Years in Business:*

11

Number of Years at Current Address:*

5

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

n/a

Project Details:

Grant amount requested?

15,840.45

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

What is the total estimated project cost?

31,680.90

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

12/1/25

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.

Proposed Improvements:*

- | | |
|--|--|
| <input type="checkbox"/> Siding/Stucco | <input type="checkbox"/> Decorative Walls & Fencing |
| <input checked="" type="checkbox"/> Windows/Doors | <input type="checkbox"/> Security Camera System |
| <input type="checkbox"/> Awnings/Canopies | <input type="checkbox"/> Signs |
| <input checked="" type="checkbox"/> Parking lot repaving, resealing, and/or restriping | <input type="checkbox"/> Mural/Art Installation |
| <input type="checkbox"/> Patio & Deck Improvements | <input type="checkbox"/> Exterior Painting - Only if part of another improvement |
| <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Roof - Only if visible from street and part of other improvements |
| <input type="checkbox"/> Permanent Landscaping/Irrigation | <input type="checkbox"/> Other (explain in narrative below) |

Detailed description of the project improvements to be made:*

The proposed project includes the installation of impact-resistant windows on the second story and the repaving and restriping of the parking lot.

Any facade project completed prior to FPRA staff approval will not be eligible for reimbursement.

Required Documentation:

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

710 Front 1.jpg

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

710 Front 2.jpg

Design Proposal/Construction Plans for the Proposed Improvements:*

710 Design Concept.png

Submit design and construction plans, project renderings, and any relevant visual materials that clearly convey the proposed physical improvements. Include examples of project colors, materials, specifications, and design elements to illustrate the overall vision and compatibility with the surrounding area.

Proof of ability to fully fund the project, such as bank statements, loan commitments, or other verifiable financial documents.*

Botanical Sanctuary proof of funding.pdf

Please submit a narrative letter that clearly addresses the following points to support your application for the grant:*

710 Letter.pdf

- Explain why this property should be selected to receive funding through the grant program.
- Describe the need for financial assistance and why this funding is critical to the completion of your project.
- Describe how your project will enhance the visual appeal of the FPRA area and contribute to the elimination of slum and blight on the property and in the surrounding environment.
- Highlight any innovative or visually appealing elements of your façade design. Discuss how the project complements the neighborhood's architectural style and incorporates sustainable, long-lasting improvements.
- Describe how your project will benefit the community and generate positive outcomes for the public.
- Explain how the proposed improvements align with and support the goals outlined in the FPRA Plan.

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

Cost Estimates

Cost estimates 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 #1*

710 Window Combo Ests.pdf

Cost Estimate #2

Combined Asphalt Ests.pdf

Signature

Electronic Signature*

Emily Fingerhut

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- 2. I authorize the City of Fort Pierce, the FPRA, and their agents to photograph the applicant, property, or business for documentation purposes and promotional use related to this grant program**





THE
PEACOCK
HOUSE



© 2024 Google



D&L SANDEEN GENERAL CONTRACTING LLC
 CGC# 1521012
 579 SE SUNNYBROOK TER
 PORT ST. LUCIE, FL. 34983

QUOTE
 061625100
 Date: 06/16/2025

579 SW Sunnybrook Terrace
 Port Saint Lucie, FL. 34983
 561-619-1240

To:
 Pierce Harbor Realty
 Fort Pierce, FL
 34950

Job name	Job address	Job number
710 Orange Ave Horizontal roller windows	710 Orange Ave Fort Pierce, FL 34950	061625100Q

Qty	Description	Unit price	Line total
4	Furnish and install (4) horizontal roller windows (Vinyl PGT Impact rated) with colonial grids to match existing Installation to be done as per Florida Building Code Scaffolding set up included		\$10,455.90
	All materials included		
Permit	Permit submittal to City of Fort Pierce Building Department Not responsible for any engineering required or permit fees assessed by municipality		\$300.00
		TOTAL	\$10,755.90
	<p>85% due upon acceptance of this proposal (\$6,991.94)</p> <p>25% due upon scheduling/commencement (\$2,688.98)</p> <p>10% due upon completion (EXCLUDING FINAL INSPECTION) (\$1,075.90.)</p>		

TERMS & CONDITIONS

- For the price stated, D&L Sandeen General Contracting, LLC, now known as the Seller, agrees to furnish all materials (the "Materials") and labor for job described. This is a firm offer- Seller shall obtain the construction permit (if needed) to perform the work requested by Buyer. The permit cost will be added to contract total unless otherwise stated. Acceptance by the Buyer must be on the exact terms and conditions herein and any additional or different terms shall constitute a counteroffer by Buyer. In the event of typographical, mathematical or human error in this contract, as reasonably determined by Seller, the parties hereby agree to immediately correct such error in this contract. This proposal price will be honored for 30 days.
- This proposal does not become a contract until accepted and signed by an authorized representative or officer of Seller and, if not accepted, payment shall be returned (if received). Sellers terms shall prevail over Buyers terms at all times. Seller reserves the right to cancel this contract or any part thereof, without penalty, if Buyer fails to comply with the terms and conditions or fails to make any payments within the time specified. In addition, if this contract covers the installation of more than two residential dwellings, then Seller reserves the right to terminate this contract for any reason with respect to any residential dwelling which Seller has not commenced work with respect thereto by giving 3 days written notice to Buyer. Materials returned without the written permission of the Seller will not be accepted for replacement or credit. In the event this contract is signed by a corporation, the signer hereby agrees to guarantee payment personally.
- All balances due under this contract are due and payable upon COMPLETION OF INSTALLATION OF THE MATERIALS by Seller without notice or demand and shall bear interest from such date at the lesser of 18% per annum and the maximum legal rate. If Buyer requests a delay in the installation of the Materials after the date of this contract, then interest shall accrue from the date of such requested delay. In the event payment of this contract is enforced through attorneys or by suit or in bankruptcy or probate proceedings, Seller shall recover and Buyer hereby agrees to pay all reasonable attorney fees and costs of court incurred by Seller.
- Seller expressly reserves all of Sellers mechanics and materialmen liens which may be asserted under any provisions of law to secure payment of the contract price and may claim the same as a lien upon real property on which the installation of the Materials is made. If the Buyer is a commercial legal entity, Buyer grants to Seller, perfected, first lien purchase money security interest in and to the Materials, governed by the Uniform Commercial Code in the State of Florida (the UCC"). If Buyer is a commercial legal entity, this contract shall constitute a valid financing statement and may be filled by Seller and upon default by Buyer; Seller shall have all remedies set forth in the UCC. No UCC security interest is granted to Seller if Buyer is a consumer.
- Product warranty is per manufacturer. Any balance not paid when due will render any warranty given by Seller hereunder to be automatically NULL AND VOID for all purposes.
- Seller agrees to take reasonable steps to ensure the fulfillment of orders received, but performance is subject to, and Seller shall not be liable for, any and all delays or cancellations caused by war, accidents, strikes, inability to secure labor and raw materials, fires, inclement weather conditions, rainy or windy weather, embargoes, transportation shortage and delays, government conscription, priorities, and failure on Buyers part to give notice of requirements and/or proper measurements and other information, and all other causes beyond Seller's control affecting the whole or any part of Seller's obligation hereunder.
- Seller shall make any changes to the Materials and the work which in its judgment maybe necessary while on the jobsite in order to properly install the Materials and to comply with applicable building codes, regulations, and laws. In the event any additional work or modifications of the work is necessary due to the conditions existing at the time construction commences which are unknown and not obvious (and whether reflected in the construction drawings or not), Seller reserves the right to charge the Buyer the necessary sum to complete all additional work or to cancel this contract and receive payment for all work completed up to such time.
- D&L Sandeen General Contracting, LLC is not responsible for painting, damage to stucco, drywall, broken sills, tile, or anything else pertaining to interior and exterior finish work unless otherwise specific exceptions are stated on page (1) of this contract as an additional term. D&L Sandeen General Contracting, LLC will use its best efforts to minimize damage to the listed areas, although when removing, glass windows and doors damage may occur.
- Seller is not held responsible for damage which may occur to personal property at the jobsite, which must be removed from the area of the Jobsite, unless such damage is caused by the gross negligence of Seller.
- Distortion and Waves. Laminated impact glass may have some distortion or waves depending on size of the glass. D&L Sandeen General Contracting, LLC does not manufacture glass, thus this is a manufacturing problem and it will be handled by the glass manufacturer. Depending on the severity of the distortion or waves and weather it meets ASTM Standards, it will be the discretion of the glass manufacturer whether the glass will be replaced or not.
- All risk of loss is passed to Buyer upon delivery of the Materials to the jobsite and Buyer shall be solely responsible for any theft, damages, vandalism, or other loss thereto. Seller will retain title to the Materials until payment in full of contract price has been made.
- This contract shall be governed by and construed in accordance with the laws of the State of Florida (without giving effect to conflict of laws) and federal law. No statement, representation, warranty (implied or expressed), or agreement (written or verbal) not appearing on the face of the contract or in the Terms and Conditions shall be binding upon the parties hereto. No agent, employee, or representative is authorized to legally bind Seller to any representation, warranty, or agreement which is not set forth in Miting in this contract. This contract is the entire agreement between the parties. No attempted modification of this contract shall be enforceable unless signed by the party against which such modification is to be enforced. No sale representative, contractor, or agent of Seller has the authority to modify, alter, or waive any terms of this contract. This contract shall not be assigned by Buyer. Seller may assign this contract without the consent of Buyer.
- The installation timeline provided on this agreement is an estimate and may be subject to changes due to factors beyond our control, such as manufacturing delays, D&L Sandeen General Contracting, LLC's schedule, weather conditions, and other unforeseen circumstances. Early delivery or the product to D&L sandeen General Contracting, LLC does not guarantee installation before the estimated dates on page (1) While D&L Sandeen General Contracting, LLC is committed to making its best efforts for prompt installation upon product arrival at our warehouse, the parties acknowledge that the schedule is subject to external influences.
- If and only if Buyer is a consumer, then Buyer may cancel this contract at any time prior to midnight of the third (3rd) business day after the date of this contract. Cancellation Fee is 50% of contract after the 3 day right of rescission.

BUYERS SIGNATURE

DATE



Port St Lucie Glass & Mirror, Inc.
 1520 SE South Niemeyer Cir Ste 2
 Port Saint Lucie, FL 34952
 7723357272
 pslglassandmirror@gmail.com
 www.pslglassandmirror.com

Estimate

ADDRESS

Pierce Harbor
 Attn: Emily

SHIP TO

Emily
 Pierce Harbor

ESTIMATE # 3336

DATE 05/06/2025

JOB LOCATION

710 Orange Ave.

DATE	SCOPE OF WORK	QTY	RATE	AMOUNT
	2nd Floor Partial Window replacement: Unit #202, #204: Remove Existing Non- Impact Picture Windows and Replace. Fixed Picture Windows -PGT PW 772A -Series Elevations: Room #202: (1) Thus 79" x 62" in (2) Equal Lites with Surface Applied Interior and Exterior Muntins Bars Room #204 (2) Thus 79" x 62" in (2) Equal Lites No Muntin Bars Required (1) Thus 122 x 62 in (3) Equal lites No Muntin Bars Required Finish: White Glass: 7/16" Clear Impact TOTAL CONTRACT PRICE: \$19,552.00 **NOTE** This Quotation Includes City of Ft Pierce Building Permit **Bid Exclusions** Stucco, Drywall Repair that may be needed during removing of Existing Windows. Wood Buck and or adequate support as per Building Dept. recommendation	1	19,552.00	19,552.00

A 50% deposit is required upon ordering all materials and scheduling all scope of work and the balance will be due upon completion.

SUBTOTAL	19,552.00
TAX	0.00
TOTAL	\$19,552.00

Accepted By

Accepted Date

1028 SW 36th Terrace
Palm City, FL 34990
P: (772)-260-5543
Ecamcooffice247@gmail.com



ASPHALT PROPOSAL

To: Mega Construction Solutions

Job Address: Peacock House
710 Orange Ave, Ft. Pierce, FL 34950

We hereby submit specifications and estimates;
Section 1: Mill and pave 1" SP 9.5 3,604 SF includes baserock for raising elevation
Section 2: Mill and pave 1" SP 9.5 100 SF includes baserock for raising elevation
Section 3: Mill and overlay 1" SP 9.5 5,904 SF

We hereby propose labor and materials complete in the accordance with the above specifications for the sum of:

Forty thousand two hundred thirty two and 00/100 (\$40,232.00)

INCREASES IN MATERIAL AND FUEL COST: In the event that, during construction of the improvement described herein, Subcontractor's costs for materials used or to be used are increased more than 5% over the Subcontractor's costs for same at the time this Contract was signed, for any cause(s) beyond the control of the Subcontractor, then Subcontractor shall have the right to pass the entire amount of materials costs increase(s) along to GC/Owner by adding the total amount(s) thereof to the Contract Price. The contract sum shall be adjusted by change order.

Acceptance of Proposal

This Proposal becomes a CONTRACT upon signing. Service will begin when signed and a 30% deposit is received. The remaining balance is to be paid bi-weekly upon work in progress until paid in full. The undersigned certifies that the above information to be true and correct and states that he or she is an approved signer.

Accepted by: _____ *Printed Name*

_____/_____/_____
Submitted by Chris McKernan *Signature Date*

ESTIMATE



Service Address

710 Orange Ave
Fort Pierce, FL

Prepared For

Emily Fingerhut
722 Orange Ave
Fort Pierce, FL
(772) 340-6967

South Florida Asphalt Services

16059 E Derby Dr
Loxahatchee, FLORIDA 33470
Phone: (561) 662-0558
Email: southflasphalt@gmail.com

Estimate #	3776
Date	06/16/2025
	Broward County
Business / Tax #	19-3B21424/ Palm Beach U-22586

Description	Total
Commercial Asphalt Resurfacing	\$20,925.00

Job Site:
710 Orange Ave Ft. Pierce

Approximately 9300 ft.² to be resurfaced with new asphalt as follows as:

Prep:

1. Pick up existing car stops and set aside for re-use

Note to customer: any broken or damaged car stops will be an additional charge of \$65.00 each installed

Asphalt prep:

1. Make all necessary key cuts at streets, sidewalks, around drains, ETC..
2. Remove all necessary faulted areas in existing asphalt before install new asphalt

Tack Coat:

1. Apply RC-70 tack coat before installing new asphalt

Asphalt Paving installation:

1. Machine lay 1 inch of compacted hot asphalt type S-111

Line Striping:

1. Stripe all parking spaces, handicaps, directional arrows, pavement markings ETC... according to previous line layout

Striping detail to be provided by customer

2. Car stops installation:

Set and pin existing car stops

Botanical Sanctuary, LLC

710 Orange Ave.

Fort Pierce, FL 34950

6/17/2025

Subject: Grant Application – 710 Orange Ave. Fort Pierce, FL 34950

Dear Members of the Fort Pierce Redevelopment Agency,

I am writing to submit an application for the Commercial Façade Grant to support significant improvements to our residential property located at 710 Orange Ave. Fort Pierce, FL 34950 within the Fort Pierce Redevelopment Area. The proposed project includes the installation of impact-resistant windows on the second story and the repaving and restriping of the parking lot. These enhancements aim to address critical maintenance issues and contribute to the ongoing revitalization efforts within the FPRA district.

1. Need for Financial Assistance: The current windows on the second story are outdated, leading to significant energy loss and allowing pests to enter the home. Replacing them with impact-resistant glass will not only improve energy efficiency but also enhance the safety and comfort of the residents. Additionally, the parking lot has deteriorated over time, with cracks and faded striping creating safety hazards. Repaving and restriping the lot will ensure a safer environment for residents and visitors. While we are committed to funding these improvements independently, this grant will expedite the project, reducing the timeline and enabling us to complete the upgrades more efficiently.

2. Enhancement of Visual Appeal and Elimination of Blight: The proposed improvements will significantly enhance the property's appearance, aligning with the FPRA's goal of eliminating slum and blight. Installing modern, impact-resistant windows will update the façade, contributing to a more cohesive and attractive streetscape. Repaving and restriping the parking lot will eliminate unsightly cracks and faded markings, further enhancing the property's curb appeal and setting a positive example for neighboring properties.

3. Innovative and Visually Appealing Elements: The new impact-resistant windows will feature a sleek, contemporary design that complements the architectural style of the neighborhood. The choice of materials and finishes will ensure durability and aesthetic appeal, contributing to the overall visual enhancement of the area. The repaved parking lot will include clearly defined spaces and updated signage, improving both functionality and appearance.

4. Community Benefits and Positive Outcomes: These improvements will provide a safer and more comfortable living environment for residents, promoting community well-being. By enhancing the property's appearance and functionality, we aim to set a positive example for neighboring properties, encouraging further investment and improvements within the FPRA district. The project aligns with the FPRA's objectives of fostering neighborhood restoration and economic development.

5. Alignment with the FPRA Plan: The proposed project supports several goals outlined in the 2020 FPRA Community Redevelopment Plan, including:

- **Restoring Neighborhoods:** By upgrading the property, we contribute to the overall revitalization of the neighborhood, enhancing its appeal and desirability.
- **Fostering Arts and Culture:** While the project is primarily focused on physical improvements, the enhanced property may serve as a catalyst for cultural and community activities in the area.
- **Re-Setting the Economic Base:** The improvements will increase the property's value, contributing to the economic stability and growth of the FPRA district.
- **Connecting Neighborhoods, Destinations, and Employment Centers:** By improving the property's infrastructure, we support better connectivity and accessibility within the community.

We respectfully request your consideration for this grant, which will enable us to make meaningful improvements that benefit both our property and the broader Fort Pierce community. Thank you for your time and consideration.

Sincerely,

Emily Fingerhut
772-801-5729 Ext 106
emily@pierceharbor.com

Evaluation Criteria	Max Points Possible 100	
Visual Impact/Blight Elimination	Max 50	
<p>The project's ability to enhance the visual appeal of the FPRA and significantly eliminate the blight of the building. The elimination of blight will increase safety and security of the public enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation.</p>	50	
Total Project Investment	Max 25	
<p>The higher the ratio of private investment compared to the public grant dollar investment, the higher the score.</p>		
Over \$100,000		25
\$100,000 - \$50,000		20
\$50,000-\$25,000		15
\$25,000 - \$10,000		10
Under \$10,000	5	
Design and Creativity	Max 15	
<ul style="list-style-type: none"> • Innovative and visually appealing facade design • Compatibility with neighborhood's architectural style • Sustainability and longevity of proposed improvements 	15	
Community Impact/Public Benefit	Max 10	
<p>The funded projects not only improve the appearance of commercial properties but also generate meaningful positive impacts for the community and the general public.</p>	10	
Total Project Score	100	

CRA Advisory Committee - 3:30 PM

Meeting Date: July 30, 2025

Re: Review and Evaluation of 100 S 2nd St Commercial Facade Application

Submitted For: Sara Delgado, Redevelopment Specialist, Community and Economic Dev

Information

SUBJECT

Review and Evaluation of 100 S 2nd St Commercial Facade Application

Attachments

Application

Before Photos

Proposed improvements

Estimates

Letter

Evaluation Criteria

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24125

Date Submitted: 7/2/2025

APPLICATION FORM

The Commercial Façade Grant Program provides financial assistance in the form of a 50% matching reimbursable grant of up to \$25,000 to eligible property or business owners. The program is designed to support improvements to the exterior appearance of commercial properties and encourage private investment in the FPRA district.

Eligible Improvements Include:

- Awnings/Canopies
- Siding/Stucco
- Windows/Doors
- Decorative Walls and Fencing
- Pedestrian and Bicycle Amenities
- ADA Improvements
- Parking Lot Improvements/Surface parking
- Patio/Deck Improvements
- Exterior Lighting
- Permanent Landscaping
- Security Cameras
- Art installations
- and more

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- Within 10 business days of receiving a completed application, staff will contact the applicant to confirm eligibility.
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- The FPRA Board will make the final decision on funding approval.
- All applicants will receive written notification of their approval or denial.
- If approved, FPRA staff will prepare a Grant Agreement to be signed by both the applicant and the FPRA Board.
- Grants cannot be awarded retroactively for work that has already been started or completed.

To review full grant program overview, visit:

[Commercial Façade Program Overview](#)

Property Details:

Parcel ID Number:*

2410-503-0108-000-6

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

Project Property Address:*

100 S 2nd St. Fort Pierce FL 34950

Property Owner (As recorded on Warranty Deed):*

Galleria at Downtown Fort Pierce LLC

Building's Existing Use(s):*

1700

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

n/a

Do you own or lease?*

- Own
- Lease

Lease Term (if applicable):

n/a

Applicant Information:

Applicant Name:*

Emily Fingerhut

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

Administrator

Email Address:*

emily@pierceharbor.com

Cell Phone Number: *

772-340-6967

Business Information:

Legal Business Name:

Galleria at Downtown Fort Pierce LLC

Federal Employer Identification Number / Tax ID:

46-4628068

Business Structure*

- Corporation
- LLC
- Partnership
- Nonprofit
- Sole Proprietorship

Business Type (Restaurant, Retail, Office, Mixed-Use etc):*

Retail

Business Phone Number*

772-801-5729

Website (If applicable)

Mailing Address (If different):

Number of Years in Business:*

11

Number of Years at Current Address:*

11

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

n/a

Project Details:

Grant amount requested?

\$20,788.75

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

What is the total estimated project cost?

\$41,577.50

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

12/1/25 (or six months from the date of 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.

Proposed Improvements:*

- | | |
|---|--|
| <input type="checkbox"/> Siding/Stucco | <input type="checkbox"/> Decorative Walls & Fencing |
| <input checked="" type="checkbox"/> Windows/Doors | <input type="checkbox"/> Security Camera System |
| <input type="checkbox"/> Awnings/Canopies | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Parking lot repaving, resealing, and/or restriping | <input type="checkbox"/> Mural/Art Installation |
| <input type="checkbox"/> Patio & Deck Improvements | <input type="checkbox"/> Exterior Painting - Only if part of another improvement |
| <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Roof - Only if visible from street and part of other improvements |
| <input type="checkbox"/> Permanent Landscaping/Irrigation | <input type="checkbox"/> Other (explain in narrative below) |

Detailed description of the project improvements to be made:*

To replace the existing windows with impact glass, to protect the property from hurricane-related damage. (Please replace the application submitted on 06/17/25 with this, full explanation attached in Cost Estimate #1 "PSL Glass Galleria")

Any facade project completed prior to FPRA staff approval will not be eligible for reimbursement.

Required Documentation:

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

Galleria Front 1.png

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

Galleria Front 2.png

Design Proposal/Construction Plans for the Proposed Improvements:*

Galleria Design .png

Submit design and construction plans, project renderings, and any relevant visual materials that clearly convey the proposed physical improvements. Include examples of project colors, materials, specifications, and design elements to illustrate the overall vision and compatibility with the surrounding area.

Proof of ability to fully fund the project, such as bank statements, loan commitments, or other verifiable financial documents.*

Funding Proof for Grant.pdf

Please submit a narrative letter that clearly addresses the following points to support your application for the grant:*

Galleria Letter .pdf

- Explain why this property should be selected to receive funding through the grant program.
- Describe the need for financial assistance and why this funding is critical to the completion of your project.
- Describe how your project will enhance the visual appeal of the FPRA area and contribute to the elimination of slum and blight on the property and in the surrounding environment.
- Highlight any innovative or visually appealing elements of your façade design. Discuss how the project complements the neighborhood's architectural style and incorporates sustainable, long-lasting improvements.
- Describe how your project will benefit the community and generate positive outcomes for the public.
- Explain how the proposed improvements align with and support the goals outlined in the FPRA Plan.

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

Cost Estimates

Cost estimates 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 #1*

PSL Glass Galleria.pdf

Cost Estimate #2

DL SANDEEN Galleria Windows.pdf

Signature

Electronic Signature*

Emily Fingerhut

Public Records Disclosure:

If you choose to provide information through any form on this site, unless specifically exempted by Florida Statutes, such information is a public record under Florida's Government in the Sunshine Laws and available for public inspection upon demand.

Certification Statements for Commercial Façade Grant Program Application Submission

- 1. By signing this application electronically, you certify that all of the information you have submitted as a part of this application process is true, complete, and accurate to the best of your knowledge, and that you have read and understand the Commercial Façade Grant Program Overview and application requirements.**
- 2. I authorize the City of Fort Pierce, the FPRA, and their agents to photograph the applicant, property, or business for documentation purposes and promotional use related to this grant program**





NO
PARKING
LOADING ZONE
Tues - 5:30pm

BOTOX FILLERS - P90
HORMONE REPLACEMENT
STEM CELL THERAPY

REAL ESTATE





Please note: Design is the same,
change is to impact glass for safety

Hello,

Please utilize this application over the one submitted on 06/17/25. St. Lucie Glass provided us multiple estimates for multiple properties at once, all titled "Galleria", unfortunately the estimate submitted was not actually the one for the Galleria. Attached is the correct one. I deeply apologize for the mix up. If you have any questions or concerns, please feel free to reach out to me at 772-340-6967.

Emily Fingerhut



Port St Lucie Glass & Mirror, Inc.
 1520 SE South Niemeyer Cir Ste 2
 Port Saint Lucie, FL 34952
 7723357272
 pslglassandmirror@gmail.com
 www.pslglassandmirror.com

Estimate

ADDRESS

Attn: Emily
 Pierce Harbor

SHIP TO

Attn: Emily
 Pierce Harbor

ESTIMATE # 3363

DATE 06/17/2025

P.O. NUMBER

Galleria-2nd Fl Arch Top S/F

DATE	SCOPE OF WORK	QTY	RATE	AMOUNT
	Remove Existing Non-Impact S/F Frames and Glass	1	63,463.00	63,463.00
	Furnish and Install YKK YHS 50 FS Large Missile Impact for 9/16" Large Missile Impact Glass			
	Elevations: (5) Thus 144" x 67" x 55" with Arch Top			
	Finish: White Anodized Glass: 9/16" Gray Impact			
	TOTAL CONTRACT PRICE: \$63,463.00			
	This Quotation Includes: City of Ft. Pierce Building Permit			
	**Bid Exclusions: Rebuilding of Existing Openings to Comply with City of Ft. Pierce Building Dept. for Wood Structure for Proper Installation and Fastening of Impact Windows as Required by FL Product Approval			
	NOTE This Quotation is for budget purpose only. It may or may not need Additional Pricing due to Manufacturers Final Quotation is not Included			

A 50% deposit is required upon ordering all materials and scheduling all scope of work and the balance will be due upon completion.	SUBTOTAL	63,463.00
	TAX	0.00
	TOTAL	\$63,463.00

Accepted By

Accepted Date

D&L SANDEEN GENERAL CONTRACTING LLC
 CGC# 1521012
 579 SE SUNNYBROOK TER
 PORT ST. LUCIE, FL. 34983

QUOTE
 060525100
 Date: 06/05/2025

579 SW Sunnybrook Terrace
 Port Saint Lucie, FL. 34983
 561-619-1240

To:
 Pierce Harbor Realty
 Fort Pierce, FL
 34950

Job name	Job address	Job number
Galleria-Windows	100 S 2 nd St Fort Pierce, FL 34950	060525100Q

Qty	Description	Unit price	Line total
15	-Furnish 15 Storefront windows in (5) different openings. -Windows to be impact rated, white frames and gray glass tint to match existing -Installation as per FBC including. 2 nd Story set up with no exterior landing	(3) \$5,650.00 Tax (7%) (3) \$2,200.00	\$28,250.00 \$1,977.50 \$11,000.00
Permit	Permit submittal to City of Fort Pierce Building Department Not responsible for any engineering required or permit fees assessed by municipality		\$350.00
		TOTAL	\$41,577.50
	<i>Lead time for ESW- 6 to 8 weeks</i> 50% due upon acceptance of this proposal (\$24,946.50) 30% due upon scheduling/commencement (\$12,473.25) 10% due upon completion (EXCLUDING FINAL INSPECTION) (\$4,157.75)		

TERMS & CONDITIONS

- For the price stated, D&L Sandeen General Contracting, LLC, now known as the Seller, agrees to furnish all materials (the "Materials") and labor for job described. This is a firm offer- Seller shall obtain the construction permit (if needed) to perform the work requested by Buyer. The permit cost will be added to contract total unless otherwise stated. Acceptance by the Buyer must be on the exact terms and conditions herein and any additional or different terms shall constitute a counteroffer by Buyer. In the event of typographical, mathematical or human error in this contract, as reasonably determined by Seller, the parties hereby agree to immediately correct such error in this contract. This proposal price will be honored for 30 days.
- This proposal does not become a contract until accepted and signed by an authorized representative or officer of Seller and, if not accepted, payment shall be returned (if received). Sellers terms shall prevail over Buyers terms at all times. Seller reserves the right to cancel this contract or any part thereof, without penalty, if Buyer fails to comply with the terms and conditions or fails to make any payments within the time specified. In addition, if this contract covers the installation of more than two residential dwellings, then Seller reserves the right to terminate this contract for any reason with respect to any residential dwelling which Seller has not commenced work with respect thereto by giving 3 days written notice to Buyer. Materials returned without the written permission of the Seller will not be accepted for replacement or credit. In the event this contract is signed by a corporation, the signer hereby agrees to guarantee payment personally.
- All balances due under this contract are due and payable upon COMPLETION OF INSTALLATION OF THE MATERIALS by Seller without notice or demand and shall bear interest from such date at the lesser of 18% per annum and the maximum legal rate. If Buyer requests a delay in the installation of the Materials after the date of this contract, then interest shall accrue from the date of such requested delay. In the event payment of this contract is enforced through attorneys or by suit or in bankruptcy or probate proceedings, Seller shall recover and Buyer hereby agrees to pay all reasonable attorney fees and costs of court incurred by Seller.
- Seller expressly reserves all of Sellers mechanics and materialmen liens which may be asserted under any provisions of law to secure payment of the contract price and may claim the same as a lien upon real property on which the installation of the Materials is made. If the Buyer is a commercial legal entity, Buyer grants to Seller, perfected, first lien purchase money security interest in and to the Materials, governed by the Uniform Commercial Code in the State of Florida (the UCC"). If Buyer is a commercial legal entity, this contract shall constitute a valid financing statement and may be filled by Seller and upon default by Buyer; Seller shall have all remedies set forth in the UCC. No UCC security interest is granted to Seller if Buyer is a consumer.
- Product warranty is per manufacturer. Any balance not paid when due will render any warranty given by Seller hereunder to be automatically NULL AND VOID for all purposes.
- Seller agrees to take reasonable steps to ensure the fulfillment of orders received, but performance is subject to, and Seller shall not be liable for, any and all delays or cancellations caused by war, accidents, strikes, inability to secure labor and raw materials, fires, inclement weather conditions, rainy or windy weather, embargoes, transportation shortage and delays, government conscription, priorities, and failure on Buyers part to give notice of requirements and/or proper measurements and other information, and all other causes beyond Seller's control affecting the whole or any part of Seller's obligation hereunder.
- Seller shall make any changes to the Materials and the work which in its judgment maybe necessary while on the jobsite in order to properly install the Materials and to comply with applicable building codes, regulations, and laws. In the event any additional work or modifications of the work is necessary due to the conditions existing at the time construction commences which are unknown and not obvious (and whether reflected in the construction drawings or not). Seller reserves the right to charge the Buyer the necessary sum to complete all additional work or to cancel this contract and receive payment for all work completed up to such time.
- D&L Sandeen General Contracting, LLC is not responsible for painting, damage to stucco, drywall, broken sills, tile, or anything else pertaining to interior and exterior finish work unless otherwise specific exceptions are stated on page (1) of this contract as an additional term. D&L Sandeen General Contracting, LLC will use its best efforts to minimize damage to the listed areas, although when removing, glass windows and doors damage may occur.
- Seller is not held responsible for damage which may occur to personal property at the jobsite, which must be removed from the area of the Jobsite, unless such damage is caused by the gross negligence of Seller.
- Distortion and Waves. Laminated impact glass may have some distortion or waves depending on size of the glass. D&L Sandeen General Contracting, LLC does not manufacture glass, thus this is a manufacturing problem and it will be handled by the glass manufacturer. Depending on the severity of the distortion or waves and weather it meets ASTM Standards, it will be the discretion of the glass manufacturer whether the glass will be replaced or not.
- All risk of loss is passed to Buyer upon delivery of the Materials to the jobsite and Buyer shall be solely responsible for any theft, damages, vandalism, or other loss thereto. Seller will retain title to the Materials until payment in full of contract price has been made.
- This contract shall be governed by and construed in accordance with the laws of the State of Florida (without giving effect to conflict of laws) and federal law. No statement, representation, warranty (implied or expressed), or agreement (written or verbal) not appearing on the face of the contract or in the Terms and Conditions shall be binding upon the parties hereto. No agent, employee, or representative is authorized to legally bind Seller to any representation, warranty, or agreement which is not set forth in Miting in this contract. This contract is the entire agreement between the parties. No attempted modification of this contract shall be enforceable unless signed by the party against which such modification is to be enforced. No sale representative, contractor, or agent of Seller has the authority to modify, alter, or waive any terms of this contract. This contract shall not be assigned by Buyer. Seller may assign this contract without the consent of Buyer.
- The installation timeline provided on this agreement is an estimate and may be subject to changes due to factors beyond our control, such as manufacturing delays, D&L Sandeen General Contracting, LLC's schedule, weather conditions, and other unforeseen circumstances. Early delivery or the product to D&L sandeen General Contracting, LLC does not guarantee installation before the estimated dates on page (1) While D&L Sandeen General Contracting, LLC is committed to making its best efforts for prompt installation upon product arrival at our warehouse, the parties acknowledge that the schedule is subject to external influences.
- If and only if Buyer is a consumer, then Buyer may cancel this contract at any time prior to midnight of the third (3rd) business day after the date of this contract. Cancellation Fee is 50% of contract after the 3 day right of rescission.

BUYERS SIGNATURE _____

DATE _____

Galleria at Downtown Fort Pierce LLC
100 S. 2nd St..
Fort Pierce, FL 34950
6/16/2025
Subject: Grant Application

Dear Fort Pierce Redevelopment Agency Committee,

I am writing to respectfully request funding consideration through the FPRA Commercial Façade Grant Program for a critical improvement project located at our commercial property on the second story of the address above in downtown Fort Pierce. Our goal is to replace the existing outdated and vulnerable windows with high-quality impact glass, a necessary upgrade to protect the property and surrounding area from hurricane-related damage and enhance the visual and structural integrity of the building.

1. Need for Financial Assistance: As a small business/property owner, the cost of retrofitting our building with impact-resistant glass is a significant financial undertaking. Given rising construction costs and the essential nature of this improvement for public safety and building preservation, we are seeking financial assistance to make this project feasible. Without this support, we risk further exposure to potential storm damage, which could result in more costly repairs or structural compromise during a major weather event. The grant funding is critical to the timely and successful completion of this project.

2. Contribution to Elimination of Slum and Blight: Our building is located in a key corridor of downtown Fort Pierce, an area poised for revitalization and economic growth. The current windows are outdated, inefficient, and detract from the building's aesthetic appeal. By replacing them with new, energy-efficient impact glass, we aim to significantly improve the building's appearance and safety. This enhancement not only elevates our property but also contributes to reducing visual blight in the area, aligning with the FPRA's mission to revitalize and restore vibrancy to the district.

3. Architectural Enhancements & Sustainable Improvements: The proposed design incorporates clean, modern lines that complement the traditional architecture of the surrounding neighborhood. The impact windows will be framed to match the building's historic character while introducing a sleek, updated look. These improvements are not only visually appealing but also sustainable — impact glass increases energy efficiency, reduces noise pollution, and offers long-lasting protection, reducing the need for future repairs and maintenance.

4. Community Benefit & Public Outcomes: Upgrading our façade will have a positive ripple effect throughout the community. Visually, it will contribute to a safer, more attractive downtown environment, encouraging foot traffic, supporting local commerce, and potentially inspiring neighboring property owners to invest in similar improvements. Most importantly, enhancing storm resilience protects the public by minimizing debris risk during severe weather and supporting quicker recovery post-disaster.

5. Alignment with the FPRA Plan: Our project aligns closely with the goals outlined in the Fort Pierce Redevelopment Plan, particularly in supporting community resilience, preserving historic structures, and stimulating private investment through public-private partnerships. The improvement reflects a commitment to sustainable urban development and revitalization consistent with the vision of a vibrant, economically strong, and safe downtown Fort Pierce.

We are excited about the opportunity to partner with the FPRA on this impactful project. Thank you for your time and thoughtful consideration. Should you require any additional information or documentation, we are happy to provide it promptly.

Sincerely,

Emily Fingerhut
772-801-5729 Ext 106
emily@pierceharbor.com

Evaluation Criteria	Max Points Possible 100	
Visual Impact/Blight Elimination	Max 50	
<p>The project's ability to enhance the visual appeal of the FPRA and significantly eliminate the blight of the building. The elimination of blight will increase safety and security of the public enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation.</p>	50	
Total Project Investment	Max 25	
<p>The higher the ratio of private investment compared to the public grant dollar investment, the higher the score.</p>		
Over \$100,000		25
\$100,000 - \$50,000		20
\$50,000-\$25,000		15
\$25,000 - \$10,000		10
Under \$10,000	5	
Design and Creativity	Max 15	
<ul style="list-style-type: none"> • Innovative and visually appealing facade design • Compatibility with neighborhood's architectural style • Sustainability and longevity of proposed improvements 	15	
Community Impact/Public Benefit	Max 10	
<p>The funded projects not only improve the appearance of commercial properties but also generate meaningful positive impacts for the community and the general public.</p>	10	
Total Project Score	100	

CRA Advisory Committee - 3:30 PM

Meeting Date: July 30, 2025

Re: Review and Evaluation of 108 S 2nd St Commercial Facade Application

Submitted For: Sara Delgado, Redevelopment Specialist, Community and Economic Dev

Information

SUBJECT

Review and Evaluation of 108 S 2nd St Commercial Facade Application

Attachments

Application

Before Photos

Proposed improvements

Estimates

Updated Letter

Evaluation Criteria

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24107

Date Submitted: 6/17/2025

APPLICATION FORM

The Commercial Façade Grant Program provides financial assistance in the form of a 50% matching reimbursable grant of up to \$25,000 to eligible property or business owners. The program is designed to support improvements to the exterior appearance of commercial properties and encourage private investment in the FPRA district.

Eligible Improvements Include:

- Awnings/Canopies
- Siding/Stucco
- Windows/Doors
- Decorative Walls and Fencing
- Pedestrian and Bicycle Amenities
- ADA Improvements
- Parking Lot Improvements/Surface parking
- Patio/Deck Improvements
- Exterior Lighting
- Permanent Landscaping
- Security Cameras
- Art installations
- and more

Application Process Summary

- Within 10 business days of receiving a completed application, staff will contact the applicant to confirm eligibility.
- Every 30 days, eligible applications are reviewed by the Community Redevelopment Agency Advisory Committee (CRAAC).
- The FPRA Board will make the final decision on funding approval.
- All applicants will receive written notification of their approval or denial.
- If approved, FPRA staff will prepare a Grant Agreement to be signed by both the applicant and the FPRA Board.
- Grants cannot be awarded retroactively for work that has already been started or completed.

To review full grant program overview, visit:

[Commercial Façade Program Overview](#)

Property Details:

Parcel ID Number:*

2410-509-0001-000-4

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

Project Property Address:*

108 S 2ND ST Fort Pierce FL 34950

Property Owner (As recorded on Warranty Deed):*

Galleria at Downtown Fort Pierce LLC

Building's Existing Use(s):*

2100

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

n/a

Do you own or lease?*

- Own
- Lease

Lease Term (if applicable):

n/a

Applicant Information:

Applicant Name:*

Emily Fingerhut

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

Admin Assistant

Email Address:*

emily@pierceharbor.com

Cell Phone Number: *

772-340-6967

Business Information:

Legal Business Name:

Galleria at Downtown Fort Pierce LLC

Federal Employer Identification Number / Tax ID:

46-4628068

Business Structure*

- | | |
|--------------------------------------|---|
| <input type="radio"/> Corporation | <input type="radio"/> Nonprofit |
| <input checked="" type="radio"/> LLC | <input type="radio"/> Sole Proprietorship |
| <input type="radio"/> Partnership | |

Business Type (Restaurant, Retail, Office, Mixed-Use etc):*

Retail/Restaurant

Business Phone Number*

772-801-5729

Website (If applicable)

Mailing Address (If different):

Number of Years in Business:*

11

Number of Years at Current Address:*

11

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

n/a

Project Details:

Grant amount requested?

\$7,934.50

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

What is the total estimated project cost?

\$15,869.00

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

12/1/25

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.

Proposed Improvements:*

- | | |
|---|--|
| <input type="checkbox"/> Siding/Stucco | <input type="checkbox"/> Decorative Walls & Fencing |
| <input checked="" type="checkbox"/> Windows/Doors | <input type="checkbox"/> Security Camera System |
| <input type="checkbox"/> Awnings/Canopies | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Parking lot repaving, resealing, and/or restriping | <input type="checkbox"/> Mural/Art Installation |
| <input type="checkbox"/> Patio & Deck Improvements | <input type="checkbox"/> Exterior Painting - Only if part of another improvement |
| <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Roof - Only if visible from street and part of other improvements |
| <input type="checkbox"/> Permanent Landscaping/Irrigation | <input type="checkbox"/> Other (explain in narrative below) |

Detailed description of the project improvements to be made:*

The scope of this project includes replacing a first-floor window and door set, as well as two upper-story windows, all of which pose a safety risk during hurricane season.

Any facade project completed prior to FPRA staff approval will not be eligible for reimbursement.

Required Documentation:

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

108 Front 1.png

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

108 Front 2.png

Design Proposal/Construction Plans for the Proposed Improvements:*

108 Design.png

Submit design and construction plans, project renderings, and any relevant visual materials that clearly convey the proposed physical improvements. Include examples of project colors, materials, specifications, and design elements to illustrate the overall vision and compatibility with the surrounding area.

Proof of ability to fully fund the project, such as bank statements, loan commitments, or other verifiable financial documents.*

THE BRAFORD LLC Account.pdf

Please submit a narrative letter that clearly addresses the following points to support your application for the grant:*

Galleria 108 Letter.pdf

- Explain why this property should be selected to receive funding through the grant program.
- Describe the need for financial assistance and why this funding is critical to the completion of your project.
- Describe how your project will enhance the visual appeal of the FPRA area and contribute to the elimination of slum and blight on the property and in the surrounding environment.
- Highlight any innovative or visually appealing elements of your façade design. Discuss how the project complements the neighborhood's architectural style and incorporates sustainable, long-lasting improvements.
- Describe how your project will benefit the community and generate positive outcomes for the public.
- Explain how the proposed improvements align with and support the goals outlined in the FPRA Plan.

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

Cost Estimates

Cost estimates 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 #1*

DL Fort Windows.pdf

Cost Estimate #2

PSL Glass Fort Steakhouse.pdf

Signature

Electronic Signature*

Emily Fingerhut

Public Records Disclosure:

If you choose to provide information through any form on this site, unless specifically exempted by Florida Statutes, such information is a public record under Florida's Government in the Sunshine Laws and available for public inspection upon demand.

Certification Statements for Commercial Façade Grant Program Application Submission

- 1. By signing this application electronically, you certify that all of the information you have submitted as a part of this application process is true, complete, and accurate to the best of your knowledge, and that you have read and understand the Commercial Façade Grant Program Overview and application requirements.**
- 2. I authorize the City of Fort Pierce, the FPRA, and their agents to photograph the applicant, property, or business for documentation purposes and promotional use related to this grant program**

EXISTING

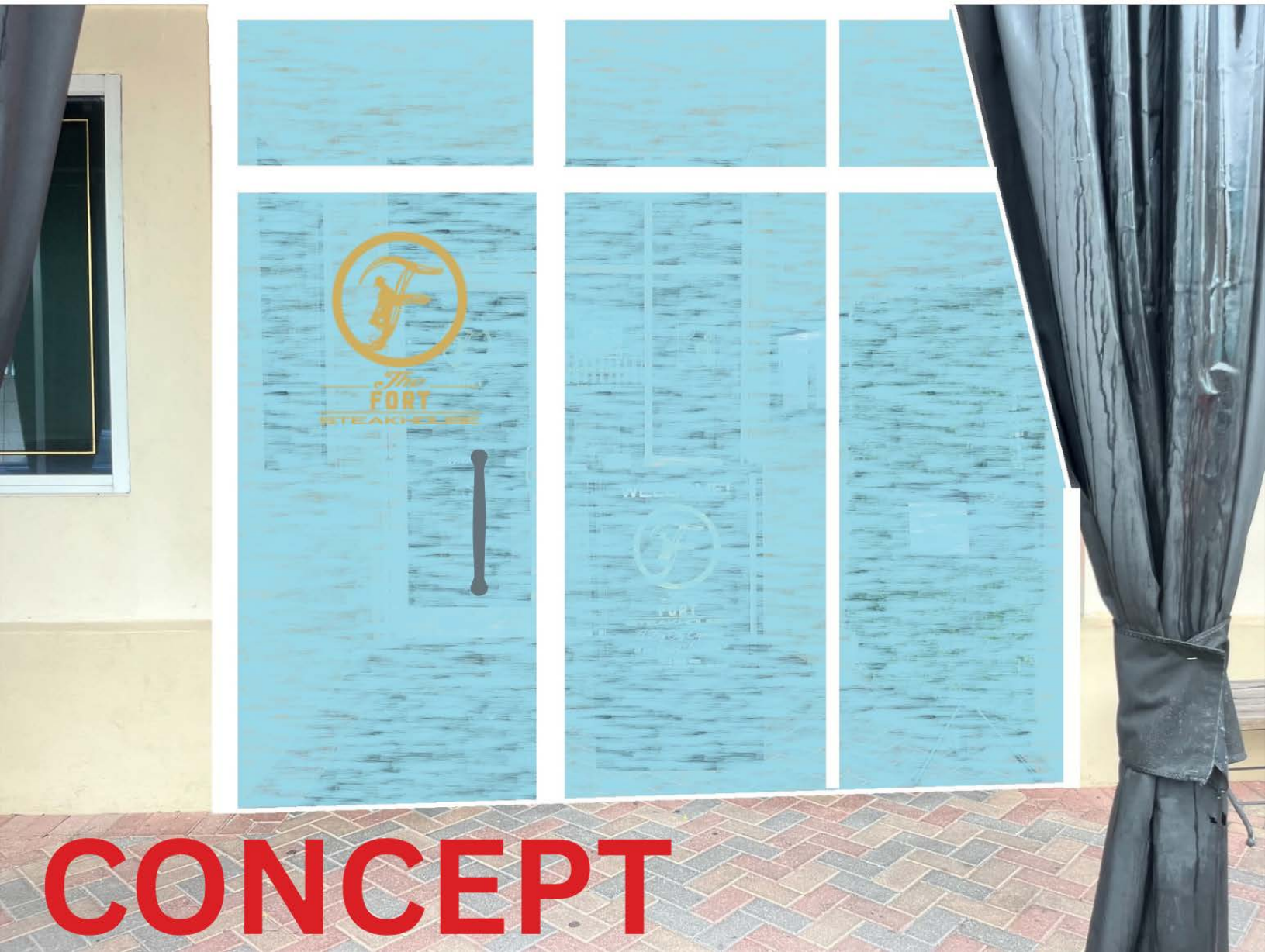


EXISTING







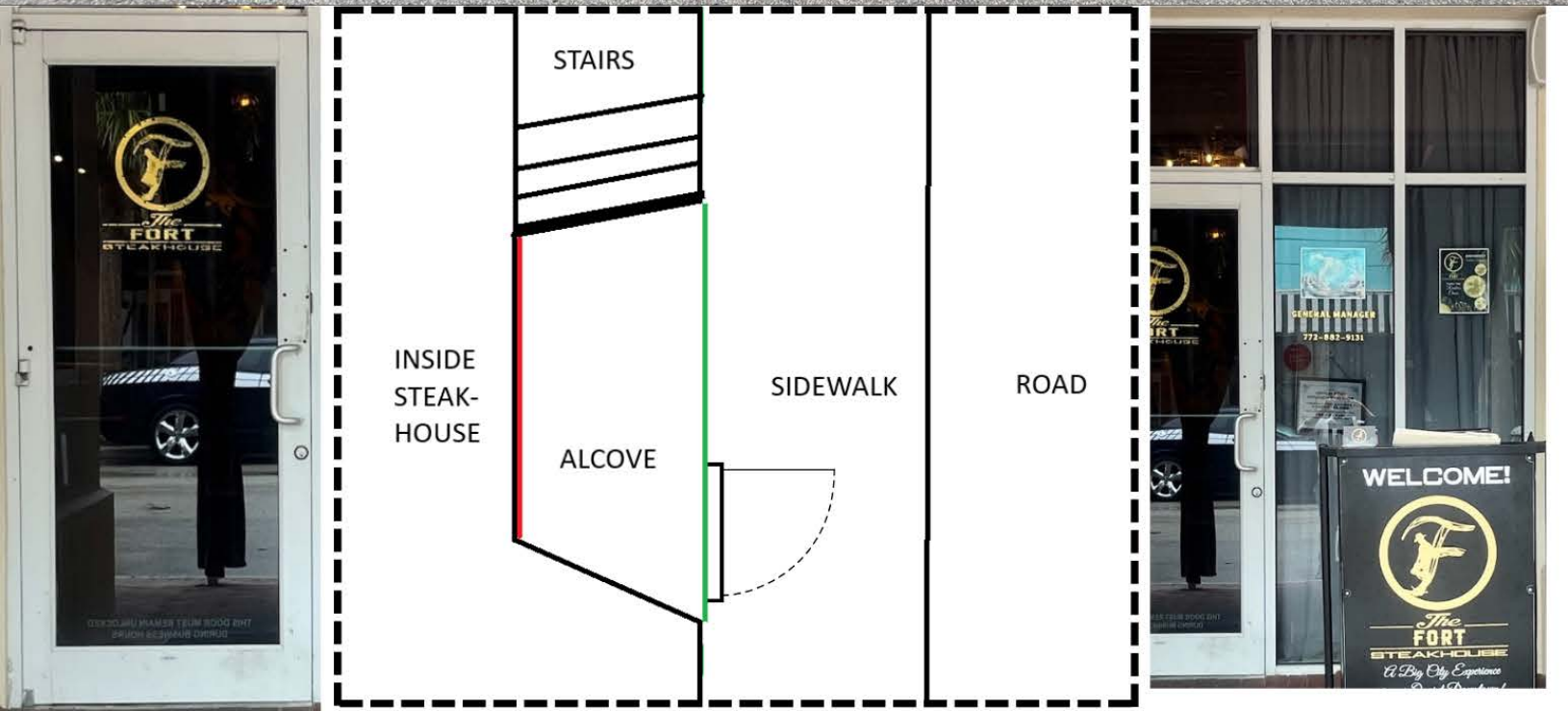


The
FORT
STEAKHOUSE



CONCEPT

CONCEPT





Port St Lucie Glass & Mirror, Inc.
 1520 SE South Niemeyer Cir Ste 2
 Port Saint Lucie, FL 34952
 7723357272
 pslglassandmirror@gmail.com
 www.pslglassandmirror.com

Estimate

ADDRESS

Attn: Emily
 Pierce Harbor

SHIP TO

Attn: Emily
 Pierce Harbor

ESTIMATE # 3362

DATE 06/17/2025

P.O. NUMBER

Galleria -Fort Steakhouse

DATE	SCOPE OF WORK	QTY	RATE	AMOUNT
	Remove Existing Non- Impact S/F Frame and Glass	1	15,869.00	15,869.00
	Furnish and Install YKK S/F: YKK YHS 50 FS Large Missile Impact			
	S/F Door: YKK 35H Large Missile Impact Door Hardware: Surface Mounted Closer, Emergency Panic Lock , ADA Compliant Thresholds and Standard Push/ Pull Bars			
	(1) Single 36" X 84" with Transom Door Frame			
	Elevations: (1) Thus 84" x 111"			
	Finish: White Glass: 9/16" Gray Impact			
	TOTAL CONTRACT PRICE: \$15,869.00			
	This Quotation Includes: City of Ft. Pierce Building Permit			
	**Bid Exclusions: Rebuilding of Existing Openings to Comply with City of Ft. Pierce Building Dept. for Wood Structure for Proper Installation and Fastening of Impact Windows as Required by FL Product Approval			

A 50% deposit is required upon ordering all materials and scheduling all scope of work and the balance will be due upon completion.

SUBTOTAL	15,869.00
TAX	0.00
TOTAL	\$15,869.00

Accepted By

Accepted Date

859386

PROPOSAL NAME

The Fort

EXTERNAL PURCHASE ORDER ID The Fort

QUOTE ITEMS

LINE NUM	LINE NAME	ASSEMBLY SYSTEM	ASSEMBLY	UNIT PRICE	TOTAL QUANTITY	TOTAL PRICE
1	002	ES-8000 - STOREFRONT	2 LITE	\$6,825.04	1	\$6,825.04

SIZE 84" X 111"
WEIGHT 534.95 LBS (243.16 KG)
AREA 64.75 FT²
FINISH AAMA 2604 WHITE
GLASS 1/4" GRAY HS + 0.09 PVB
 CLEAR + 1/4" CLEAR HS SB70
PANELS 3
DOOR PANEL 3
DOOR GLASS 1/4" GRAY HS + 0.09 PVB
 CLEAR + 1/4" CLEAR HS SB70
CLOSER NO
MUNTIN NO
MUNTINS NO
OPENING LEFT OPENING (XL)
REVERSE NO
LOCATION RIGHT
JAMB TYPE REGULAR (NO ANCHORED)
SILL TYPE SADDLE THRESHOLD (ES9015)
 (ALTERNATIVE ADA)
FRAME TYPE ES8000
SHIM SPACE 3/8" SHIM SPACE
ANCHOR TYPE TYPE A 1/4 DIA ULTRACON
BOTTOM RAIL STANDARD BOTTOM RAIL
EQUAL LITES NO
EQUAL PANELS YES
REINFORCEMENT MD1
LOCK MECHANISM PUSH/PULL (NOT ELECTRIC)
COLOR CLEAR ANOD
THRESHOLD CLEAR ANOD
PROTECTIVE FILM BOTH
DIAMETER 1/4
CLUSTER 1/4
QUANTITY 6
CLUSTER
NUMBER OF ANCHORS 2 ANCHORS AT EACH SIDE OF JAMB AND MULLION
D.L. OPG
TRANSOM OTHER
HEIGHT
PRE-GLAZED? YES

FBC CERTIFICATION
 INTERNAL PSF EXTERNAL PSF
 44.80 44.80
CODE FL 17897.1
NOA CERTIFICATION
 INTERNAL PSF EXTERNAL PSF
 44.80 44.80
CODE 24-0321.07
NFRC CERTIFICATION
 U FACTOR SHGC VT
 1.07 0.34 0.26

2 002

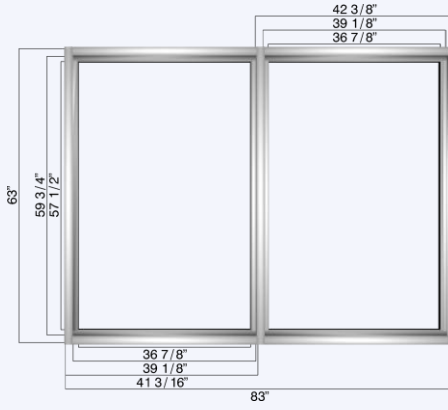
ES-8000 -
STOREFRONT

1 LITE

\$2,533.53

2

\$5,067.05



SIZE	83" X 63"
WEIGHT	294.97 LBS (134.08 KG)
AREA	36.31 FT ²
FINISH	AAMA 2604 WHITE
GLASS	1/4" GRAY HS + 0.09 PVB CLEAR + 1/4" CLEAR HS SB70
PANELS	2
MUNTIN	NO
REVERSE	NO
LOCATION	RIGHT
JAMB TYPE	REGULAR (NO ANCHORED)
FRAME TYPE	CLOSED HEAD/SILL
SHIM SPACE	3/8" SHIM SPACE
ANCHOR TYPE	TYPE A 1/4 DIA ULTRACON
EQUAL PANELS	YES
REINFORCEMENT	J1/M1
PROTECTIVE FILM	EXTERIOR
NUMBER OF ANCHORS	2 ANCHORS AT EACH SIDE OF JAMB AND MULLION
PRE-GLAZED?	YES

FBC CERTIFICATION		
INTERNAL PSF	EXTERNAL PSF	
36.90	36.90	
CODE	FL 17897.1	
NOA CERTIFICATION		
INTERNAL PSF	EXTERNAL PSF	
36.90	36.90	
CODE	24-0321.07	
NFRC CERTIFICATION		
U FACTOR	SHGC	VT
1.07	0.34	0.26

QUOTE SUMMARY

ASSEMBLY SYSTEM	TOTAL QUANTITY	TOTAL AREA (SQ FT)
ES-8000 - STOREFRONT	3	137.38
TOTAL	3	137.38

Product Totals

PRODUCT TOTAL	\$11,892.09
TAX RATE	7.00%
TAX AMOUNT	\$832.45

Terms and Services

INSTALLATION PRICE	\$5,500.00	
PERMIT PRICE	Admin fees. NO ENGINEERING. NO PERMIT FEES	\$350.00
MISCELLANEOUS	\$0.00	

Totals

TOTAL	\$18,574.54
--------------	--------------------

Galleria at Downtown Fort Pierce LLC
108 S 2ND ST.
Fort Pierce, FL 34950
6/17/2025
Subject: Grant Application

Dear Committee Members,

I am writing to submit an application for funding through the Fort Pierce Redevelopment Agency's Commercial Façade Grant Program for a vital improvement project at our commercial property located at the address above. The scope of this project includes installing a hurricane impact glass door and window set at the entrance to the alcove at 108 S. 2nd St., as well as replacing two upper-story windows, all of which pose a safety risk during hurricane season. These enhancements will protect the structure while contributing to the aesthetic and economic revitalization of downtown Fort Pierce.

1. Financial Need and Importance of Funding: This project represents a meaningful but costly investment, especially for a small business like us, working within tight budget constraints. Modern impact-rated glass is essential in our hurricane-prone region, but the cost of high-quality, code-compliant installations is significant. Grant assistance is necessary to move forward with this initiative, which otherwise may be postponed or scaled back — leaving the property vulnerable and undermining broader redevelopment goals.

2. Impact on Neighborhood Appearance and Blight Reduction: Focusing on blight, this location has become a frequent site of loitering, panhandling, and unauthorized camping of unhoused individuals. The area has also been subjected to repeated incidents of urination and human defecation against the door, contributing to unsafe and unsanitary conditions. By enclosing the space, we aim to remove this blight and prevent future trespassing. Additionally, the existing doors and windows are inefficient in the event of destruction from a hurricane or major storm, which would detract from the streetscape's overall appearance. Replacing them with updated, secure, and visually coordinated materials will bring new life to the building's frontage and contribute directly to eliminating signs of age.

3. Design Appeal and Long-Term Improvements: The replacement units will reflect a contemporary yet context-sensitive design, chosen to align with the architectural character of neighboring structures. The upgraded door and windows will use durable, hurricane-rated glass and energy-efficient materials, ensuring both longevity and environmental responsibility. The project has been thoughtfully designed to improve function and security, creating a unified and attractive exterior that will stand the test of time.

4. Community Enhancement and Broader Benefit: This upgrade will not only strengthen the property itself but also contribute to the vitality of the entire block. A more attractive and resilient façade encourages foot traffic, boosts curb appeal, and helps foster a more inviting downtown atmosphere — key to drawing both residents and visitors. It sets a positive example for reinvestment in the community and supports local economic activity.

5. Alignment with the FPRA Plan: This project supports several core objectives outlined in the FPRA Redevelopment Plan, including bolstering disaster resilience, enhancing property conditions, promoting economic opportunity, and encouraging reinvestment in underutilized commercial spaces. The improvements we're undertaking directly support the agency's vision for a stronger, more vibrant Fort Pierce.

We appreciate your consideration of our application and the continued support the FPRA provides to property owners committed to improving and protecting downtown Fort Pierce. Please don't hesitate to reach out if further details are needed.

Sincerely,

Emily Fingerhut
772-801-5729 Ext 106
emily@pierceharbor.com

Evaluation Criteria	Max Points Possible 100	
Visual Impact/Blight Elimination	Max 50	
<p>The project's ability to enhance the visual appeal of the FPRA and significantly eliminate the blight of the building. The elimination of blight will increase safety and security of the public enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation.</p>	50	
Total Project Investment	Max 25	
<p>The higher the ratio of private investment compared to the public grant dollar investment, the higher the score.</p>		
Over \$100,000		25
\$100,000 - \$50,000		20
\$50,000-\$25,000		15
\$25,000 - \$10,000		10
Under \$10,000	5	
Design and Creativity	Max 15	
<ul style="list-style-type: none"> • Innovative and visually appealing facade design • Compatibility with neighborhood's architectural style • Sustainability and longevity of proposed improvements 	15	
Community Impact/Public Benefit	Max 10	
<p>The funded projects not only improve the appearance of commercial properties but also generate meaningful positive impacts for the community and the general public.</p>	10	
Total Project Score	100	

CRA Advisory Committee - 3:30 PM

Meeting Date: July 30, 2025

Re:

Information

SUBJECT

July 2025 Programs and Activities Summary

Attachments

July 2025 FPRA Monthly Report

PROGRAMS & ACTIVITIES SUMMARY REPORT





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WWW.CHOOSFORTPIERCE.COM

Newly Improved Website

We are pleased to announce the launch of the newly revamped FPRA website, now live at www.choosefortpierce.com as of June 12. This significant update brings a modernized appearance, enhanced functionality, and a mobile-friendly interface designed to elevate user experience for our valued residents, businesses, and visitors alike.

Key features of the updated website include:

- **Modern Design:** A fresh and contemporary visual style that reflects Fort Pierce's vibrant community spirit.
- **Improved Functionality:** Streamlined navigation and optimized site structure for easier access to essential information and services.
- **Mobile-Friendly:** Responsive design ensuring seamless access and usability across all devices, from desktops to smartphones.

We invite everyone to explore the new ChooseFortPierce.com and experience firsthand the improvements made to better serve our community. Your feedback is valuable as we continue to refine and enhance our online presence.



WAYFINDING

Comprehensive Sign Program

The long-anticipated Wayfinding Comprehensive Sign Program is well underway, with the majority of signage now installed throughout the FPRA district. This transformative project includes **35 wayfinding signs, 13 district brand signs, and 10 parking signs**, all aimed at improving navigation, reinforcing district identity, and enhancing the overall visitor experience.

Since the start of installation in mid-May, FPRA staff have continued close coordination with contractor Don Bell, the City Engineer, and the Public Works Director to ensure the phased rollout runs smoothly.

At this time, most wayfinding and parking signs have been successfully installed. **Remaining signs include the Lincoln Park Wayfinding signs, district brand signs, and a few additional wayfinding signs along US Highway 1, which are expected to be completed by the end of the month.**

This initiative marks a major step forward in unifying the look and feel of the FPRA district while making it easier for residents and visitors to explore everything Fort Pierce has to offer.

Keep an eye out for the new signs as they go up!



PARKING INFRASTRUCTURE

JCPenney Parking Lot

As part of the ongoing improvements to the downtown Fort Pierce parking lot, key enhancements that began in June are progressing toward completion:

- **Dumpster Enclosure Installation:** While installation of the new dumpster enclosure was scheduled to begin the first week of June, the project encountered some unexpected sizing issues. Adjustments are currently underway, and the enclosure is now expected to be completed by the end of July. Once finished, it will provide a more organized and visually cohesive waste management solution for the area.
- **Sod Installation:** As planned, sod installation began the week of June 23 and is currently being laid out. This landscaping effort will significantly improve the aesthetic appeal of the parking lot and further support the broader revitalization of the downtown district.

These improvements represent continued progress in creating a cleaner, more welcoming, and better-organized public space in the heart of Fort Pierce.



87 parking spaces and 6 ADA spaces

Delaware Ave. and 33rd

Intersection Improvements

We are pleased to announce upcoming enhancements coming to the intersection of Delaware Avenue and 33rd Street. In response to community feedback and ongoing efforts to enhance traffic flow and safety, the improvements will provide a smoother, more efficient experience for both drivers and pedestrians.

Kimley-Horn, the engineering consultant, met with the City of Fort Pierce to discuss upgrades to the traffic signal cabinet. These upgrades are currently being integrated into the 60% engineering design plans, which are anticipated for review in July 2025.

PARKING INFRASTRUCTURE

1200 Avenue D & Means Ct.

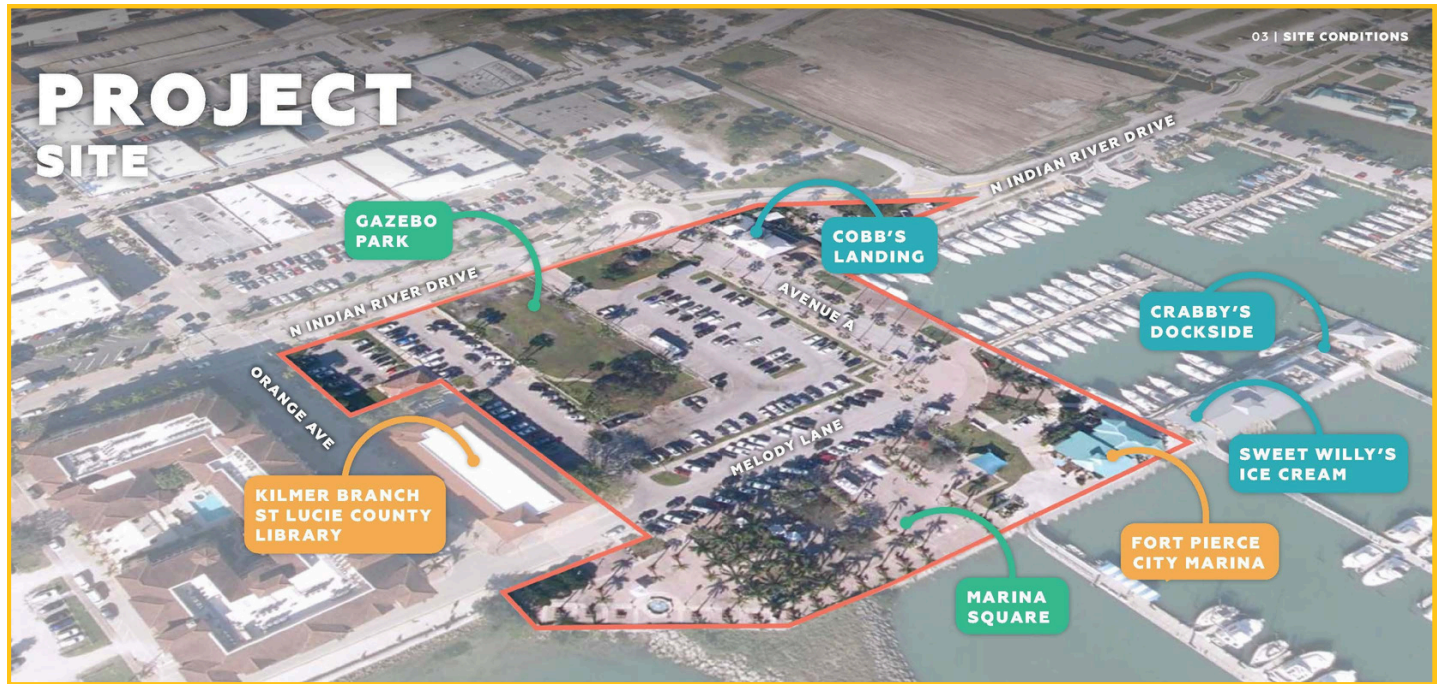
Construction of the Avenue D parking lot is nearing completion. All permeable pavers have been installed, and landscaping is in place, including the addition of two live oak trees centrally located within the lot. The only remaining items are the installation of a customized bike rack and bench.

Once finalized, this new parking lot will serve as a valuable asset to the Lincoln Park area, enhancing accessibility and convenience for visitors. Its prime location, directly in front of the Police Substation and the Highwaymen Museum, makes it especially impactful, improving the overall experience for museum guests and the surrounding community.



MARINA SQUARE

One of the first major initiatives from the Downtown Master Plan is **the transformation of Marina Square**. The goal is to develop a well-designed public space that can accommodate a variety of uses, from concerts and farmers markets to family outings and community events. Marina Square will be adaptable, functional, and designed to serve the evolving needs of downtown Fort Pierce.



On **Tuesday, June 24**, Inspire Placemaking Collective presented preliminary downtown design concepts to City Department Heads, shaped by feedback gathered through community engagement and an online survey. The Department Heads provided input and suggested refinements to the concepts. A Marina Square brand logo was also selected with minor modifications. Additionally, it was decided to retain the name Marina Square, rather than changing it to Marina Park, to honor the space's existing identity.



DOWNTOWN FESTIVAL STREET

The Specific Authorization for the 2nd Street Festival Street Redevelopment Project was approved by both the FPRA Board and the City Commission at last month’s meetings. Staff is in the preliminary stages of scheduling a kick off meeting with the consultant.

As identified in the Downtown Master Plan, the redevelopment of 2nd Street is aimed at fostering community engagement, supporting local businesses, and enhancing the overall aesthetic appeal of the area. The proposed design will transform the space from a traditional roadway into a vibrant, flexible space. Key objectives of the project include:

- Designing a versatile space that supports both vehicle traffic and pedestrian-friendly events.
- Enhancing the visual appeal with landscaping, street furniture, and decorative lighting.
- Creating an inviting environment that encourages community interaction and attracts visitors.
- Ensuring accessibility and safety for all users, including pedestrians and vendors.



OLD ST. ANASTASIA

Master Plan

With approvals from both the FPRA Board and City Commission, a Specific Authorization has been executed with consultant Cotleur & Hearing to develop a comprehensive master plan for the historic building and surrounding parcels.

This next phase includes community engagement, a feasibility study, historic preservation planning, and conceptual development for three key parcels, marking a major milestone in this long-anticipated effort.

The project officially launched with a kick-off meeting on Tuesday, June 3, bringing together FPRA staff, City Department Heads, Cotleur & Hearing, and their subconsultants to align on goals and initiate the collaborative process.

As part of this work, REG Architects, a subconsultant on the team, will be conducting a detailed interior building scan of the Old St. Anastasia building over the course of two days to support historic preservation and future planning efforts.



We're thrilled to see this visionary plan take shape and move us closer to a vibrant and creative future for the Peacock Arts District!



LINCOLN PARK

Master Plan

The FPRA is currently working with the Treasure Coast Regional Planning Council (TCRPC) to establish an interlocal agreement for the development of the Lincoln Park Master Plan. The agreement is anticipated to go before the FPRA Board for consideration at its July 8 meeting.

The Lincoln Park Master Plan will be a community-driven initiative aimed at revitalizing and strengthening the Lincoln Park neighborhood. The study area is bounded by Orange Avenue to the south, 33rd Street to the west, Taylor Creek to the north, and U.S. Highway 1 to the east.

The plan will focus on neighborhood stabilization and strategic investment through infill housing, the redevelopment of vacant properties, and efforts to attract and retain local businesses. A major component of the plan will be the revitalization of Avenue D, Lincoln Park’s historic business corridor, through targeted strategies to support its economic and cultural renewal.

Extensive community input will be central to the planning process, ensuring the perspectives and priorities of residents, business owners, and other stakeholders guide the plan’s development.

The final master plan will include recommendations and best practices for encouraging sustainable investment that honors the neighborhood’s rich history and cultural heritage. It will also build upon previous planning efforts, including the 2024 Lincoln Park Economic Analysis, the 2022 Downtown Master Plan, and the 2020 Fort Pierce Redevelopment Plan.



AVENUE O

Beautification Project

The Avenue O Beautification Project was initiated as part of the FY25 Project-Based Budget and aims to enhance the curb appeal and overall aesthetics of the Avenue O gateway into the Lincoln Park District. Recently, FPRA staff collaborated with a landscape professional to assess suitable planting areas and recommend plant species appropriate for the site conditions along the eastern end of Avenue O and US Highway 1. We are currently working with the Purchasing and Public Works departments to finalize the next steps and advance the project.



SUNRISE THEATRE MURAL



The FPRA is excited to share progress on the Call for Artists for a mural on the exterior back wall of the iconic Sunrise Theatre. Submissions were accepted through the CAFÉ (Call for Entry) platform, closing on Friday, May 16, 2025. The response was enthusiastic, with over **70 submissions** received. After reviewing all entries for eligibility, staff narrowed it down to 33 qualified artists. These submissions, including proposed designs and artist portfolios, were presented to the CRA Advisory Committee for review and evaluation.

Following their deliberation, the committee passed a motion recommending that the FPRA Board allow the community to select the final mural design through a public poll, choosing from the top three artist submissions. As part of the final design, staff requested that the selected artists modify their original concepts to incorporate the entire exterior of the back of the building, ensuring the final mural fully embraces the scale and visibility of the space.

This recommendation will be presented to the FPRA Board for consideration at the **July 8** meeting. If approved, the next phase will engage the community in selecting a design that reflects local identity and enhances the cultural presence of the Sunrise Theatre.



FPRA MURAL PROGRAM

Following the CRA Advisory Committee’s selection of the properties at 601 Atlantic Avenue and 130 N. 2nd Street for the FPRA Mural Program, a Call for Artists was issued through the CAFE platform. The response was outstanding, with over 100 submissions received across both locations.

On June 25, the CRA Advisory Committee met to review and evaluate the proposals. After careful consideration, the committee selected Jesse Jentzen for the mural at 130 N. 2nd Street (Sailfish) and Hannah Lorra for 601 Atlantic Avenue (Project Lift).

The next step is to present the CRA’s recommendation of property location and artist design to the FPRA Board for approval at the July 8 meeting, to be able to move forward with agreements. paving the way for these vibrant works of art to begin taking shape.

Both mural locations are expected to bring significant value, energy, and visual appeal to their surroundings enhancing the identity, creativity, and spirit of the community. Stay tuned for updates as the murals come to life!



Stay tuned for updates as the murals come to life!

STREETLIGHT POLE BANNER PROGRAM

Youth Banner Art Showcase

The **Youth Banner Art Showcase, opened on May 5, 2025.** This annual program invites K-12 students who reside in the City of Fort Pierce or are currently enrolled in Fort Pierce schools to participate in a community art initiative designed to celebrate creativity and local pride.

Students are encouraged to submit original banner designs inspired by one of the following themes:

- Fort Pierce Landmarks
- Arts & Culture
- Nature/Scenic Beauty

Each student may submit one entry, and selected designs will be professionally produced and installed as streetlight pole banners throughout the Fort Pierce redevelopment area. These banners will not only highlight the artistic talents of Fort Pierce's youth but will also add vibrancy and character to public spaces.

The program is fully funded by the FPRA, covering all production and installation costs. It offers young artists a meaningful opportunity to make a lasting visual impact on their community.

We look forward to celebrating the creativity of Fort Pierce's youth and enhancing the city's public spaces through their inspiring artwork.



Students and families are encouraged to scan the QR code to learn more and to apply.



DEADLINE EXTENDED:
MONDAY, JUNE 30

COMMERCIAL FACADE

Grant Program

The application deadline for the Commercial Facade Grant Program has been extended to August 1, 2025.

This program is a key initiative aimed at revitalizing commercial corridors within the FPRA District.

This program supports exterior improvements that reduce blight, enhance curb appeal, and align properties with current design standards. By investing in the appearance of buildings, the program fosters increased property values, improved tenant occupancy rates, and strengthened economic development across the district.

Eligible business and property owners may receive a reimbursable matching grant covering 50% of project costs, up to \$25,000. Qualifying improvements include façade restoration, awnings, ADA accessibility upgrades, and other highly visible enhancements.

With applications now open, property owners are encouraged to take advantage of this opportunity to transform their buildings and contribute to the continued growth and vibrancy of Fort Pierce.

Eligible applicants must be businesses located within the FPRA District.



LET'S BRIGHTEN UP THE BLOCK — ONE FACADE AT A TIME!

COMMERCIAL FAÇADE GRANT

REIMBURSABLE GRANT
MATCHING 50% UP TO \$25,000

ELIGIBLE IMPROVEMENTS

- ✓ Siding/Stucco
- ✓ Windows/Doors
- ✓ Pedestrian/Bicycle Amenities
- ✓ Patios/Decks
- ✓ Exterior Lighting
- ✓ ADA Improvements
- ✓ Awnings/Canopies
- ✓ Parking Lot Improvements
- ✓ and more

APPLY TODAY

772-467-3786
fpfra@cityoffortpierces.com
www.choosefortpierces.com

FPRA
FORT PIERCE
REDEVELOPMENT AGENCY

Application Deadline Extended to August 1, 2025



Apply Now

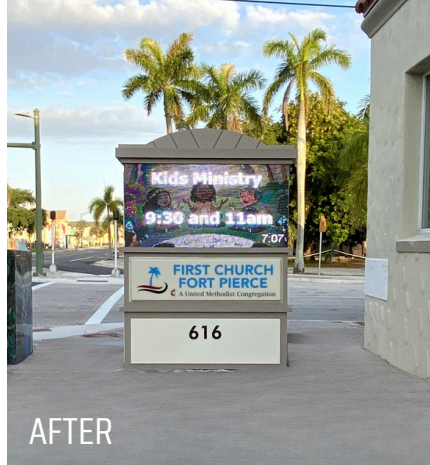
COMMERCIAL SIGN Grant Program

The FPRA is continuing to accept applications for the Commercial Façade Sign Program!

This program provides reimbursable grants of up to \$5,000 per property to help existing businesses upgrade outdated signage with modern, visually appealing designs. These improvements not only beautify the community but also increase business visibility, helping to attract new customers and strengthen brand identity. Eligible applicants must be businesses located within the FPRA District.

The program is currently open and actively accepting applications, reflecting strong interest and engagement from local property owners. To date, seventeen (17) applications have been approved, resulting in \$69,944.30 in financial assistance awarded for signage upgrades and replacements.

Eligible applicants must be businesses located within the FPRA District.



First Church Fort Pierce
610 Orange Ave.



**COMMERCIAL SIGN
GRANT PROGRAM**

Need a New Sign?
Upgrade your curb appeal
with the FPRA
Commercial Sign Grant!

**\$5,000
Reimbursable
Grant**

APPLY NOW

**YOUR LOGO
HERE**

MY.SHOP

772-467-3786 | www.choosefortpierce.com

*Apply
Now*

The application window will stay open until all designated funds have been distributed.



PAINT PROGRAM

Residential & Commercial Properties

The FPRA Paint Program was created to inspire both commercial and residential property owners to enhance the exteriors of their buildings. This initiative aims to brighten and revitalize properties within the FPRA District, contributing to a more vibrant and inviting community.

Through the program, property owners have been able to transform their spaces, fostering a sense of renewal across the district. By encouraging revitalization, the program helps create more appealing neighborhoods that attract visitors, residents, and potential homebuyers.

To date, the FPRA Paint Program has approved reimbursements for 49 properties, distributing a total of \$39,228.05. With \$10,771.95 still available in the program's budget, there's plenty of opportunity for property owners to enhance their exteriors and contribute to the district's transformation.

Of the approved properties, 22 are commercial establishments, showcasing the program's role in boosting the appeal of local businesses. Meanwhile, 27 residential properties have benefited, highlighting their success in encouraging homeowner pride and investment.



**The Paint Program is Coming Back!
Applications Opening Soon!**



FREEBEE

Freebee's Two-Year Impact in Fort Pierce

Since launching in Fort Pierce two years ago, Freebee has quickly become a valued asset to the community, offering free, convenient, and eco-friendly transportation within the FPRA district. This on-demand electric ride service has made it easier than ever for residents, workers, and visitors to move around downtown Fort Pierce. Connecting people to shops, restaurants, community resources, events, and more.

Freebee has helped bridge transportation gaps, especially for individuals without access to a personal vehicle, enhancing mobility for seniors, families, and low-income residents. It also supports local businesses by increasing foot traffic and making it easier for customers to explore different parts of the city without worrying about parking.

Most recently, the addition of a fifth Tesla vehicle has expanded Freebee's capacity and reduced wait times for riders. Freebee will present an interim 6-month update on this new vehicle's performance and impact at the upcoming FPRA Board Meeting on July 8.





FREEBEE

Your Free Ride Around Town

Freebee has been proudly serving Fort Pierce for 2 years, offering free, on-demand rides to residents and visitors. Whether you're heading to the beach, downtown, or your favorite local restaurant, Freebee makes it easy to explore some of the best spots in town—without the hassle of parking.

SERVICE INFORMATION:

Coverage Areas: Inner Zone encompasses the commercial zone where Freebee rides can either start and/or end. Outer Zone refers to the area surrounding the inner zone where Freebee rides can travel through, rides must start or finish within the inner zone.

Accessibility Features: Freebee accommodates individuals with disabilities, ensuring comfortable and safe transportation. To request the ADA vehicle, call 855-918-3733 or request via the Freebee app.

Age Restriction: Freebee's services are exclusively available to individuals ages 18 and older.

SERVICE HOURS

Mon-Wed: 8am-6pm
Thursday: 8am-8pm
Friday: 8am-10pm
Saturday: 10am-10pm
Sunday: 10am-8pm



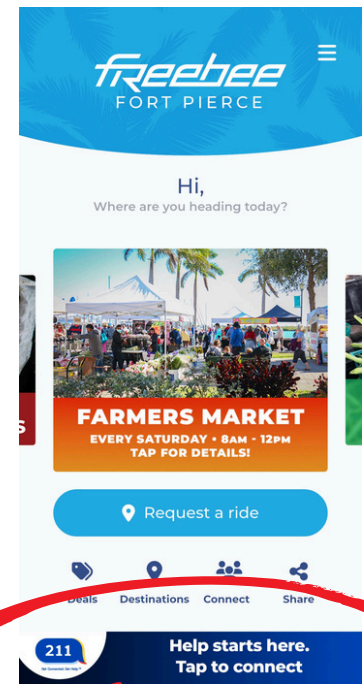
Contact Us
855.918.3733

Freebee App Update: 211 Resource Link Added

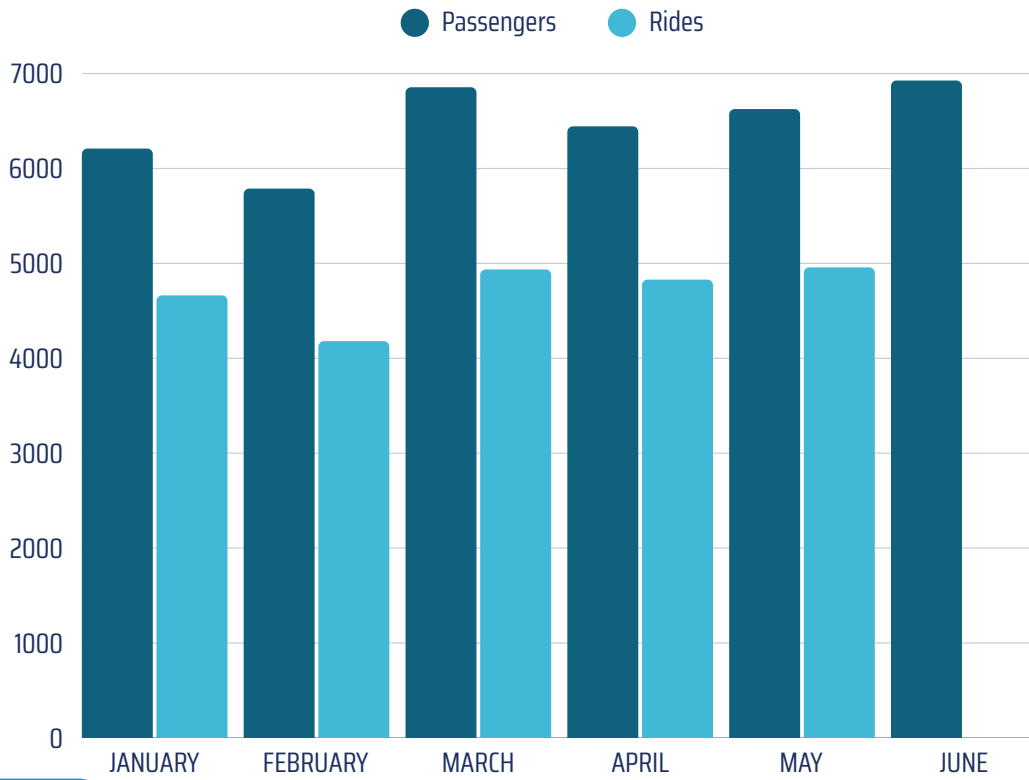
Following a recommendation from Board Member Johnson at the May FPRA meeting, a valuable new feature has been added to the Freebee app.

As of May 20, the app now includes a direct link to 211, a vital resource that connects individuals with a wide range of community services, including housing assistance, mental health support, food programs, and more.

This addition enhances the app's utility by providing quick and easy access to essential services for those in need. Since including the 211 resource link, it has already received 418 clicks, reflecting strong community interest and engagement.

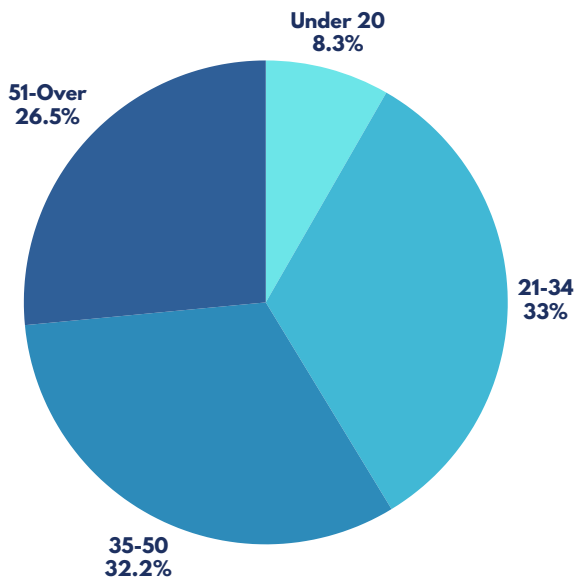


PASSENGERS & RIDES EACH MONTH

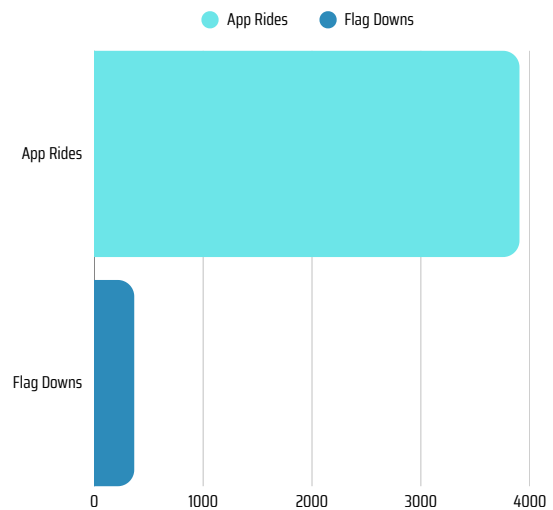


FREEBEE RIDERSHIP

PASSENGER AGE RANGE



RIDES



FREEBEE

Your Free Ride Around Town

As the Freebee service continues to grow in popularity, we want to provide an update on how vehicle scheduling works and share some recent ridership data that reflects the program's success.

Service Hours & Vehicle Rotation

Freebee operates under a contract that provides 70 hours of service per week, per vehicle, within a total service window of 78 hours. To make the most of these hours and ensure coverage during the busiest times of day, vehicles are scheduled in staggered shifts rather than all running simultaneously.

This scheduling model allows Freebee to:

- Maximize coverage during peak usage
- Maintain a consistent presence throughout the service day
- Stay within the contracted service hours while meeting demand

Service Schedule by Day

- Monday to Wednesday: 8 AM – 6 PM (10-hour shifts)
- Friday: 8 AM – 10 PM (14-hour shifts)

Drivers complete any final ride requests before ending their shifts.

Ridership Growth

Since launching the fifth vehicle in mid-December, the impact on ridership has been substantial. The additional vehicle has allowed Freebee to expand service availability and better meet community demand. Ridership continues to increase and increasingly valuable transportation option for Fort Pierce residents and visitors.



HIGHWAYMEN MUSEUM

A Celebration of Art and Legacy

The final four change orders for the Highwaymen Museum—which include redesigning the parking lot to ensure correct elevation and prevent water intrusion into the building, constructing a dumpster enclosure, potentially upgrading the hurricane-resistant windows, and leveling the entire second floor to eliminate trip hazards and enhance accessibility—have been added to the agenda for the July meetings of both the City Commission and the Fort Pierce Redevelopment Agency for review and consideration.

If all change orders are approved, project completion is expected by the first week of September 2025. Once exterior work is finished, mural artists will begin their installations—a process anticipated to take approximately two months. Meanwhile, the artist commissioned to create four mosaic benches for the paver garden has already begun work and expects to complete the project by July 31, 2025.



SUNRISE THEATRE



Request For Proposals

The City of Fort Pierce issued a Request for Proposals (RFP) on Tuesday, January 28, 2025, to identify and establish a partnership with a qualified concessionaire to staff, operate, and program the historic Sunrise Theatre. The deadline for submission of Request for Proposals was March 27, 2025.

More details and the RFP are available on the City's website at <https://cityoffortpierce.com/Bids.aspx?CatID=17>

This initiative reflects the City's dedication to enhancing the operations and offerings of the Sunrise Theatre while ensuring its long-term financial sustainability. By exploring the option of contracting with an external management entity, the City seeks to bring in fresh ideas, innovative programming, and expanded resources that will elevate the theatre's profile as a vibrant cultural hub.

The City envisions this collaboration introducing dynamic and diverse programming, improving the experience for patrons, and fostering stronger community engagement. The selected partner will align with the values and vision of the Sunrise Theatre, preserving its historical significance while advancing its role as a cornerstone of arts and culture in Fort Pierce.

The Evaluation Committee is currently reviewing the RFPs and conducting due diligence before moving forward with the next steps.

COMMUNITY POLICING

NORTH 25th STREET



During the month of May 2025, there were a total of 17 FPRA details worked for the North 25th area from Avenue O to Avenue M. There were 68 calls for service during the detail times. Disturbances were the top reasons for the calls.

During this time, 1 case report was completed.

- Warrant

HOURS OF PATROL

Wednesdays

11:00PM - 2:00AM

Fridays

9:00PM - 2:00AM

Saturdays

10:00PM - 2:00AM

Sundays

6:00PM - 11:00PM

Table - Calls for service in North 25th Street area

Nature	Calls
DISTURBANCE	44
CLOSE PATROL	8
VEHICLE OR TRAFFIC STOP	7
FOOT PATROL OR PARK AND WALK	4
ATTEMPT TO CONTACT	2
ASSIST OTHER AGENCY	1
FLAGDOWN	1
WARRANT	1
Total	68

PATROL AREA

Detail Officers assigned to patrol North 25th Street from Avenue O to Avenue M are responsible for ensuring the safety and security of residents and businesses and primarily to address and mitigate the disturbances caused by excessive noise in the area.

*Note the updates provided in this section are one month behind to allow ample time for data collection and reporting.

COMMUNITY POLICING

DOWNTOWN



During the month of May 2025, there were a total of 21 FPRA details working for the Downtown area. There were 84 calls for service during the detail times. The top activities logged were patrols and traffic stops.

During this time, 11 case reports were completed.

- 3 Vehicle Accidents
- 3 Disturbances
- 2 Burglaries
- Shooting Activity
- Traffic Stop
- Animal Complaint

PATROL AREA

The Downtown area is east of US1, between Seaway Drive and Citrus Avenue with extra patrol of the Galleria (Orange / Avenue 2nd Street) and the alleyways between 113 and 121 N 2nd (Kraaz and Kraaz Building and FRLS building).

Map - Calls for service in Downtown area

Nature	Calls
CLOSE PATROL	16
VEHICLE OR TRAFFIC STOP	12
DISTURBANCE	7
FLAGDOWN	7
SUSPICIOUS PERSON	7
FOOT PATROL OR PARK AND WALK	6
CONDUCT INVESTIGATION	4
ANIMAL RELATED	3
UNKNOWN	3
BURGLARY	2
DOMESTIC TROUBLE	2
RECKLESS DRIVER	2
TRAFFIC ACCIDENT	2
ASSIST TO MOTORIST	1
DRUNK OR IMPAIRED DRIVER	1
HANG UP OR NO VOICE CALL	1
JUVENILE TROUBLE	1
PHONE MESSAGE	1
PREMISE ALARM	1
SHOOTING/SHOOTING ACTIVITY	1
SICK/INJURED PERSON	1
TRAFFIC RELATED	1
TRESPASSING COMPLAINT	1
UNWELCOME PERSON	1
Total	84

HOURS OF PATROL

Fridays

6:30PM - 2:30AM

Saturdays

8:00AM - 2:00PM

3:00PM - 9:00PM

9:00PM - 3:00AM

Sundays

8:00AM - 12:00PM

***Note: Two (2) officers on each shift.**

*Note the updates provided in this section are one month behind to allow ample time for data collection and reporting.

COMMUNITY POLICING

JETTY PARK



During the month of May 2025, there were a total of 13 FPRA details working for the Jetty Park area. There were 40 calls for service during the detail times.

During this time, 1 case report was completed.

- Disturbance

Table - Calls for service in Jetty Park area

Nature	Calls
CLOSE PATROL	20
DISTURBANCE	4
VEHICLE OR TRAFFIC STOP	4
FLAGDOWN	2
FOOT PATROL OR PARK AND WALK	2
SUSPICIOUS VEHICLE	2
DRUNK PEDESTRIAN	1
FIGHT	1
RECKLESS DRIVER	1
SICK/INJURED PERSON	1
SUSPICIOUS PERSON	1
TRAFFIC RELATED	1
Total	40

HOURS OF PATROL

Fridays

7:00PM - 1:00AM

Saturdays

7:00PM - 2:00AM

Sundays

8:00PM - 12:00AM

PATROL AREA

Off-duty officers assigned to patrol Jetty Park and its surrounding areas are responsible for ensuring the safety and security of park visitors, the parking lots, Jetty boardwalk, beach area, and adjacent businesses.

***Note** the updates provided in this section are one month behind to allow ample time for data collection and reporting.



SCHOOL RESOURCE OFFICERS

**SRO Jorge Goz
C.A. Moore**

SRO Jorge Goz continues to work alongside C.A Moore K-6 Administration as he attended a meeting with school district security for improvements where he provided recommendation for campus safety. SRO Goz keeps supporting C.A Moore as they will be adding a new grade for the 2025-2026 school year as he participated and provided recommendation for next year school grade class room layouts, so all students are maintained in the main building instead of using portables allowing for a safer campus at C.A Moore K-7. SRO Goz conducted his last year meeting with C.A Moore Safety Patrol. SRO assisted and participated in the kindergarten and 5th grade moving up ceremonies. SRO Goz can not wait to return for the 2025-2026 school year in August to continue building relationships with students, staff and parents.

**SRO Markeis Washington
Dan McCarty Middle School**

SRO Markeis Washington conducted a lock down drill at Dan McCarty for the month of May. In addition, SRO Washington had no school threat investigation for this month. May was the last month for school year 2024-2025 SRO Washington participated in the eighth grades moving up ceremony and their good-bye dance themed sneaker ball. SRO Washington took the opportunity to continue to build relationship with the students by joining them during the dance and by also taking time to speak to students in the eighth grade regarding there future. SRO Washington expressed joy for the conclusion of this school year as it was her first year as an SRO and she made a difference in our youths lives.

Both School Resource Officers (SROs) continue to strengthen the relationship between the Police Department and students—the future leaders of Fort Pierce. They also take pride in maintaining safe school campuses through a strong partnership with school staff and administration.





CONTACT US

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