

**FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, August 27, 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 July 30, 2025 Minutes

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 Evaluate Commercial Facade application - 1217 Delaware Avenue
- b. Review and Evaluate Commercial Facade application - 2210 Orange Ave

- c. Review and Evaluate Commercial Facade application - 515 S Indian River Dr
 - d. Review and Evaluate Commercial Facade application - 706 S US Hwy 1
 - e. Review and Evaluate Commercial Facade application - 300 S 6th St
 - f. Review and Evaluate Commercial Facade application - 616 Atlantic Avenue
 - g. Review Commercial Sign Application - 2001 Orange Ave
8. **STAFF AND COMMITTEE MEMBER COMMENTS**

- a. August 2025 FPRA Programs & 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: August 27, 2025

Re:

Information

SUBJECT

Approval of the July 30, 2025 Minutes

Attachments

Minutes - 07.30.25



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, JULY 30, 2025, IN FORT PIERCE 2ND FLOOR CONFERENCE ROOM, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Phil Thompson; Ed Becht; Donna Benton; Daniel Lee; Brandon Nobile; Doug Miller

Absent: Hoyt Murphy, Jr.; Amanda Geller; Patience Landers

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

A motion was made and seconded to approve excused absences for Amanda Geller and Hoyt Murphy.

Motion was made by Donna Benton, **and seconded by** Ed Becht

AYE: Brandon Nobile, Daniel Lee, Donna Benton, Doug Miller, Ed Becht, Phil Thompson
Passed

4. **APPROVAL OF MINUTES**

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

Motion was made by Donna Benton, **and seconded by** Ed Becht

AYE: Brandon Nobile, Daniel Lee, Donna Benton, Doug Miller, Ed Becht, Phil Thompson
Passed

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

Motion was made by Ed Becht, **and seconded by** Donna Benton A motion was made to table the budget discussion until the next regular meeting.

AYE: Brandon Nobile, Daniel Lee, Donna Benton, Doug Miller, Ed Becht, Phil Thompson
Passed

7. NEW BUSINESS

- a. Review and Evaluation of 1109 Delaware Ave Commercial Facade Application

A motion was made to approve the grant funding request with a condition that a detailed landscaping plan be submitted.

Motion was made by Ed Becht, **and seconded by** Donna Benton

AYE: Brandon Nobile, Daniel Lee, Donna Benton, Doug Miller, Ed Becht, Phil Thompson
Passed

- b. Review and Evaluation of 510 Orange Avenue Commercial Facade Application

A motion was made to approve the grant funding request.

Motion was made by Ed Becht, **and seconded by** Brandon Nobile

AYE: Brandon Nobile, Daniel Lee, Donna Benton, Doug Miller, Ed Becht, Phil Thompson
Passed

- c. Review and Evaluation of 710 Orange Avenue Commercial Facade Application

A motion was made to approve the grant funding request.

Motion was made by Daniel Lee, **and seconded by** Brandon Nobile

AYE: Brandon Nobile, Daniel Lee, Donna Benton, Doug Miller, Ed Becht, Phil Thompson

Passed

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

Motion was made by Ed Becht, **and seconded by** Donna Benton A motion was made to approve the grant funding request.

AYE: Daniel Lee, Donna Benton, Doug Miller, Ed Becht, Phil Thompson

NAY: Brandon Nobile

Passed

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

Motion was made by Ed Becht, **and seconded by** Donna Benton A motion was made to approve the grant funding request.

AYE: Brandon Nobile, Daniel Lee, Donna Benton, Doug Miller, Ed Becht, Phil Thompson

Passed

8. STAFF AND COMMITTEE MEMBER COMMENTS

- a. July 2025 Programs and Activities Summary

9. ADJOURNMENT

CRA Advisory Committee - 3:30 PM

Meeting Date: August 27, 2025

Re:

Information

SUBJECT

Proposed FY 2026 Budget and CIP

Attachments

FY 2026 Budget and CIP

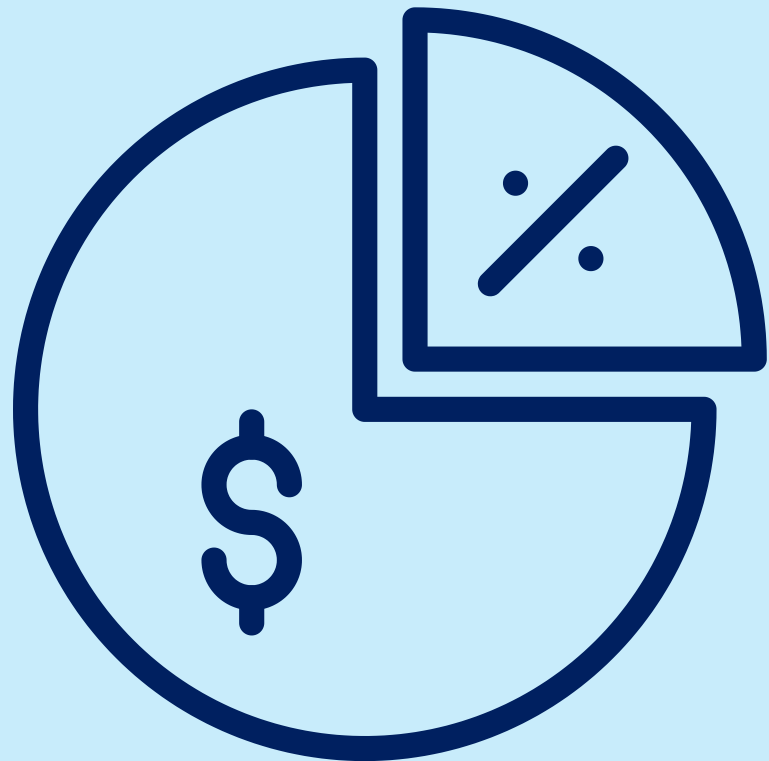


Capital Improvement Plan

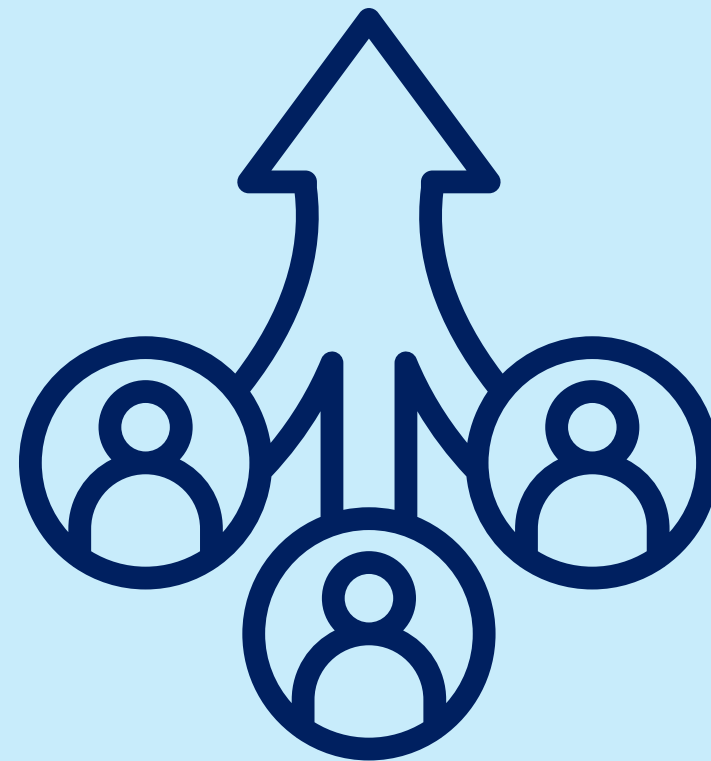
Fiscal Year 2026



Purpose & Overview



**Present FY 2026 Budget
Priorities**



**Align investments with
Redevelopmnet Plan Goals**

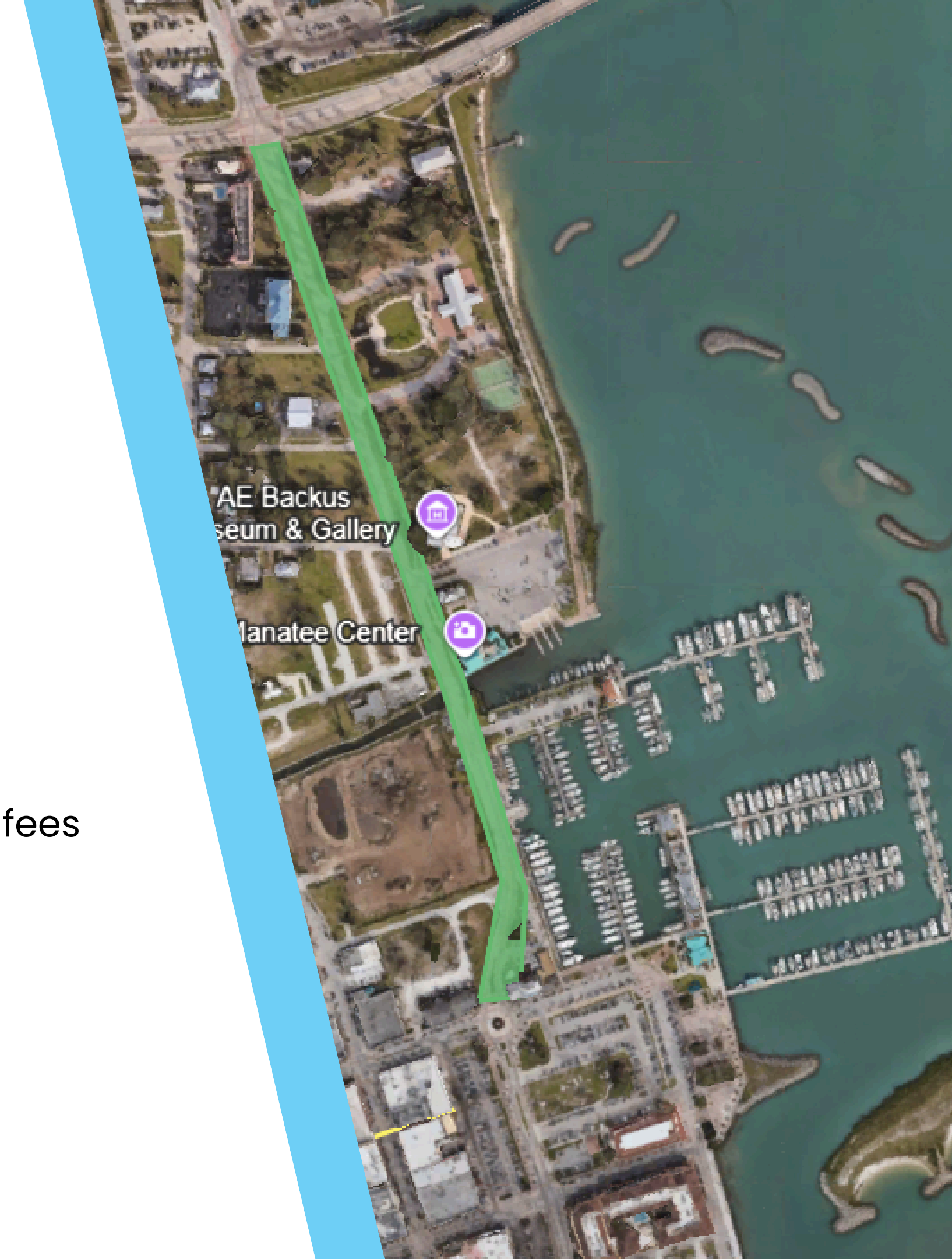


**Improve infrastructure, art,
public safety and economic
development**

Indian River Drive Reconstruction

\$3,000,000 | Goals 15, 16, 17 | Policies: 15.1, 16.1

- Complete reconstruction of roadway and bridge
- Add on-street parking and pedestrian safety features
- Funded in part by State Grant, surtax dollars, and impact fees
- Catalytic investment to support future development



Depot Drive Enhancements

\$200,000 | Goals 15, 16 | Policies 15.1, 16.1, 16.2

- Improves parking and pedestrian connectivity
- Supports better traffic flow and beautifies unsightly area
- FY2026 funding covers design phase





Peacock Arts District Parking Lot

\$373,000 | Goals 12, 20 | Policies 12.5, 20.6

- Enhances parking lot at 7th Street & Orange Avenue
- Adds public art, landscaping, and pedestrian improvements
- Supports activation of surrounding businesses and art sites
- Expands Peacock Arts District's visual identity



Mural Program Expansion

\$100,000 | Goals 11, 12 | Policies 11.3

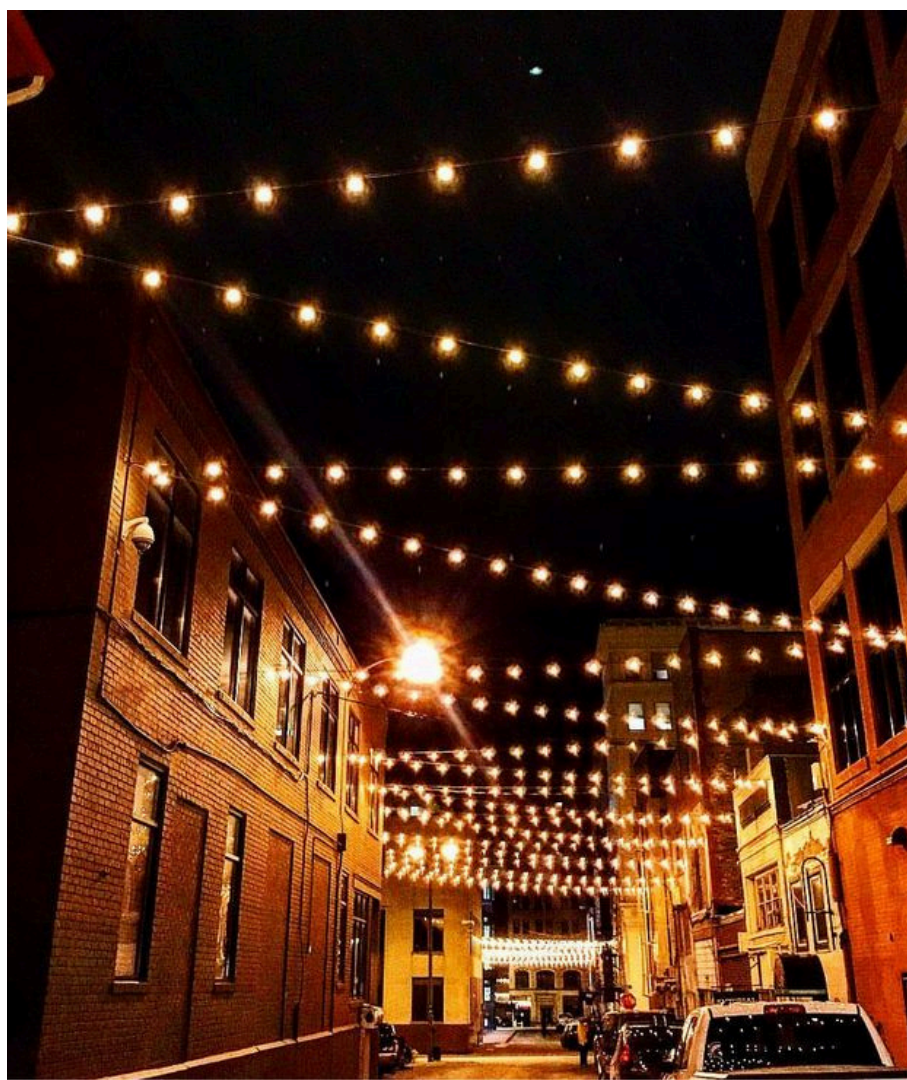
- Expands mural program beyond the Peacock Arts District
- Builds on successful installations
- Promotes civic pride and creative placemaking and beautifies our corridors





Alleyway Beautification and Activation

\$100,000 | Goal 15, 20 | Policies 15.1, 20.6



- Enhances key downtown alleyways used for pedestrian circulation
- Adds lighting, public art, and safety enhancements
- Improves visitor experience from parking lots
- Supports activation of underutilized public space



Sunrise Center Elevators

\$50,000 | Goal 11 | Policy 11.3

- Installs custom-designed elevator wraps in Sunrise Center parking garage elevators.
- Transform a tired, utilitarian space into something vibrant and inviting
- Builds continuity, between parking and ultimate destination.

Marina Square

\$100,000 | Goals 15, 16, 17, 18 | Policies 15.1, 16.1, 16.2, 17.1, 18.3

- Transitioning from conceptual design to detail design, engineering, permitting for public space enhancements.
- This phase prepares project for future construction funding.





Jaycee Park Improvements

\$227,000 | Goal 20 | Policies 20.3, 20.6

- Mural installation on water tanks
- Replacement of existing pavilion roofs
- Installation of new shade structure over the playground
- Enhances aesthetics, comfort and usability of a popular waterfront park



Dreamland Park

\$100,000 | Goal 20 | Policies 20.3, 20.6

- Funds design of a reimagined Dreamland Park
- Engages youth and families in the design process
- Lays groundwork for future construction and grant funding



Harbour Pointe Park

\$500,000 | Goal 8, 20 | Policies 8.1, 20.3

- Partnership with St. Lucie County
- FPRA contribution in FY 2026 supports pre-construction activities
- Fulfills Interlocal Agreement for Waterway Projects
- Enhances public access to water and critical need for additional boat ramps and trailer parking

River Walk Improvements

\$50,000 | Goals 20, 15 | Policies 20.6, 15.1

- Adds public amenities along the waterfront – swings, banners
- Supports walkability and casual recreation
- Complements larger downtown and waterfront revitalization efforts





Historic Marker Signs

\$25,000 | Goal 10, 13 | Policy 10.4

- Replaces outdated historic markers with new content and designs
- Complements new wayfinding signage recently installed
- Supports cultural tourism and neighborhood storytelling
- Reinforces sense of place and district identity



Trash Compactors

\$200,000 | Goal 17, 18, 20 | Policies 20.3, 20.6



- Replace open cans with solar-powered trash compactors
- Includes paired recycling bins for better waste diversion
- Reduces litter and prevents overflowing garbage
- Improves street appearance



Percy Peek Gymnasium

\$100,000 | Goal 14 | Policies 12.5, 14.1

- Building system upgrades and maintenance
- Improve pedestrian access
- Supports long-term facility enhancement

Other Programs and Services

Fiscal Year 2026



Grant Programs

Goal 7, 9 | Policy 7.1

**Commercial
Façade
Improvement
Grant –
\$100,000**

Enhances curb
appeal and
revitalizes corridors

**Commercial
Sign Grant –
\$50,000**

Supports
updated signage

**Paint Program–
\$150,000**

Exploring paying
vendors directly

**NEW:
Demolition
Grant –
\$100,000**

Removes blighted
structures

**CRAAC Recommendation*

**NEW: Small
Business
Support Grant –
\$50,000**

Helps local
entrepreneurs
launch or expand



Freebee Expansion Continuation

\$600,000 | Goals 15 | Policies 15.1

- Continues seasonal microtransit expansion through FY 2026
- Improves wait times
- Supports access to businesses, events and destinations
- High public use and strong feedback since initial launch



Special Assigned Duty Details

\$500,000 | Goal 23 | Policies: 23.1, 23.3, 14.2

- Funds dedicated to police details for Jetty Park, Downtown, and 25th Street
- Provides visible, proactive safety presence in high-traffic areas
- Reinforces a safe, welcoming environment for residents and visitors
- \$118,000 reserved for additional coverage or expanded patrols

Projects in Progress

ONGOING PROJECTS CONTINUING INTO FY 26

The following initiatives are already underway and span multiple fiscal years. They are not reflected in the FY2026 budget but remain strategic priorities.



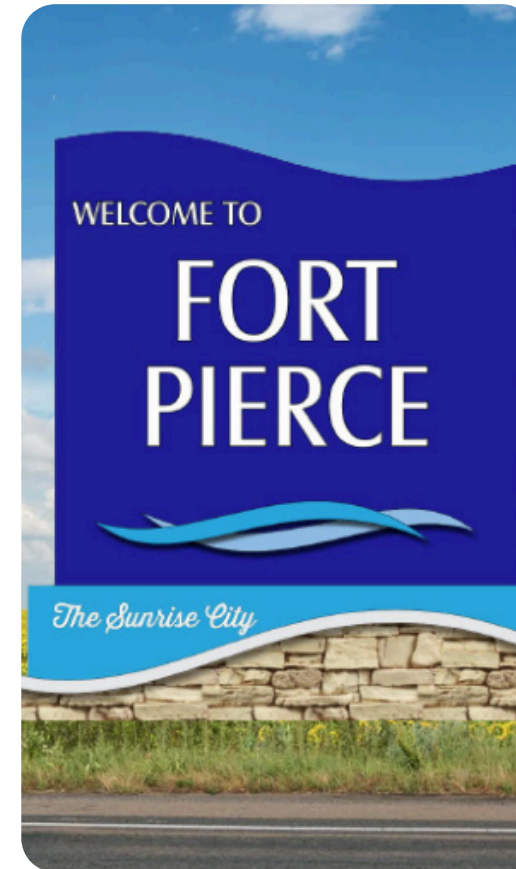
**Old St.
Anastasia
Master Plan**



**Lincoln Park
Master Plan**



Festival Street



**Gateway
Signage**



**Avenue O Street
Trees**



**Avenue D
Reconstruction**

FPRA 5-Year CIP



PROJECT NAME	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL PROJECT COST
Harbour Pointe Park Boat Ramp	\$500,000	\$500,000	\$500,000	\$500,000		\$2,000,000
Percy Peek Gymnasium Improvements	\$100,000					\$100,000
Jetty Park West	\$0	\$855,000				\$855,000
Depot Drive Improvements	\$200,000	\$500,000	\$1,500,000	\$1,000,000		\$3,200,000
Festival Street	\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$2,000,000
River Walk Enhancement	\$150,000					\$150,000
Marina Square Redevelopment	\$100,000	\$2,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,100,000
Old St. Anastasia Redevelopment	\$0	\$150,000		\$3,500,000	\$1,000,000	\$4,650,000
Trash Compactors	\$200,000					\$200,000
PAD Parking Improvements	\$373,000					\$373,000
Jaycee Park Improvements	\$227,000					\$227,000
Historic Marker Signs	\$25,000					\$25,000
Moore's Creek Connectivity	\$0				\$250,000	\$250,000
Marina Park Promenade	\$0		\$75,000			\$75,000
Downtown Streetscape	\$0	\$275,000				\$275,000
Alleyway Beautification Project	\$100,000					\$250,000
Sunrise Event Center	\$0	\$1,655,647				\$1,655,647
	\$1,975,000	\$6,435,647	\$3,575,000	\$6,500,000	\$2,750,000	\$21,385,647

CRA Advisory Committee - 3:30 PM

Meeting Date: August 27, 2025

Re: Comm. Facade Application - 1217 Delaware Ave

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

Information

SUBJECT

Review and Evaluate Commercial Facade application - 1217 Delaware Avenue

Attachments

1217 Application Packet

Comm. Facade Program Overview

Comm. Facade Evaluation Criteria

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24180

Date Submitted: 7/30/2025

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:*

2409-823-0039-000-0

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

Project Property Address:*

1217 Delaware Avenue, Fort Pierce, FL 34950

Property Owner (As recorded on Warranty Deed):*

EJ09, LLC

Building's Existing Use(s):*

Office space. Currently vacant

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

Do you own or lease?*

- Own
- Lease

Lease Term (if applicable):

Applicant Information:

Applicant Name:*

Jose Bernazar

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

Member

Email Address:*

jose.bernazar@gmail.com

Cell Phone Number: *

7722759103

Business Information:

Legal Business Name:

EJ09, LLC

Federal Employer Identification Number / Tax ID:

992125758

Business Structure*

Corporation

LLC

Partnership

Nonprofit

Sole Proprietorship

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

Office

Business Phone Number*

7722759103

Website (If applicable)

Mailing Address (If different):

223 Orange Avenue, Fort Pierce, FL 34950

Number of Years in Business:*

2

Number of Years at Current Address:*

2

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

Jan 2026

Project Details:

Grant amount requested?

6000

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?

12000

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

4 months

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

Proposed Improvements:*

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

Detailed description of the project improvements to be made:*

Property has been vacant. Ramp is in dire need of repair. Lawn is in need of new sod and sprinkler system to maintain it. Siding needs to be repaired and treated.

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):*

IMG.jpg

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

IMG.jpg

Design Proposal/Construction Plans for the Proposed Improvements:*

1217 Delaware pictures.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.*

PNC snapshot 072925.jpg

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

1217 Delaware Narrative Letter 072925.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*

1217 Delaware estimates 073025.pdf

Cost Estimate #2

No file chosen

Signature

Electronic Signature*

Jose Bernazar

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**



1217

911 BAIL BONDS

CUSTOMERS
PARKING
IN REAR



1217

911 BAIL
BONDS

CUSTOMER
PARKING
IN REAR



7/29/2025

Jose Bernazar
EJ09, LLC
223 Orange Avenue
Fort Pierce, FL 34950

To the governing members and advisory members of the Fort Pierce Redevelopment Agency;

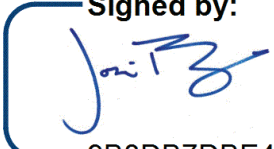
We would like to express our sincere appreciation for the opportunity to participate in Fort Pierce's beautification movement. Below is an explanation why our property should be selected for the façade grant.

1217 Delaware Avenue is conveniently located in a high-pedestrian, high-visibility corridor just eight blocks west of U.S. Highway 1, minutes from Downtown Fort Pierce's Indian River Drive, the marina, restaurants, and City Hall—making it an ideal candidate for a visual uplift. The existing building is a one-story historic structure built in 1923. It occupies approximately 1,380 ft². Although this building was renovated in 2013, it currently presents muted façade finishes and dated signage that do not reflect the growing vibrancy of its environment. We recently acquired this property and have not been able to facilitate a curb appeal makeover due to budget constraints. As a small-scale property owner without large capital reserves, access to a 50% reimbursable grant would enable exterior improvements that would otherwise remain deferred. This relief is critical to help cover the costs of quality materials and expedite a professional installation that the property would have to wait for if we had to fund this project alone. Injecting grant-supported improvements at this location would showcase how even the most modest, well-designed investments can transform the character of the commercial corridor. Its location within the FPRA District ensures the project aligns with broader redevelopment goals the City of Fort Pierce envisions.

The proposed façade revisions will introduce an appeal that is currently absent. These modest revisions would also ensure that signs of wear, faded paint, and dated finishes that contribute to visual blight in the corridor, are transformed into a refreshed, inviting presence without compromising Fort Pierce's classic "old-Florida charm" or the FPRA's goals. The improved façade will attract tenants and customers, strengthen local economic activity and stimulate additional investment.

By selecting 1217 Delaware Avenue for funding, the FPRA will catalyze a small but potent demonstration of how targeted façade investment can reinforce Fort Pierce’s historic character, support local small business viability, and inspire broader corridor revitalization as outlined within the Redevelopment Plan.

With utmost gratitude and respect,

Signed by:

9B8DB7DBE42A410...
Jose Bernazar



ilana shilin <ilanashilin@gmail.com>

Estimate

2 messages

Kat Charlie <kcmobilehomerepair@gmail.com>
To: "ilanashilin@gmail.com" <ilanashilin@gmail.com>

Fri, Aug 15, 2025 at 2:32 PM

KC Mobile Home Repair LLC
(321)514-2970

Estimate

Date:8-15-2025

Customer name: ilana Shilin
Address:1217 Delaware Ave. Ft peirce FL. 33950
Job description: Repair wheelchair ramp
Price estimate: \$4,000

Estimate is good for 45 days.

Thank you for your business!!!!!!

ilana shilin <ilanashilin@gmail.com>
To: Kat Charlie <kcmobilehomerepair@gmail.com>

Fri, Aug 15, 2025 at 2:34 PM

Received. Sending to the city right now to see if they will accept. Will let you know what they say.

Thank you.

[Quoted text hidden]

ROSA'S CUSTOM PAINTING, LLC

40 years' experience

PROPOSAL

Rosa Lawrence 772-302-1954
772-302-1376

Date: 8/6/25

Contractor / Owner Address:

Rosa + Jeff Lawrence
2609 S. 29TH
Ft. Pierce, FL

Project Address:

ILANA + JOSE BERNAZAN
1217 DELAWARE AVE
Ft. Pierce, FL

Scope of Work:

WASH HOUSE, REPAIR ANY HOLES, CAULK ALL
OPENINGS, REPAINT HOUSE - FASCIA, SILL &
BODY

Proposal Amount: LABOR + MATERIALS - 5,500.00

Pepaldo Herardo

Evelyn Garcia (772) 370 3094

JOSE SOLORZANO IRRIGATION INC
Sprinkler Systems

Po Box 5593
Fort Pierce, Fl. 34954
(772)370-5094
solorzanoiirrigat@hotmail.com

DATE: 08/07/25
Estimate 25-0057

Ilana
1217 Delaware Ave
Ft. Pierce, Fl.34950

DESCRIPTION	UNIT	AMOUNT
4- zones of irrigation, new valves and new timer		\$2500.00
4- pallets of San Agustin Sod installed		\$1500.00
	TOTAL	\$4000.00

THANK YOU FOR YOUR BUSINESS!

ESTIMATE



Service Address

1217 Delaware Ave
Ft Pierce, Fl 34980

Prepared For

Jose Bernazar
(305) 345-4551

Diversified Custom Carpentry

5114 Myrtle Drive
Ft. Pierce , Fl 34982
Phone: (407) 338-1648
Email: floridaconstruction20@gmail.com

Estimate # 24835
Date 07/28/2025
PO # 1217delaware
Business / Tax # L21000430919

Description	Rate	Quantity	Total
Veranda stone grey	\$20.98	42	\$881.16
4"x4"	\$13.28	6	\$79.68
6"x6"	\$36.88	9	\$331.92
Deckmate screws	\$38.97	1	\$38.97
2"x6"x8'	\$8.38	28	\$234.64
3" wood screws	\$11.98	2	\$23.96
Concrete	\$4.48	15	\$67.20

Delivery/disposal	\$175.00	1	\$175.00
<hr/>			
Demo/installation	\$20.00	135	\$2,700.00
<hr/>			
Wood Porch railing	\$59.98	3	\$179.94
<hr/>			
Electrical sign removal/installation	\$250.00	1	\$250.00
<hr/>			
Lag bolts 3/8" x 2"	\$19.82	2	\$39.64
<hr/>			
Aluminum railing removal and installation	\$175.00	1	\$175.00
<hr/>			

Subtotal	\$5,177.11
<hr/>	
State Tax	\$168.94
Administration	\$147.55
<hr/>	
Total	\$5,493.60

All debts be paid in full at the end of the job. credit cards payments add 3.5% to billing.

Jose Bernazar



INVOICE

184

Clinton Family Construction LLC

Date: Jul 30, 2025

Bill To:
EJ09 LLC

Ship To:
2319 Northeast 18th
Court Jensen Beach
Florida 3495

Payment Terms: 2850

Balance Due: \$2,850.00

Item	Quantity	Rate	Amount
------	----------	------	--------

Apply New Paint On Outside Of The Building. Paint Whole Building 2 Coats Of Paint. Paint Outside Ramp, Front Stairs And Back Stairs.	1	\$2,850.00	\$2,850.00
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Total: \$2,850.00

Notes:
Materials Are Included In The Price With Labor.

Terms:
300 Deposit For Labor Included After First Day Of Work



COMMERCIAL FACADE GRANT PROGRAM



COMMERCIAL FAÇADE GRANT PROGRAM

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COMMERCIAL FAÇADE GRANT PROGRAM

1. OVERVIEW

The intent of the Commercial Façade Grant Program is to support the revitalization of the commercial corridors in the Fort Pierce Redevelopment Agency (FPRA) District by stimulating private investment in improvements that enhance the appearance of buildings and properties and eliminate blight and non-conforming design standards. This program is designed to encourage redevelopment of the FPRA District by enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation. This program will complement other revitalization efforts to ensure the maximum leverage of resources and support local businesses.

It is the intent of this program to encourage improvements to private properties that go well beyond what is required under the City of Fort Pierce Land Development Code to enhance the form, function, and design quality of this redevelopment district.

The FPRA reserves the right to approve or deny any Commercial Façade Grant Program application and to deny payment at any time if, in its sole and absolute discretion, it determines that the business will not advance the goals and objectives established for redevelopment of the FPRA District.

2. FUNDING

The Commercial Façade Grant Program offers financial assistance in the form of a reimbursable, matching fifty percent (50%) grant up to \$25,000 to the property or business owner for eligible expenses associated with improving the external appearance of their business and to encourage businesses to invest in their operations. Grants cannot be awarded retroactively for work that has already been completed.

Grant funding examples:

Eligible Project Total Cost	Applicant Contribution	FPRA Contribution
\$5,000	\$2,500	\$2,500 *
\$15,000	\$7,500	\$7,500 *
\$30,000	\$15,000	\$15,000 *
\$50,000	\$25,000	\$25,000 *
\$100,000	\$75,000	\$25,000 **

* 50% matching contribution

** Maximum grant amount is \$25,000

COMMERCIAL FAÇADE GRANT PROGRAM

3. ELIGIBILITY

- A. The property to be improved must be located within the FPRA District boundaries (see Boundary Map below at section 11).
- B. There must be a Commercial Building on the property. This means that a business that is frequented by the public is located in a portion of the building and that portion of the building is not a private residence.
- C. The Applicant must own the property or, if the Applicant is a tenant, the Applicant must submit its signed lease, and the owner of the property must support the project and execute a Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
- D. The Applicant must have funds sufficient to fully fund the project (proof of funds is required).
- E. The following properties are not eligible:
 - 1. Residential properties
 - 2. Home based businesses and online businesses
 - 3. Governmental facilities
 - 4. New construction developments
 - 5. Properties that have been awarded an FPRA Commercial Façade Grant within the last five years
 - 6. Properties with outstanding monetary obligations owed to the City, for example, past due taxes or code enforcement fines or liens

4. APPLICATION PROCESS

The application period will remain open until all of the allocated funds are depleted. Submitted applications will be evaluated every 30 days.

- A. The Applicant must complete the Online Application and submit all required documents.
 - 1. Two (2) different color photographs of the exterior of the property in its current condition.
 - 2. Project concept, rendering or any other relevant materials that convey the physical improvements proposed to be made.
 - 3. Copy of Deed showing ownership of the property by the Applicant OR if the Applicant is a tenant, copy of signed lease and Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
 - 4. Two (2) written estimates from two different licensed contractors. Estimates should be on company letterhead, dated, and include a detailed breakdown of the scope of work, including the line items specifying permit fees. If you will be providing more than one cost estimate, the cost estimates MUST be for the same improvements. 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.
 - 5. Proof of funds to fully fund the project.
 - 6. Project Timeline
 - 7. Code Enforcement lien search
- B. Within 10 business days of receipt of the completed Application, a staff member will contact the Applicant to determine eligibility.
- C. Every 30 days, staff will forward eligible Applications to the Community Redevelopment Agency Advisory Committee (CRAAC). The CRAAC will review

COMMERCIAL FAÇADE GRANT PROGRAM

the Applications and make recommendations to the FPRA Board based on the Evaluation Criteria set forth below at Section 9.

- D. The FPRA Board will make the final determination and, if funding is approved, the FPRA Board may authorize the execution of a Grant Agreement.
- E. Written notification will be sent to all Applicants advising them of approval or denial of funding.
- F. Staff will prepare the Grant Agreement to be executed by the Recipient and the FPRA Board following a vote to approve the Grant Agreement.

5. ELIGIBLE IMPROVEMENTS:

- A. Façade - Work on the exterior storefront of a building such as cleaning masonry (high-pressure water or steam; sandblasting is prohibited), re-pointing, woodwork, and other repairs (not maintenance-related) or rebuilding historic storefronts.
- B. Awnings/Canopies - Removal of old awnings and canopies and design, production, and installation of new ones.
- C. Removing and disposing of old façade coverings (i.e. vinyl and aluminum cladding, window boards).
- D. Siding/Stucco
- E. Repair or replacement of Windows and Doors
- F. Outdated security features - Removal of roll-up metal security doors and metal window grates.
- G. Removing excessive window signage to allow 95% window transparency.
- H. Decorative walls, fencing, and landscaping – Removing, replacing, or adding fencing and landscaping to hide incompatible uses or negative site elements (no chain-link).
- I. Original building elements - Restoring original decorative building elements.
- J. Pedestrian and Bicycle Amenities - Construction of pedestrian and bicycle amenities such as benches, shelters, bike racks and bike lockers.
- K. ADA improvements
- L. Parking Lot Improvements/Surface Parking
- M. Roof Repair and Replacement - Roof repairs and replacements may be eligible only if they are visible from the right-of-way and must be part of a comprehensive façade improvement project that includes additional eligible exterior enhancements
- N. Patio and Deck Improvements
- O. Exterior Lighting
- P. Permanent Landscaping
- Q. Security Cameras
- R. Signs – Renovating existing signs or removing old signs and the design, production, and installation of new signs.
- S. Art Installations – Art installations or works of art created by artists exhibiting the highest quality of skill and aesthetic principles. Includes all forms of visual art, specifically murals

COMMERCIAL FAÇADE GRANT PROGRAM

6. INELIGIBLE IMPROVEMENTS AND EXPENSES

- A. Interior improvements (even if visible from the exterior).
- B. Exterior improvements visible less than 24 hours per day.
- C. Temporary Improvements including seasonal decorations and seasonal landscaping.
- D. Features that do not meet the applicable provisions of the City of Fort Pierce Land Development Code.
- E. Routine maintenance activities such as painting, asphalt sealing, landscape maintenance, or power washing.
- F. Flat roofs or any roofing elements that are not visible from the street are not eligible for funding under this program.
- G. Improvements made prior to execution of the Grant Agreement.
- H. Expenses that are ineligible for reimbursement include:
 - i. Permit fees and taxes.
 - ii. Refinancing existing debt.
 - iii. Sweat equity payments (i.e., reimbursement for Recipient's own labor).
 - iv. Expenses incurred prior to execution of the Grant Agreement.

7. GENERAL PROVISIONS

The funding assistance provided under the Commercial Façade Grant Program is solely on an expense reimbursement basis. The FPRA has the exclusive authority to approve or deny program applications based on its determination as to the benefits to the FPRA District produced by requested projects. The FPRA may impose any conditions of approval it deems suitable to protect the interests of the agency. All Recipients will be required to execute a Grant Agreement.

By accepting the grant, the Recipient agrees to report and provide updates to FPRA staff upon request. Recipient may be required to provide work schedules, execute reporting forms, and provide projected completion dates.

FPRA staff will conduct a site visit before grant payment is made in order to verify that the business is in operation. Staff may also conduct unannounced site visits periodically in order to ensure compliance with the terms of the Grant Agreement.

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria.

By participating in this grant program, Recipients agree to allow the City of Fort Pierce and the FPRA, or their agents, to take photos of themselves, their property, and their business for promotional purposes related to the grant program.

The FPRA is a public agency and is governed by the "Florida Public Records Law" under Florida State Statutes, Chapter 119. Any documents provided by the Applicant/Recipient may be subject to production by the FPRA upon receipt of a public records request, subject to any exemptions provided by Florida Law.

COMMERCIAL FAÇADE GRANT PROGRAM

8. DISBURSEMENT OF FUNDS

The Recipient shall incur all initial project costs and may receive reimbursement only after all improvements have been completed in accordance with the grant award.

Grant funds will be disbursed upon receipt of a finding of project completion by the FPRA. The finding of project completion will be granted when the FPRA has received the following package:

- Completed FPRA Reimbursement Request Form indicating that the project is complete.
- Final report documenting all construction costs incurred with the project.
- Completed W-9, as required by law, for the Recipient of the grant funds.
- Copies of all required closed permits.
- Copies of all invoices
- Proof of payment (cancelled checks or bank statements)
- Photographs of work undertaken
- Release of liens (if applicable)
- Occupancy certificates (if applicable)
- City of Fort Pierce Certificate of Use

NOTE: The Finance Department shall process the reimbursement to the Recipient in accordance with the regular payment procedures of the City. No funds will be disbursed until all work is completed and all items set forth in this section have been submitted. The reimbursement process may take approximately 45-60 days after the FPRA receives the necessary documentation. This timeframe allows for the review and verification of the submitted documents to ensure compliance with the program's requirements. The FPRA strives to process reimbursements in a timely manner and appreciates recipients' patience during the reimbursement period.

COMMERCIAL FAÇADE GRANT PROGRAM

9. EVALUATION CRITERIA

The CRAAC will review and evaluate the applications and make recommendations to the FPRA Board. The CRAAC will evaluate Applications based on the following criteria:

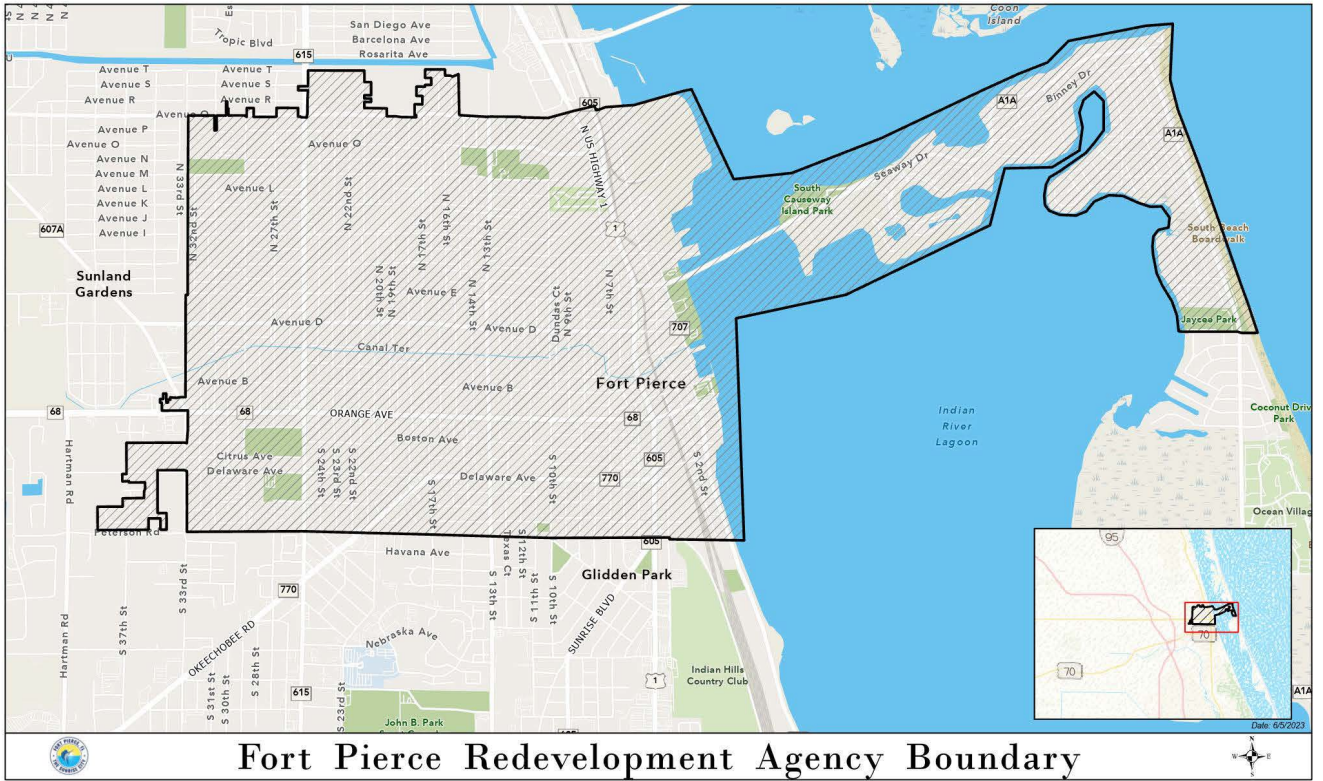
Evaluation Criteria	Max Points Possible 100	
Visual Impact/Blight Elimination	Max 50	
The project's ability to enhance the visual appeal of the FPRA District and significantly eliminate the blight of the building. The elimination of blight will increase safety and security of the public enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation.	50	
Total Project Investment	Max 25	
The higher the ratio of private investment compared to the public grant dollar investment, the higher the score.		
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	
The funded projects not only improve the appearance of commercial properties but also generate meaningful positive impacts for the community and the general public.	10	
Total Project Score	100	

10. TIMELINE

The application period will remain open until all of the allocated funds are depleted.

COMMERCIAL FAÇADE GRANT PROGRAM

11. FPRA DISTRICT BOUNDARY MAP



Fort Pierce Redevelopment Agency Boundary

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: August 27, 2025

Re: 2210 Orange Ave - Comm. Facade Application

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

Information

SUBJECT

Review and Evaluate Commercial Facade application - 2210 Orange Ave

Attachments

Application Packet

Comm. Facade Program Overview

Evaluation Criteria

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24181

Date Submitted: 7/30/2025

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:*

2409-602-0010-000-2

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

Project Property Address:*

2210 Orange Ave Fort Pierce, FL 34950

Property Owner (As recorded on Warranty Deed):*

Vedex, LLC

Building's Existing Use(s):*

Retail

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

Childcare

Do you own or lease?*

- Own
- Lease

Lease Term (if applicable):

Applicant Information:

Applicant Name:*

Claudel Romulus

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

Owner

Email Address:*

marshallclaudel5@gmail.com

Cell Phone Number: *

5615317113

Business Information:

Legal Business Name:

Vedex, LLC

Federal Employer Identification Number / Tax ID:

920317515

Business Structure*

Corporation

LLC

Partnership

Nonprofit

Sole Proprietorship

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

Real Estate

Business Phone Number*

5615317113

Website (If applicable)

Mailing Address (If different):

5991 NW Baynard Drive Port Saint Lucie, FL 34986

Number of Years in Business:*

2 years 10 months

Number of Years at Current Address:*

4 months

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

February 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?

100,900

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 checked="" type="checkbox"/> Siding/Stucco | <input type="checkbox"/> Decorative Walls & Fencing |
| <input checked="" type="checkbox"/> Windows/Doors | <input checked="" type="checkbox"/> Security Camera System |
| <input checked="" 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 checked="" type="checkbox"/> Permanent Landscaping/Irrigation | <input type="checkbox"/> Other (explain in narrative below) |

Detailed description of the project improvements to be made:*

columns, ADA improvements

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):*

2210-Orange-Ave-Fort-Pierce-FL-Building-Photo-1-LargeHighDefinition.png

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

2210 photo 2.jpg

Design Proposal/Construction Plans for the Proposed Improvements:*

2210 plans.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.*

20250730195750.pdf

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

2210 Orange Ave Narrative.docx

- 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*

2210 quote .docx

Cost Estimate #2

2210 Stucco proposal.pdf

Signature

Electronic Signature*

Claudel Romulus

Public Records Disclosure:

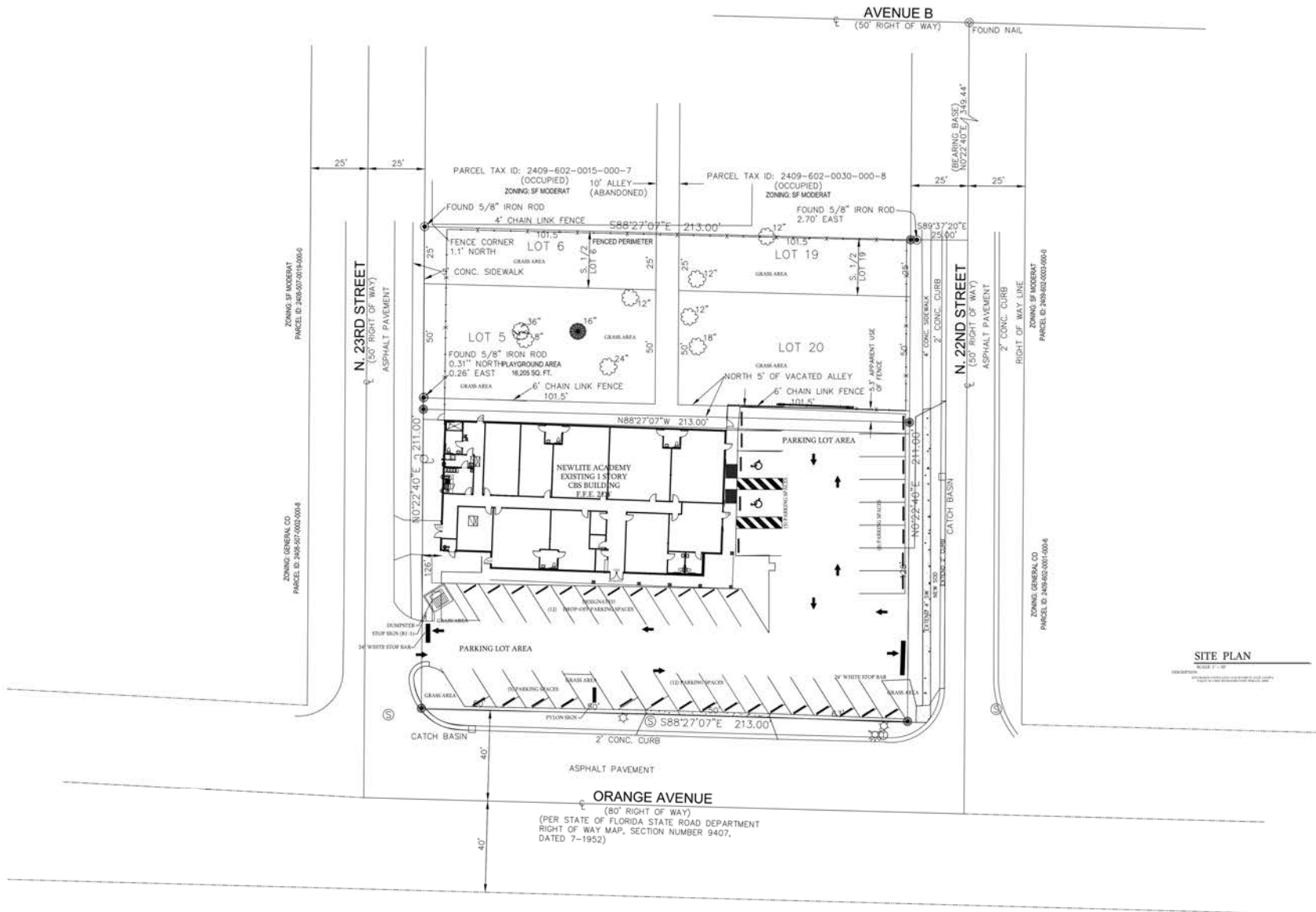
If you choose to provide information through any form on this site, unless specifically exempted by Florida Statutes, such information is a public record under Florida's Government in the Sunshine Laws and available for public inspection upon demand.

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**



Building designed with 2023 Florida Building Code 8th Edition and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category. All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)



SITE PLAN
SCALE 1"=10'

AE Taylor Design and Construction Corporation

Joseph Simmons III, P.E.
 License No. 52101
 State of Florida
 Professional Engineer

SHEET NO
A-1
 OF SHEETS

JOSEPH SIMMONS III, P.E.

This item has been digitally signed and sealed by JOSEPH SIMMONS, III on the date adjacent to the seal.
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NEW ELITE ACADEMY
 DAY CARE
 INTERIOR ALTERATIONS
 2210 ORANGE AVENUE
 FORT PIERCE, FL 34950



CONSULTING ENGINEERS
 JOSEPH SIMMONS III, P.E., S19H
 DESIGN CORPORATION
 2210 ORANGE AVENUE
 SUITE 300
 FORT PIERCE, FL 34950

CONSULTING ENGINEERS
 JOSEPH SIMMONS III, P.E., S19H
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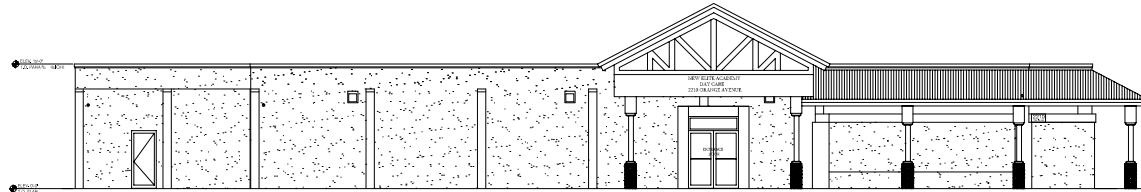
AS SHOWN
 DATE: 5/7/2025
 DRAWN BY: JT
 CHECKED BY: JS

AS SHOWN

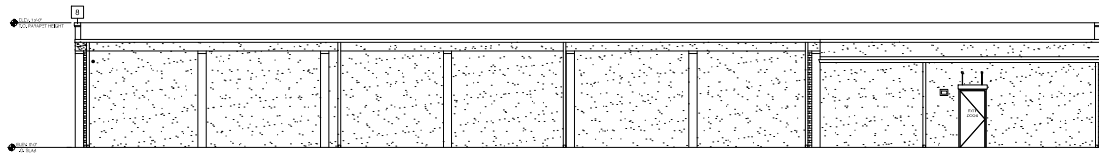
JOSEPH SIMMONS III, P.E.

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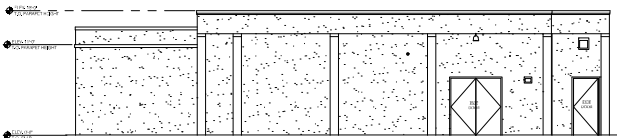
South(Front) Elevation
SCALE: 1/4" = 1'-0"



North(Rear) Elevation
SCALE: 1/4" = 1'-0"



East(Right) Elevation
SCALE: 1/4" = 1'-0"



West(Left) Elevation
SCALE: 1/4" = 1'-0"

James Taylor Design and Construction Corporation

Fine Architectural and Engineering Design
111 E. Monument ave. Ste.300, Kissimmee, FL 34741
OFFICE: (202) 464 9482 CELL: (202) 514-4221
taylordcc@gmail.com designwestassoc@aol.com
TAYLOR DESIGN AND CONSTRUCTION CORPORATION
1111 W. STATE ST. SUITE 400
KISSIMMEE, FL 34741

CONSTRUCTION METHOD WIND SPEED, 2. BUILDING WIND EXPOSURE CATEGORY C, AND WIND IMPORTANCE
FACTORS FOR EXCEPT PRESENT AND CURRENT COUNTY BUILDING CODES
CONSULTING ENGINEERS
JOSEPH SIMMONS III, P.E. 5190
DESIGN CORPORATION
2210 ORANGE AVENUE
SUITE 400
KISSIMMEE, FL 34741

SHEET NO
A-6
OF SHEETS

JOSEPH SIMMONS III, P.E.
This item has been digitally signed and sealed by JOSEPH SIMMONS, III on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.





Date: 07/28/2025
From: Zakari Valsaint
Tasha Construction LLC
4708 Palmetto Dr., Fort Pierce, FL, 34982
LIC: CGC1538148

Proposal

This Proposal is entered to on 7/28/2025 by _____ at 2210 Orange Ave Fort Pierce FL 34950 (herein after referred to as Owner), and Tash Construction LLC (herein after referred to as the Manager).

Wherein, Owner intends to have a complete at 2210 Orange Ave Fort Pierce FL 34950 (herein after referred to as Project) and desires to engage to render general management services width respect thereto; and

NOW THEREFORE, in consideration of the mutual covenants and promises herein after contained, the parties agree as follows.

Scope of Work

- Stucco
- Permits
- Design each door and window and each corner
- Stucco columns
- Pressure washes the whole building and removes old paint
- Window/ doors
- Security Cameras
- Permanent Landscaping
- Parking Lot Improvements/ surface parking
- Awnings/Canopies
- ADA improvements

Compensation

\$100,900.00 Total Cost
1/2 Due upon acceptance
1/2 Due upon completion

Contractor: Zakari Valsaint

Client:

(Signature)

(Date)

(Signature)

(Date)

Date: 7/28/ 25

From: Roderick Waller, CEO

Sunrise City Community Housing Development Organization Inc.

130 S Indian River Drive Suite 202

Fort Pierce, FL, 34950

Proposal

This Proposal is entered to on July 28, 2025, by _____ at 2210 Orange Ave Fort Pierce, FL 34950 (herein after referred to as Owner), and Sunrise City Community Housing Development Corporation Inc. (herein after referred to as the Manager).

Wherein, Owner intends to have a complete (herein after referred to as Project) and desires to engage to render general management services will respect thereto; and

NOW THEREFORE, in consideration of the mutual covenants and promises herein after contained, the parties agree as follows.

Scope of Work

- Stucco
- Permits
- Design each door and window and each corner
- Stucco columns
- Pressure washes the whole building and removes old paint
- Window/ doors
- Security Cameras
- Permanent Landscaping
- Parking Lot Improvements/ surface parking
- Awnings/Canopies
- ADA improvements

\$115,000 Total Cost

1/2 Due Upon Acceptance

1/2 Due Upon Completion

Contractor: Roderick Waller

Client:

_____ _07/28/25_____ _07/28/25_____

1. Why the Property Should Be Selected for FPRA Grant Funding

The property at 2210 Orange Avenue is an ideal candidate for FPRA grant funding due to its strategic location within the FPRA district, its recent purchase for transformation into a high-capacity childcare center, and its potential to address critical community needs. As a newly acquired property approved by the City Commission for use as a childcare center serving over 140 children, it represents a significant opportunity to revitalize a key site along Orange Avenue, a prominent corridor in Fort Pierce. The FPRA's mission, as outlined on its official website, emphasizes revitalizing the physical and economic environment of the redevelopment area by reducing slum and blight and fostering vibrant, sustainable communities.

Childcare centers are essential community assets, supporting working families, promoting early childhood education, and driving economic stability by enabling parents to participate in the workforce. The high capacity of this childcare center (over 140 children) positions it to serve a substantial portion of Fort Pierce's families, particularly low- to moderate-income households, aligning with the FPRA's focus on equitable community development. By funding this project, the FPRA can transform a recently purchased, potentially underutilized or deteriorated property into a beacon of community pride, catalyzing further redevelopment in the surrounding area, much like the FPRA's successful projects such as the Fort Pierce Marina and Sunrise Theatre.

2. Need for Financial Assistance and Why Funding Is Critical

Childcare center facilities must comply with stringent state and local regulations, including Florida's Division of Early Learning standards for safety, accessibility, and child-friendly environments, which often involve costly upgrades such as fire suppression systems, ADA-compliant entrances, secure outdoor play areas, and modern HVAC systems. Additionally,

the building's recent purchase suggests it may require extensive renovations to address any existing deterioration or to adapt it from its previous use to meet childcare center specifications. FPRA grant funding is critical to bridge the financial gap between the owners' resources and the high costs of renovation, which could include structural repairs and exterior enhancements. The FPRA's grant programs, such as those for commercial property improvements, are designed to alleviate such financial burdens for projects that enhance the redevelopment area. For a childcare center serving over 140 children, funding is essential to ensure compliance with regulations, create a safe and welcoming environment, and achieve the project's full potential as a community asset.

3. Enhancing Visual Appeal and Eliminating Slum and Blight

The renovation of 2210 Orange Avenue will significantly enhance the visual appeal of the FPRA area and contribute to the elimination of slum and blight, as defined by the FPRA as conditions of physical and economic decline. As a recently purchased property, the building may currently exhibit signs of neglect, such as faded paint, outdated signage, cracked walkways, or other aesthetic and structural deficiencies common in older or underutilized structures. The renovation project will address these issues through comprehensive improvements, including:

- **Façade Upgrades:** Applying fresh, vibrant paint and modern, child-friendly signage to create an inviting and professional appearance.
- **Landscaping:** Incorporating native, low-maintenance plants and shaded outdoor play areas to enhance curb appeal and provide functional spaces for children.
- **Structural Repairs:** Addressing any deteriorated elements, such as damaged walls, windows, and doors to ensure the building meets modern safety and aesthetic standards.

These enhancements will transform the property from a potential blight contributor into a visually appealing landmark, aligning with the FPRA's goal of reducing physical decline. By improving the property's appearance and functionality, the project will also uplift the surrounding Orange Avenue corridor, encouraging neighboring property owners to invest in their own improvements, thus reducing blight across the neighborhood.

4. Innovative or Visually Appealing Elements of the Façade Design

The façade design for the childcare center at 2210 Orange Avenue incorporates innovative and visually appealing elements that reflect both the functional needs of a childcare facility and the aesthetic character of Fort Pierce. Key features include:

- **Sustainable Materials:** The design will use eco-friendly materials, such as low-VOC paints and energy-efficient windows and doors, to ensure longevity and reduce environmental impact. These choices align with modern sustainability standards and minimize future maintenance costs.
- **Child-Friendly Features:** The façade will include new entry way covered by a beautiful awning, vibrant exterior accents, and accessible entryways to create a welcoming environment for children and parents, enhancing safety and usability.

The design complements the neighborhood's architectural style by incorporating elements of "Old Florida charm," as emphasized in the FPRA's vision for a historical, pedestrian-friendly aesthetic. For example, pastel color schemes and tropical landscaping will evoke Fort Pierce's coastal heritage, while modern touches ensure the building meets contemporary standards for a childcare center. These sustainable, long-lasting improvements will maintain the property's appeal and functionality for years, supporting FPRA's goal of durable redevelopment.

5. Community Benefits and Positive Outcomes

- **Increased Childcare Access:** The high-capacity childcare center will serve a large number of families, particularly low- and moderate-income households, addressing the critical need for affordable, quality childcare in Fort Pierce. This aligns with the broader need for accessible childcare in Florida, as highlighted by resources like the First Five Years Fund.

- **Economic Impact:** By enabling parents to work while their children are in care, the childcare center will support local economic stability. Additionally, the facility will create jobs for teachers, administrative staff, and support personnel, contributing to economic vitality in the FPRA district.

- **Community Pride and Safety:** A modern, attractive childcare center will enhance the neighborhood's aesthetic, fostering civic pride and creating a safer, more welcoming environment for families.

- **Educational Opportunities:** The childcare center can serve as a hub for early childhood education, potentially integrating state-approved curricula like those supported by Procare Solutions, which align with Florida's School Readiness Program standards. This will promote literacy, nutrition, and physical activity, benefiting children's long-term development.

These outcomes align with the FPRA's mission to foster vibrant, equitable communities and leverage resources for public benefit, particularly for underserved populations.

6. Alignment with the FPRA Plan

The proposed improvements align closely with the 2020 FPRA Community Redevelopment Plan, which focuses on restoring neighborhoods, addressing economic and

physical decline, and promoting sustainable redevelopment. Specific alignments include:

- **Restoring Neighborhoods:** The transformation of 2210 Orange Avenue into a high-capacity childcare center will revitalize a key property in the FPRA district, supporting the Plan's goal of neighborhood restoration through strategic investments.
- **Eliminating Slum and Blight:** By addressing the building's potential deterioration and enhancing its exterior, the project directly combats physical and economic decline, as prioritized by the FPRA.
- **Economic Vitality:** The childcare center's ability to serve over 140 children will support working families and create jobs, aligning with the FPRA's aim to foster economic health through community-focused investments.
- **Sustainability and Community Focus:** The use of sustainable materials and designs ensures long-term benefits, while the project's focus on childcare supports the FPRA's vision for inclusive, vibrant communities.

By transforming a recently purchased property into a modern, high-capacity childcare center, the project embodies the FPRA's commitment to revitalizing Fort Pierce's physical and economic landscape while preserving its unique character.

Conclusion

The property at 2210 Orange Avenue, recently purchased and approved for conversion into a childcare center serving over 140 children, is a prime candidate for FPRA grant funding due to its alignment with the FPRA's mission to eliminate slum and blight, enhance visual appeal, and foster community vitality. The proposed improvements, including sustainable materials, and child-friendly features, will transform the property into a visually appealing,

functional asset that complements Fort Pierce's architectural style. By providing essential childcare, creating jobs, and uplifting the Orange Avenue corridor, the project will generate significant community benefits. It directly supports the 2020 FPRA Community Redevelopment Plan's goals of neighborhood restoration, economic vitality, and sustainable development.

Miriam Garcia

From: Isaac Saucedo
Sent: Tuesday, August 19, 2025 10:40 AM
To: Miriam Garcia
Cc: Charmaine Kirkland; Katherine Calderon
Subject: Re: 2210 Orange Ave - Lien Search
Attachments: 2210 Orange Ave.png

Miriam,

Attached is the documentation confirming compliance at 2210 Orange Ave - Case # LTCL-2025-190.

Please let me know if you have any other questions.

Thanks

Isaac Saucedo | Senior Code Enforcement Officer | City of Fort Pierce

Community Response • 100 N U.S. 1 P.O. Box 1480 Fort Pierce, FL 34954

Phone: 772.467.3143

[Website](#) | [Facebook](#) | [Survey](#)



From: Miriam Garcia <mgarcia@cityoffortpierce.com>
Sent: Tuesday, August 19, 2025 10:32 AM
To: Isaac Saucedo <isaucedo@cityoffortpierce.com>
Cc: Charmaine Kirkland <ckirkland@cityoffortpierce.com>
Subject: FW: 2210 Orange Ave - Lien Search

Good morning,

Per our conversation, could you please provide proof that Case # LTCL-2025-190 Active Lot Clearing is in compliance?

Kindest regards,

**Miriam Garcia, FRA-RP
Redevelopment Specialist**



**Dept. of Community & Economic
Development City of Fort Pierce**

100 N U.S. 1 Fort Pierce, FL 34950
772-467-3786 • mgarcia@cityoffortpierce.com

From: Katherine Calderon <kcalderon@cityoffortpierce.com>
Sent: Monday, August 11, 2025 11:11 AM
To: Miriam Garcia <mgarcia@cityoffortpierce.com>
Subject: RE: 2210 Orange Ave - Lien Search

Please see the results below.

SEARCH REQUEST INFORMATION		
PROPERTY ADDRESS:	2210 Orange Ave	<input checked="" type="checkbox"/> IS IN THE CITY
PARCEL ID#:	2409-602-0010-000-2	<input type="checkbox"/> IS IN THE COUNTY

CODE ENFORCEMENT ACTIVITY (SEE ATTACHED)		
THE CITY OF FORT PIERCE DOES NOT HAVE A VACANT PROPERTY REGISTRATION		
Current Code Violations	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Case# LTCL-2025-190 Active Lot Clearing assigned to Charmaine Kirkland.
Recorded Liens	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Other Charges	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	LIEN AMOUNT:
Explanation of Other Charges		AMOUNT DUE:

NUISANCE ABATEMENT ACTIVITY (SEE ATTACHED)		
Lot Clearing Lien(s)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	LIEN AMOUNT:
Demolition Lien(s)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	LIEN AMOUNT:
Other Liens	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	LIEN AMOUNT:

Best Regards,

Katherine Calderon | Executive Assistant | City of Fort Pierce

Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3149 100 North U.S. 1 Fort Pierce, FL 34950



From: Miriam Garcia <mgarcia@cityoffortpierce.com>
Sent: Friday, August 1, 2025 9:20 AM
To: Katherine Calderon <kcalderon@cityoffortpierce.com>
Subject: 2210 Orange Ave - Lien Search

Hi Kat,

The business owner of 2210 Orange Avenue applied for the commercial façade grant.

At your convenience, please provide a lien search for the following property:

2210 Orange Ave - 2409-602-0010-000-2

Kindest regards,



Miriam Garcia, FRA-RP
Redevelopment Specialist
Dept. of Community & Economic
Development City of Fort Pierce
100 N U.S. 1 Fort Pierce, FL 34950
772-467-3786 • mgarcia@cityoffortpierce.com

NEW CASE

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (1)

Contacts (2)

Fees

Activities

Files (8)

Print Documents

Tasks

Internal Notes

Inspection Cases

KC LTCL-2025-00190 • Lot Clearing • Kirkland Charmaine

Location	Open Date	Closed Date	Property Owner	Code Case Status
2210 ORANGE AVE FORT PIERCE, FL 34950	07/16/2025	08/16/2025	Claudel Romulus	Closed - Complied

\$ 0.00

PAY FEES

Recent Workflow Activity

Last Completed Action: 3 days ago
✔ **24-19(11) Nuisances: Landscaping requirements (Violation)**
Completed On: 08/16/2025

Recent Location Activity



Could not find Recent Location Activity

Code Case Description



NO CODE CASE DESCRIPTION

Vedex LLC

ID-000015906

Property ... Violator

Phone

Email

Unresolved Violations



No Unresolved Violations

Miriam Garcia

From: Katherine Calderon
Sent: Monday, August 11, 2025 11:11 AM
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Subject: RE: 2210 Orange Ave - Lien Search

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Other Charges	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	AMOUNT DUE:
Explanation of Other Charges		

NUISANCE ABATEMENT ACTIVITY (SEE ATTACHED)		
Lot Clearing Lien(s)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	LIEN AMOUNT:
Demolition Lien(s)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	LIEN AMOUNT:
Other Liens	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	LIEN AMOUNT:

Best Regards,

Katherine Calderon | Executive Assistant | City of Fort Pierce

Community Response Divisions

Code Enforcement & Animal Control

Phone: 772.467.3149 100 North U.S. 1 Fort Pierce, FL 34950



From: Miriam Garcia <mgarcia@cityoffortpierce.com>
Sent: Friday, August 1, 2025 9:20 AM
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Subject: 2210 Orange Ave - Lien Search

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Kindest regards,



Miriam Garcia, FRA-RP
Redevelopment Specialist
Dept. of Community & Economic
Development City of Fort Pierce
100 N U.S. 1 Fort Pierce, FL 34950
772-467-3786 • mgarcia@cityoffortpierce.com



COMMERCIAL FACADE GRANT PROGRAM



COMMERCIAL FAÇADE GRANT PROGRAM

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COMMERCIAL FAÇADE GRANT PROGRAM

1. OVERVIEW

The intent of the Commercial Façade Grant Program is to support the revitalization of the commercial corridors in the Fort Pierce Redevelopment Agency (FPRA) District by stimulating private investment in improvements that enhance the appearance of buildings and properties and eliminate blight and non-conforming design standards. This program is designed to encourage redevelopment of the FPRA District by enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation. This program will complement other revitalization efforts to ensure the maximum leverage of resources and support local businesses.

It is the intent of this program to encourage improvements to private properties that go well beyond what is required under the City of Fort Pierce Land Development Code to enhance the form, function, and design quality of this redevelopment district.

The FPRA reserves the right to approve or deny any Commercial Façade Grant Program application and to deny payment at any time if, in its sole and absolute discretion, it determines that the business will not advance the goals and objectives established for redevelopment of the FPRA District.

2. FUNDING

The Commercial Façade Grant Program offers financial assistance in the form of a reimbursable, matching fifty percent (50%) grant up to \$25,000 to the property or business owner for eligible expenses associated with improving the external appearance of their business and to encourage businesses to invest in their operations. Grants cannot be awarded retroactively for work that has already been completed.

Grant funding examples:

Eligible Project Total Cost	Applicant Contribution	FPRA Contribution
\$5,000	\$2,500	\$2,500 *
\$15,000	\$7,500	\$7,500 *
\$30,000	\$15,000	\$15,000 *
\$50,000	\$25,000	\$25,000 *
\$100,000	\$75,000	\$25,000 **

* 50% matching contribution

** Maximum grant amount is \$25,000

COMMERCIAL FAÇADE GRANT PROGRAM

3. ELIGIBILITY

- A. The property to be improved must be located within the FPRA District boundaries (see Boundary Map below at section 11).
- B. There must be a Commercial Building on the property. This means that a business that is frequented by the public is located in a portion of the building and that portion of the building is not a private residence.
- C. The Applicant must own the property or, if the Applicant is a tenant, the Applicant must submit its signed lease, and the owner of the property must support the project and execute a Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
- D. The Applicant must have funds sufficient to fully fund the project (proof of funds is required).
- E. The following properties are not eligible:
 - 1. Residential properties
 - 2. Home based businesses and online businesses
 - 3. Governmental facilities
 - 4. New construction developments
 - 5. Properties that have been awarded an FPRA Commercial Façade Grant within the last five years
 - 6. Properties with outstanding monetary obligations owed to the City, for example, past due taxes or code enforcement fines or liens

4. APPLICATION PROCESS

The application period will remain open until all of the allocated funds are depleted. Submitted applications will be evaluated every 30 days.

- A. The Applicant must complete the Online Application and submit all required documents.
 - 1. Two (2) different color photographs of the exterior of the property in its current condition.
 - 2. Project concept, rendering or any other relevant materials that convey the physical improvements proposed to be made.
 - 3. Copy of Deed showing ownership of the property by the Applicant OR if the Applicant is a tenant, copy of signed lease and Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
 - 4. Two (2) written estimates from two different licensed contractors. Estimates should be on company letterhead, dated, and include a detailed breakdown of the scope of work, including the line items specifying permit fees. If you will be providing more than one cost estimate, the cost estimates MUST be for the same improvements. 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.
 - 5. Proof of funds to fully fund the project.
 - 6. Project Timeline
 - 7. Code Enforcement lien search
- B. Within 10 business days of receipt of the completed Application, a staff member will contact the Applicant to determine eligibility.
- C. Every 30 days, staff will forward eligible Applications to the Community Redevelopment Agency Advisory Committee (CRAAC). The CRAAC will review

COMMERCIAL FAÇADE GRANT PROGRAM

the Applications and make recommendations to the FPRA Board based on the Evaluation Criteria set forth below at Section 9.

- D. The FPRA Board will make the final determination and, if funding is approved, the FPRA Board may authorize the execution of a Grant Agreement.
- E. Written notification will be sent to all Applicants advising them of approval or denial of funding.
- F. Staff will prepare the Grant Agreement to be executed by the Recipient and the FPRA Board following a vote to approve the Grant Agreement.

5. ELIGIBLE IMPROVEMENTS:

- A. Façade - Work on the exterior storefront of a building such as cleaning masonry (high-pressure water or steam; sandblasting is prohibited), re-pointing, woodwork, and other repairs (not maintenance-related) or rebuilding historic storefronts.
- B. Awnings/Canopies - Removal of old awnings and canopies and design, production, and installation of new ones.
- C. Removing and disposing of old façade coverings (i.e. vinyl and aluminum cladding, window boards).
- D. Siding/Stucco
- E. Repair or replacement of Windows and Doors
- F. Outdated security features - Removal of roll-up metal security doors and metal window grates.
- G. Removing excessive window signage to allow 95% window transparency.
- H. Decorative walls, fencing, and landscaping – Removing, replacing, or adding fencing and landscaping to hide incompatible uses or negative site elements (no chain-link).
- I. Original building elements - Restoring original decorative building elements.
- J. Pedestrian and Bicycle Amenities - Construction of pedestrian and bicycle amenities such as benches, shelters, bike racks and bike lockers.
- K. ADA improvements
- L. Parking Lot Improvements/Surface Parking
- M. Roof Repair and Replacement - Roof repairs and replacements may be eligible only if they are visible from the right-of-way and must be part of a comprehensive façade improvement project that includes additional eligible exterior enhancements
- N. Patio and Deck Improvements
- O. Exterior Lighting
- P. Permanent Landscaping
- Q. Security Cameras
- R. Signs – Renovating existing signs or removing old signs and the design, production, and installation of new signs.
- S. Art Installations – Art installations or works of art created by artists exhibiting the highest quality of skill and aesthetic principles. Includes all forms of visual art, specifically murals

COMMERCIAL FAÇADE GRANT PROGRAM

6. INELIGIBLE IMPROVEMENTS AND EXPENSES

- A. Interior improvements (even if visible from the exterior).
- B. Exterior improvements visible less than 24 hours per day.
- C. Temporary Improvements including seasonal decorations and seasonal landscaping.
- D. Features that do not meet the applicable provisions of the City of Fort Pierce Land Development Code.
- E. Routine maintenance activities such as painting, asphalt sealing, landscape maintenance, or power washing.
- F. Flat roofs or any roofing elements that are not visible from the street are not eligible for funding under this program.
- G. Improvements made prior to execution of the Grant Agreement.
- H. Expenses that are ineligible for reimbursement include:
 - i. Permit fees and taxes.
 - ii. Refinancing existing debt.
 - iii. Sweat equity payments (i.e., reimbursement for Recipient's own labor).
 - iv. Expenses incurred prior to execution of the Grant Agreement.

7. GENERAL PROVISIONS

The funding assistance provided under the Commercial Façade Grant Program is solely on an expense reimbursement basis. The FPRA has the exclusive authority to approve or deny program applications based on its determination as to the benefits to the FPRA District produced by requested projects. The FPRA may impose any conditions of approval it deems suitable to protect the interests of the agency. All Recipients will be required to execute a Grant Agreement.

By accepting the grant, the Recipient agrees to report and provide updates to FPRA staff upon request. Recipient may be required to provide work schedules, execute reporting forms, and provide projected completion dates.

FPRA staff will conduct a site visit before grant payment is made in order to verify that the business is in operation. Staff may also conduct unannounced site visits periodically in order to ensure compliance with the terms of the Grant Agreement.

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria.

By participating in this grant program, Recipients agree to allow the City of Fort Pierce and the FPRA, or their agents, to take photos of themselves, their property, and their business for promotional purposes related to the grant program.

The FPRA is a public agency and is governed by the "Florida Public Records Law" under Florida State Statutes, Chapter 119. Any documents provided by the Applicant/Recipient may be subject to production by the FPRA upon receipt of a public records request, subject to any exemptions provided by Florida Law.

COMMERCIAL FAÇADE GRANT PROGRAM

8. DISBURSEMENT OF FUNDS

The Recipient shall incur all initial project costs and may receive reimbursement only after all improvements have been completed in accordance with the grant award.

Grant funds will be disbursed upon receipt of a finding of project completion by the FPRA. The finding of project completion will be granted when the FPRA has received the following package:

- Completed FPRA Reimbursement Request Form indicating that the project is complete.
- Final report documenting all construction costs incurred with the project.
- Completed W-9, as required by law, for the Recipient of the grant funds.
- Copies of all required closed permits.
- Copies of all invoices
- Proof of payment (cancelled checks or bank statements)
- Photographs of work undertaken
- Release of liens (if applicable)
- Occupancy certificates (if applicable)
- City of Fort Pierce Certificate of Use

NOTE: The Finance Department shall process the reimbursement to the Recipient in accordance with the regular payment procedures of the City. No funds will be disbursed until all work is completed and all items set forth in this section have been submitted. The reimbursement process may take approximately 45-60 days after the FPRA receives the necessary documentation. This timeframe allows for the review and verification of the submitted documents to ensure compliance with the program's requirements. The FPRA strives to process reimbursements in a timely manner and appreciates recipients' patience during the reimbursement period.

COMMERCIAL FAÇADE GRANT PROGRAM

9. EVALUATION CRITERIA

The CRAAC will review and evaluate the applications and make recommendations to the FPRA Board. The CRAAC will evaluate Applications based on the following criteria:

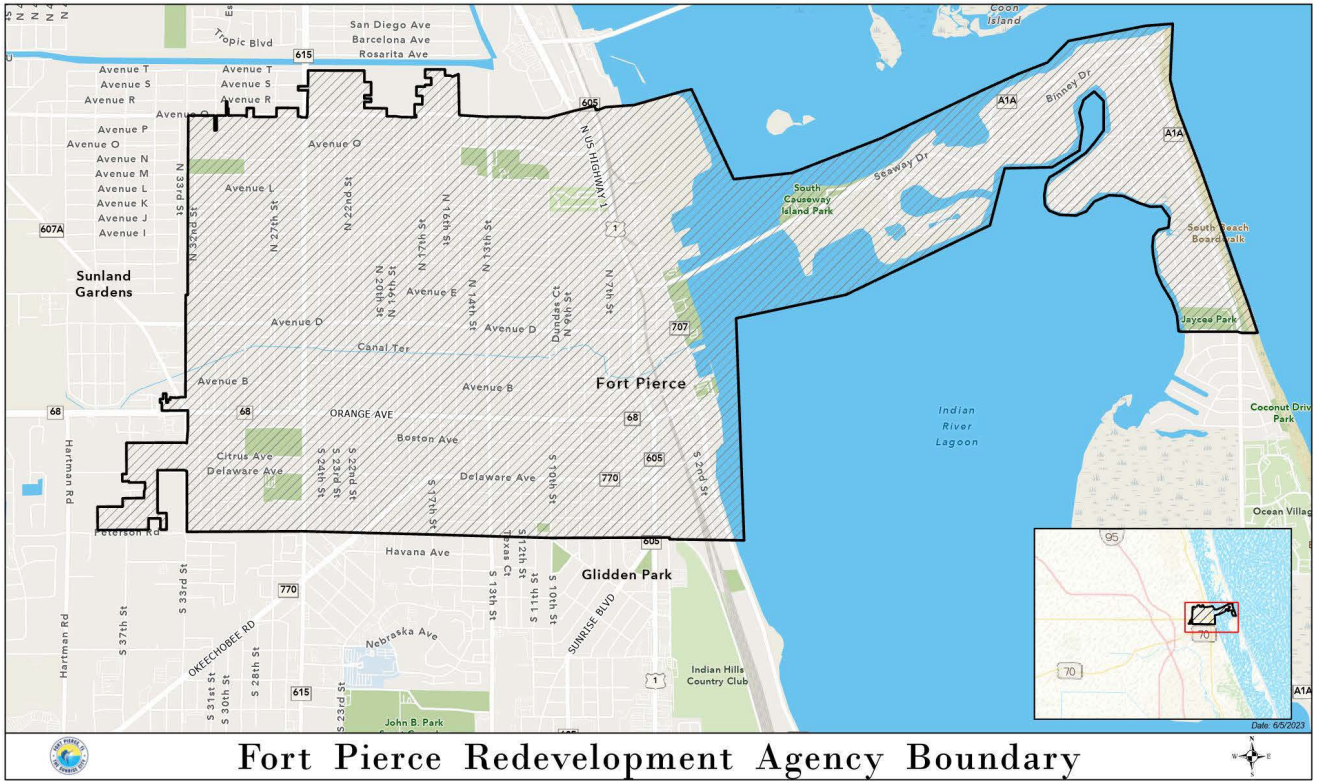
Evaluation Criteria	Max Points Possible 100
Visual Impact/Blight Elimination	Max 50
The project's ability to enhance the visual appeal of the FPRA District and significantly eliminate the blight of the building. The elimination of blight will increase safety and security of the public enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation.	50
Total Project Investment	Max 25
The higher the ratio of private investment compared to the public grant dollar investment, the higher the score.	
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
The funded projects not only improve the appearance of commercial properties but also generate meaningful positive impacts for the community and the general public.	10
Total Project Score	100

10. TIMELINE

The application period will remain open until all of the allocated funds are depleted.

COMMERCIAL FAÇADE GRANT PROGRAM

11. FPRA DISTRICT BOUNDARY MAP



Fort Pierce Redevelopment Agency Boundary

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: August 27, 2025

Re: 515 S Indian River Dr - Comm. Facade Application

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

Information

SUBJECT

Review and Evaluate Commercial Facade application - 515 S Indian River Dr

Attachments

Application Packet

Comm. Facade Program Overview

Evaluation Criteria

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24201

Date Submitted: 8/14/2025

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:*

2410-810-0001-000-9

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

Project Property Address:*

515 S Indian River Drive

Property Owner (As recorded on Warranty Deed):*

Crownman FL, Inc

Building's Existing Use(s):*

Commercial Office

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

Bed & Breakfast

Do you own or lease?*

- Own
- Lease

Lease Term (if applicable):

Applicant Information:

Applicant Name:*

Kris Einstein

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

Property Owner

Email Address:*

kris@entertainair.com

Cell Phone Number: *

3863029510

Business Information:

Legal Business Name:

Crownman FL inc

Federal Employer Identification Number / Tax ID:

81-457-4633

Business Structure*

Corporation

LLC

Partnership

Nonprofit

Sole Proprietorship

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

Bed & Breakfast

Business Phone Number*

3863029510

Website (If applicable)

Mailing Address (If different):

207 Orange Avenue, Suite A, Fort Pierce, FL 34950

Number of Years in Business:*

8.5 years

Number of Years at Current Address:*

8.5 years

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

January 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?

65000

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

6-8 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 type="checkbox"/> Decorative Walls & Fencing |
| <input checked="" type="checkbox"/> Windows/Doors | <input checked="" 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 checked="" type="checkbox"/> Patio & Deck Improvements | <input checked="" 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 checked="" type="checkbox"/> Other (explain in narrative below) |

Detailed description of the project improvements to be made:*

Adding sidewalks to become more ADA compliant and connectivity to downtown.

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):*

Main Building (Current Pics).pdf

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

Smaller Building (Current Pictures).pdf

Design Proposal/Construction Plans for the Proposed Improvements:*

Renderings and Products.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.*

Funding Cap 1 ckg.pdf

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

narrative.docx

- 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*

Photo.pdf

Cost Estimate #2*

Photo.pdf

Signature

Electronic Signature*

kris einstein

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

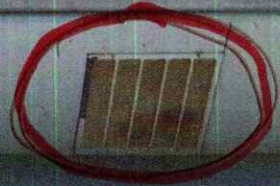
- 1. By signing this application electronically, you certify that all of the information you have submitted as a part of this application process is true, complete, and accurate to the best of your knowledge, and that you have read and understand the Commercial Façade Grant Program Overview and application 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**

Front Facade - Main Building

- Add deck on "left"
- Redo existing sidewalk (Main)
- Add sidewalks from back to wrap around + connect to Main sidewalk, which connects to sidewalk on Indian River Drive.
- Add landscaping
- fix soffits, vents + trim
- new lighting



Big/main Building (Front) Entrance

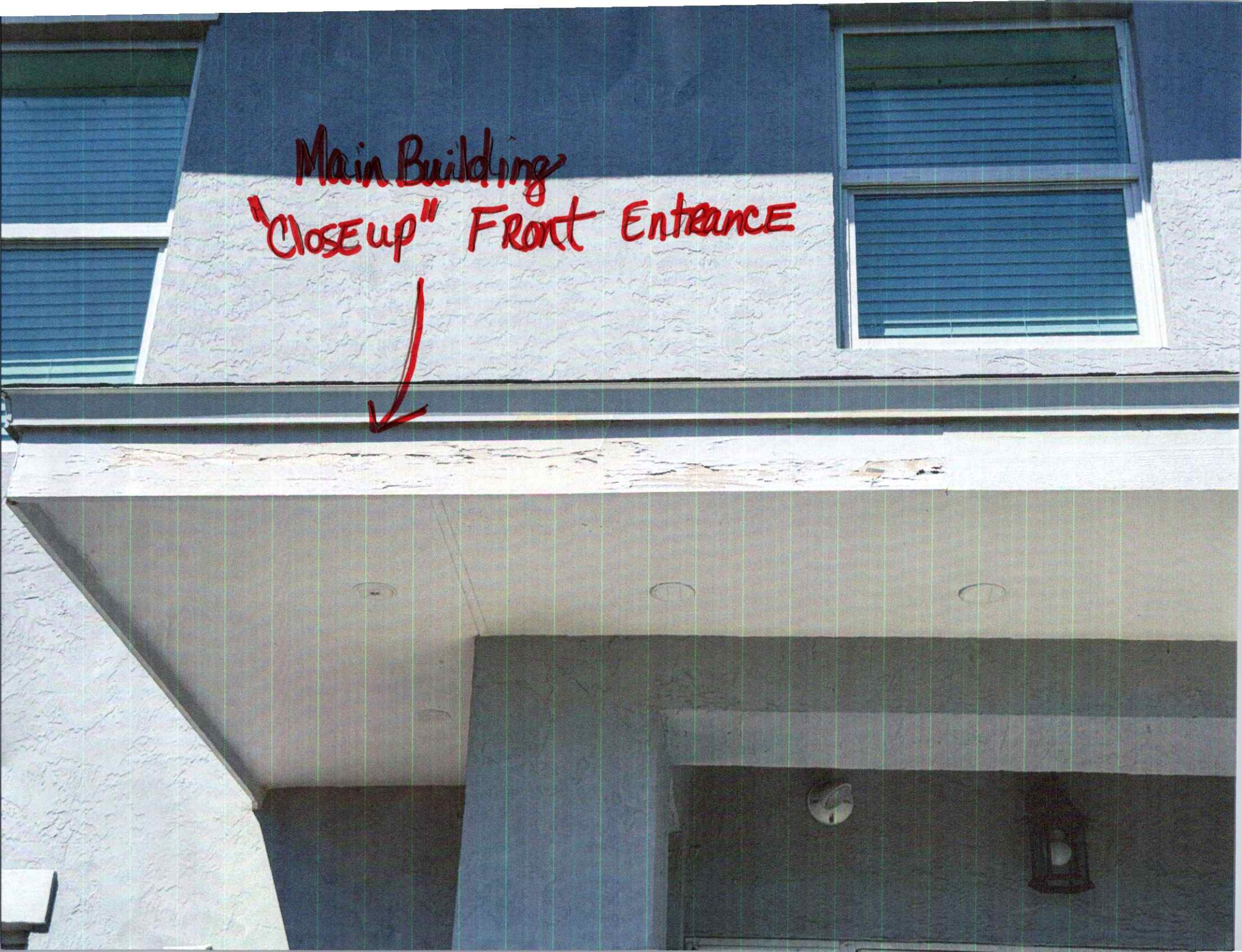


See
Closeup
picture

51



Main Building
"Close up" Front Entrance



Main Building "Left" Facade

- Add small Deck
- Replace SIDEWALK
- Repair/Replace
Vents, soffit & Trim





Main
Building
Front
"Left"
Facade



- Add sidewalk from Driveway/parking area + Deck to front "Main" sidewalk.



Main Building "Right" Facade



- Add sidewalk from Driveway/parking area + Deck to front "Main" sidewalk.



Existing Deck



Driveway / parking lot
for buildings



Parking lot

1 ADA space
to go,



NEW Lights to replace these



ADA SPACE
HERE







Landscaping will be more substantial than what is shown



NOTE: Deck would be ~ 1/2 size shown. It is meant for
Back "Room" #1. Window #2 is for another sleeping room +
has its own Balcony on front.



"LEFT" (South Side)



1-800-448-7931

[HOME](#) — [PALM TREE BIKE RACK](#)

PALM TREE BIKE RACK

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\$809.00

THR-PALM

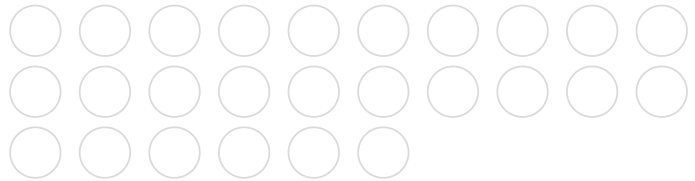
CAPACITY *

MOUNTING OPTIONS *

FINISH OPTIONS *

[Download All Images](#)

COLOR (POWDER COATED FINISH ONLY)



QTY

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CART**

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REQUEST
QUOTE**

[OVERVIEW](#)

[HOW TO ORDER](#)

[REVIEWS](#)

OVERVIEW

Description:

Bring tropical vibes to your bike parking with the Palm Tree bike rack. Perfect for beachside paths, resorts, or warm-weather parks, this laid-back design offers secure, reliable bike storage with a breezy twist. Finished in your choice of durable powder-coat colors.

Materials and Finishes:

The Palm Tree Theme Bike comes in a Powder Coated finish.

For other finish options or custom color matches (upcharge), please contact us at sales@madrax.com for more information and pricing.

Measurements:

THR-PALM|

Mount Options:

Surface Mounted

HOW TO ORDER



ORDER ONLINE

Simply browse our products, select your options and then add the items to your cart to complete the checkout process.



REQUEST A CATALOG

[Contact Us](#) to request a hard copy of our catalog. Additionally, you may [view our catalog online](#).



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Call our customer service team (**800**) **448-7931** and we will be more than happy to assist you with your order.

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Verify Your Address

To ensure accurate delivery, we suggest the changes highlighted below. Please choose which address you would like to use. If neither option is correct, [edit your address](#).

Suggested Address
 kris einstein
 207 ORANGE AVE
 FORT PIERCE, FL 34950-4348

Original Address
 kris einstein
 207 orange ave
 fort pierce, FL 34950

Note: There is a 3% fee for all credit card payments.

Payment Method

Pay using Credit Card

Apply Discount Code

Order Summary

Cart Subtotal	\$809.00
Shipping	\$359.36
FedEx Freight - Economy Freight	
Tax	\$81.78

Order Total \$1,250.14

Order Total Excl. Tax \$1,168.36

1 Item in Cart

Ship To:

kris einstein
 207 ORANGE AVE
 FORT PIERCE, Florida 34950-4348
 United States
3863029510

Shipping Method:

FedEx Freight - Economy Freight



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Choose an Option...

MOUNTING OPTIONS *

Choose an Option...

FINISH OPTIONS *

Choose an Option...

 Download All Images

COLOR (POWDER COATED FINISH ONLY)



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ENG



Cart (2 items)

2 "Peacock" Lights - Exterior

\$~203.00

Pickup and delivery options

Free shipping arrives by **Thu, Sep 4**
34982

Sold and shipped by HAPP DAY
Free shipping

Antique Peacock Wall Lamp, Exterior Wall Light Fixture LED Phoenix Wall Sconce
Vintage Peacock Wall Lamp Rustic Exterior Wall Light Sconce for Garden, Porch,...

\$203.00

Free 30-day returns
Only 3 left

Walmart Protection Plan by Allstate
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(Only one option can be selected at a time.)

2-Year Plan - \$14.00
 3-Year Plan - \$18.00

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Antique Peacock Wall Lamp, ... is selling fast! Check out soon before it's sold out.

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Subtotal (2 items)	\$203.00
Shipping	Free
Taxes	Calculated at checkout
Estimated total	\$203.00

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Teblint 2Pcs Shepherd Hooks 78" H 3/5" Th High Quality Metal Shepherd Pole for Outdoor Plant Bird Feeder Lantern...

★★★★☆ 461
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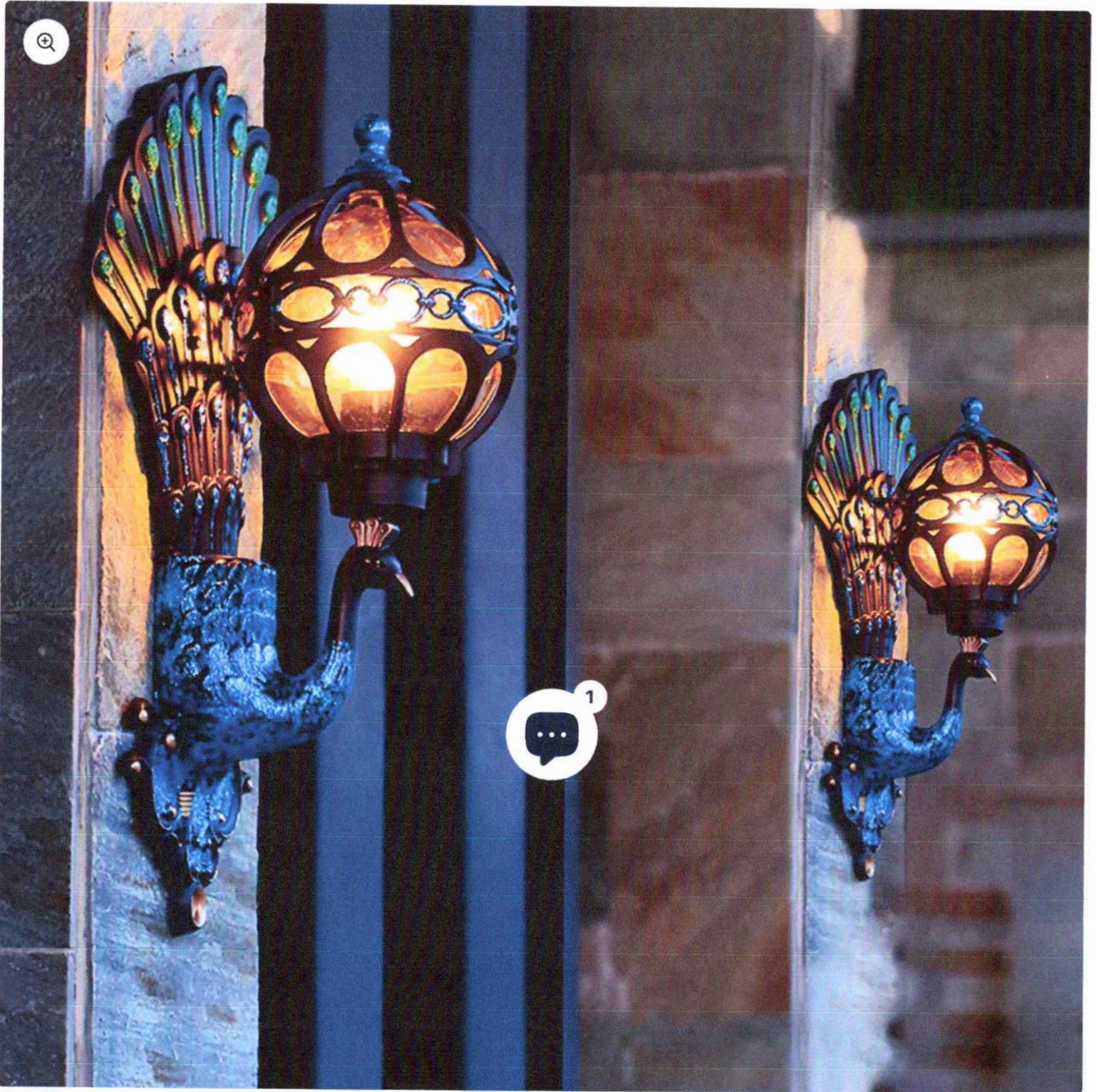
Clearance

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Swim Goggles and Swim Cap, Anti Fog UV Protection Swimming Goggle No Leaking, with Nose Clip, Ear Plugs,...

★★★★★ 1
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Lights for Entrance "Peacock B+B"



Save Up to 25%

HOME > Acclaim Lighting > Outdoor Lighting > Wall Mount > Outdoor Wall Lights > 7501BC

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Your Price (ea.)
Special Price \$167.20

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\$167.20 (ea.) x 5

Lanai - Two Light Outdoor Wall Mount - 7.25
Inches Wide by 18 Inches High

Black Coral Finish Color

Acclaim Lighting - 7501BC

Black Coral Finish Color

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APPLY

Click "Apply" to receive your discount. Only one coupon code per order transaction is allowed.

Enter Zip Code to Calculate Tax/Shipping:

Acclaim Lighting - 7501BC - Lanai - Two Light Outdoor Wall Mount - 7.25 Inches Wide by 18 Inches High

Item # 7501BC

Product Details ↓

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(+\$0.00) Black Coral



1

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📞 866-203-5392

📄 Get a Trade Quote

Overview ^

This Two Light Wall Lantern has a Black Finish and is part of the Lanai Collection.

- Shade Included.
- Back Plate Height: 8.00
- Back Plate Width: 4.75

Product Specifications ^

Dimensions & Weights	
Width/Diameter (in):	7.25"
Height:	18"
Depth/Extension:	9.25"
Back Plate Length:	8"
Back Plate Width:	4.75"
Weight:	7 lbs
Installation Details	
Some Assembly Required:	Yes
Lamping Details	
# of Bulbs:	2
Standard Wattage:	60 Watts
Lamp Base Type:	Candelabra

Product Details	
Finish:	Black Coral, Matte Black
Glass:	Clear Textured
Shade Material:	Glass
Dimmable:	No
Power Source:	Hardwire
Voltage Rating:	120 V
Material:	Aluminum
What is Included	
Bulbs Included:	No



This product is UL Certified.



This product is Dry Rated and suitable for use in dry indoor areas

[Cut Sheet](#)

[Install Sheet](#)

[Spec Sheet](#)

[Pro Product Request](#)

- [WARNING: Ca Prop 65 Notice](#)
- [Pro Product Request](#)

[More Products from This Collection \(5\)](#)



[Recommendations](#)



Smaller Building
- Replace all lower windows
<Trashcans to be Relocated>



- Smaller Building
- Repaint
 - Repair/Redo Concrete + parking Block



Smaller Building
+ 2 windows (of 4)
that need replacing

- Add landscaping

{Trashcans are
Being Relocated}





Estimate

Adarius Jones
 786 626 1968
 772 201 2850
 jones.adarius@yahoo.com
 CGC1515114

ESTIMATE NO.:	010	ISSUE DATE:	Aug 14, 2025	VALID UNTIL:	Aug 28, 2025
----------------------	-----	--------------------	--------------	---------------------	--------------

FROM Sunrise City Construction 130 S Indian River Fort Pierce FL United States	TO Kris Einstein (Crownman FL) 515 S Indian River Dr Fort Pierce FL 34950 United States
---	--

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
Pavers Way And Stripe side walk 30 yards 350\$ a yard Material 150\$ a yard labor	40	500.00	20,000.00
Demo Asphalt And Concrete Dump demo	1	5,200.00	5,200.00
Bike Rack 500 bike rack 200 labor	1	700.00	700.00
Deck and stain Material 4500 labor 4000	1	8,500.00	8,500.00
Window impact 500 window. Tapcons 500 labor	4	1,000.00	4,000.00
Concrete Side walk 400 a yard material 200 labor	10	600.00	6,000.00
Soffit Repair and Replace Material 1500 labor 1400	1	2,900.00	2,900.00
Landscaping Material 2500 labor 1000	1	3,500.00	3,500.00
Paint Exterior Material 2500 labor 6500	1	9,000.00	9,000.00
Dumpster and Exterior Clean	1	5,000.00	5,000.00

Total (USD): **\$64,800.00**

ESTIMATE

DATE

August 1, 2025

ESTIMATE NO

25-30641

Campbell Construction

2200 Campbell Cove Trail

DeLeon Springs, FL 32130

386-527-9727

mbc.construction@gmail.com

License Number: CBC1252939

ESTIMATE TO:

Rownman FL

207 Orange Ave, Suite A

Fort Pierce, FL 34950

386-302-9510

trips@entertainair.com

SALESPERSON

MC

JOB

Krissy E

PAYMENT TERMS

Payment Schedule to be given once Projects and Schedule are Identified with 25% due at time of signing contract.

DUE DATE

Net 15 Upon Acceptance

QUANTITY**DESCRIPTION****UNIT PRICE****LINE TOTAL**

1	PREP AND CLEAN PARKINGLOT TO BE OVERLAYED WITH ASPHALT DIG OUT 2 TRENCHES, ADD BASE ROCK, COMPACT, AND PATCH WITH ASPHALT SAWCUT BY SIDEWALK FOR SMOOTH TRANSITION APPLY TACK COAT INSTALL 1 ½" OF 9.5 ASPHALT AND COMPACT INSTALL PARKING LINES	24,300	\$24,300.00
1	DEMO CONCRETE & ADD NEW 5' WIDE SIDEWALKS ON BOTH SIDES OF BUILDING CONNECTING NTFRONT TO FRONT SIDEWALK (REPAIR FRONT SIDEWALK)	8,700	\$8,700.00
1	PURCHASE CUSTOM BIKE RACK (CUSTOMER CHOSE)- Palm Tree WITH INSTALLATION	1,650	\$1,650.00

Quantity	Description	Unit Price	Line Total
1	NEW 5' SIDEWALK ALONG NORTH END OF PROPERTY (DELAWARE AVENUE)	6,700	\$6,700.00
1	LANDSCAPING - WILL WORK WITH CLIENT ON DESIGN BUT WILL INCLUDE SHRUBBERY/PLANTS & FLOWERS (INCLUDING ITALIAN CYPRESS) FOR AROUND BOTH BUILDINGS & ALONG SIDEWALKS (EXCEPT DEL AVE SINCE THERE IS EXISTING HEDGE) AND LANDSCAPING BETWEEN NEIGHBORING PROPERTY - up to \$7,000.00	7,000	\$7,000.00
1	PREP & PAINT SMALLER BUILDING TO MATCH PRIMARY BUILDING, REPAIR SOFIT AND STUCCO	3,400	\$3,400.00
1	WINDOW REPLACEMENT - ALL LOWER WINDOWS IN SMALLER BUILDING - WAITING ON CUSTOMER TO PROVIDE SPECS TO MATCH UPPER WINDOWS. THIS ESTIMATE COULD CHANGE.	4,600	\$4,600.00
1	PURCHASE AND INSTALL NEW EXTERIOR LIGHTING (2 PEACOCK AND 5 PINEAPPLES THAT CUSTOMER PICKED)	1,750	\$1,750.00
1	INSTALL NEW DECK (10' x 10') & RESTAIN/SEAL EXISITING DECK	9,100	\$9,100.00
1	MINOR SOFIT/TRIM REPAIR/REPLACE	3,700	3,700.00

This estimate is valid for 45 days.

Per Client's request, permit fees are not included.

Total **\$70,900.00**

We are excited to have the opportunity to present our project to the FPRA!

Background/History of Main Building:

The building located at 515 S Indian River Drive was built in 1924 according to Florida Master Site File and in 1900 according to Certified Florida Appraiser Office. Sanborn maps show the “footprints” of the building on the map dated 1918 for the first time. The building is associated with the Boom and Bust Period (1919-1929) in Fort Pierce history.

Architectural Significance (from a former permit):

The building is two-story Prairie architectural style which is expressed by a hip roof wide eaves, symmetrical façade, symmetrical hip extensions, center entrance and entrance porch. The porch has a hip roof supported by massive brick post. The exterior wall fabric is stucco. Fenestration consists of 6/6 and 8/8 double-hung sash windows. With few alternations, this building has retained much of its architectural integrity.

Smaller Building:

The Smaller Building was built in the 1960's & renovated /remodeled over the years & while it does not have as much “historic significance,” we keep the style to match the “main house.”

Design/Architecture

The property is part of the River's Edge District, which was created via Resolution 3-10 in February 2003.

According to Florida Master Site File #SL02802, under Narrative Description:

“The River's Edge district includes examples of Frame Vernacular & Masonry Vernacular architecture along with examples of the Mediterranean Revival, Mission, Bungalow, Colonial Revival, Minimal Traditional, Ranch & Classical.”

Today:

As you can see, we have done a lot of research on our commercial buildings, from searching archives and newspapers, public records requests....to sitting with City staff & even Former City Attorney, Mr. John T. Brennan, who not only owned & occupied these 2 buildings, but also our “next door neighbors” – he actually owned the entire block for quite a while, (from Delaware Ave – Easter Ave, between S2nd St & IRD). He has some great stories regarding the property and it was with his help we were able to bring it back to it's original footprint. The information above is important to share because it shows we are complimenting the neighborhood's style vs building another “big, concrete block, square building;” which are out of character & scale.

- We are keeping the exterior in the “Prairie” style. This is cohesive with the neighboring buildings and the overall surrounding area. The buildings will have a “fresh look” while maintaining their historic character & scale; only adding beauty to the downtown.
- It is important to us, as well as the community, to maintain the historical charm & preserve the buildings (vs knocking them down or “letting them go”) which in turn will enhance the district instead of detracting from it and help eliminate blight.

- We were even able to convert the inside of the main building without changing the original footprint too much. (We peeled back years of cosmetic upgrades to find the original pocket doors, wall coverings, flooring and oversized rooms!) Once completed, this will be a 6 bedroom & 6.5 bathroom, Luxury Bed & Breakfast along with a 2 bedroom/1.5 bath “carriage house” for the caretakers and office for checking in guests.
- While most hotels/B&B’s have the “least desirable” room for ADA, our ADA room is one of the most desirable – Waterfront, with balcony!
 - This is an important factor, opening up a travel niche most often overlooked, catering to ADA vs “doing the bare minimum” to meet requirements. This will in turn attract more travelers = more overall economic development.
- This project will serve as the anchor of the Downtown Corridor, allowing for a seamless transition in either direction. The property is zoned C1 (Office Commercial):
 - Traveling to the South, you cohesively transition to the Estate Homes found along Indian River Drive in the Residential zoning (R4)
 - Traveling to the North, you transition into Commercial Zoning of C4 (Central Commercial) & the Downtown Overlay District.

Other additional (& innovative) features we will be adding that will help provide connectivity to downtown, which is especially important since we are only a couple of blocks away from the heart of downtown & 1 block away from the Business & Entertainment Overlay District are:

- Sidewalks
 - We will be adding a 5’ wide sidewalk along Delaware Avenue (from 2nd St to Indian River Drive) (Note: this is not shown in our renderings.)
 - We will also be adding ADA sidewalks that connect the back of the property to the front & Indian River Drive to allow mobile challenged to be able to move easily around the property & continue to downtown.
- Custom bike rack (in the shape of a palm tree) – How fun is that! (While we have received a quote from a company, we plan to request one from a local company that has done custom metal work for us in the past = supporting local businesses.)

These all provide ADA accessibility/connections, pedestrian connectivity & bicycle parking! All items that will benefit the community and generate positive outcomes for the public.

Landscaping:

Our renderings do not do the property justice. Not to worry! We will work with the contractor’s landscape designers to beautify the property with colorful and sustainable shrubbery, plants, trees, flowers & grass. We have already added a well with a submersible pump, so any landscaping we add, we can easily irrigate.

Other Repairs/Alterations:

- Add Deck to the “back” guest room. This is the only room without a water view. By adding a private deck, now every sleeping room will have a view of the water!
- Change exterior lighting to something more aesthetically pleasing & what the area is known for – Pineapples & Peacocks!
- Stain & seal existing deck
- Pave & strip parking lot, to include 1 ADA parking Space
- Repair some of the soffits and trim, replace vents.
- Replace lower windows on the smaller building (Upper windows have already been replaced)

- Paint the exterior of the smaller building to match the main building (along with some other exterior repairs)
- Note: We also plan to do other improvements to the buildings (ie shutters, awnings on the decks, yard features, security cameras, signage), but since we are already exceeded the maximum grant amount, we did not include those in here.

These improvements are not only aesthetically pleasing but also preserve the Historical Characteristics, which are often neglected/removed. This will also provide several opportunities of future growth & wanted economic development - ie this will promote more opportunities for local businesses from the tourism the B&B brings.

Overall Timeline:

We are ready to start! Once the application is approved, we will be able to start with phase 1. If all goes as anticipated, we should be done within 6 months.

- Phase 1:
 - Replace windows on small building
 - Soffit/trim repairs on both buildings
 - Paint small building
 - Replace Lighting
- Phase 2:
 - We are currently working with FPUA on the underground work for connecting our fire suppression system to the water line and grease traps. Once the location of the pipes and type of grease traps are identified, then we will be able to add the deck & will refinish/seal the existing deck.
- Phase 3:
 - New Sidewalks
 - New Asphalt parking lot & striping
 - Add Bike Rack
 - Add Landscaping

Other ways this project meets the goals & Objectives of the FPRA Plan?

While there are many, here are the top few:

- 4 Key Points (pg 6) "Re-Set" the Economic Base – We are a part of the vision the FPRA stated in both key points.
- Preservation (pg 90) - our building is on the local historic registry as contributing & is one of the "structures that exemplify Fort Pierce's historical significance." This grant will allow us to continue to preserve the building so it will be around for many, many more years to come.
- Plus, with it having ADA compliant sidewalks/features & a waterfront ADA Room, this will attract more visitors to the downtown that did not have suitable accommodations before. (Which in turn will create more jobs)

Some highlighted projects already completed:

- Please see the original photos, when the building was peach. This is what it looked like when we 1st purchased it. Boy have we come a long way & invested quite a lot of money & sweat equity into the remodel!
- Added a dock with boat lift, which will allow boaters to come via boat to spend the night.
- Full commercial remodel, adding onto the main house ~ 400 sq ft to allow for ADA accessibility & fully renovating the inside and quite a lot on the outside, including an ADA ramp.
- Added private balconies on the front 2 sleeping rooms & large side deck for all guests to enjoy.
- We are in final stages of installing a fire suppression & alarm system.
- Added a well
- Adding a grease trap (underground)
- Planted large hedges along Delaware Avenue from S2nd St all the way down to the water on IRD.
- Buried the electrical wires, they are now underground vs running overhead. (This is why the parking lot is in “worse” condition).

Closing:

By doing the repairs and improvements, the buildings will be around for another 125+ years and then some! This project will help make Downtown Fort Pierce a Destination City & help drive overall Economic Development!

Please let me know if have any questions or need any clarification.....

Thank you for your time & consideration!!

(And THANK YOU for providing these Grant opportunities....They open a lot of doors.)

These are pictures from when we originally bought the buildings
How far we have come!!







"Right" (North) Facade - We removed this little room & added it back, making it a little wider & running the entire length of the house, then added the deck onto it.





Reginald B. Sessions
ATTORNEY at LAW





515







COMMERCIAL FACADE GRANT PROGRAM



COMMERCIAL FAÇADE GRANT PROGRAM

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COMMERCIAL FAÇADE GRANT PROGRAM

1. OVERVIEW

The intent of the Commercial Façade Grant Program is to support the revitalization of the commercial corridors in the Fort Pierce Redevelopment Agency (FPRA) District by stimulating private investment in improvements that enhance the appearance of buildings and properties and eliminate blight and non-conforming design standards. This program is designed to encourage redevelopment of the FPRA District by enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation. This program will complement other revitalization efforts to ensure the maximum leverage of resources and support local businesses.

It is the intent of this program to encourage improvements to private properties that go well beyond what is required under the City of Fort Pierce Land Development Code to enhance the form, function, and design quality of this redevelopment district.

The FPRA reserves the right to approve or deny any Commercial Façade Grant Program application and to deny payment at any time if, in its sole and absolute discretion, it determines that the business will not advance the goals and objectives established for redevelopment of the FPRA District.

2. FUNDING

The Commercial Façade Grant Program offers financial assistance in the form of a reimbursable, matching fifty percent (50%) grant up to \$25,000 to the property or business owner for eligible expenses associated with improving the external appearance of their business and to encourage businesses to invest in their operations. Grants cannot be awarded retroactively for work that has already been completed.

Grant funding examples:

Eligible Project Total Cost	Applicant Contribution	FPRA Contribution
\$5,000	\$2,500	\$2,500 *
\$15,000	\$7,500	\$7,500 *
\$30,000	\$15,000	\$15,000 *
\$50,000	\$25,000	\$25,000 *
\$100,000	\$75,000	\$25,000 **

* 50% matching contribution

** Maximum grant amount is \$25,000

COMMERCIAL FAÇADE GRANT PROGRAM

3. ELIGIBILITY

- A. The property to be improved must be located within the FPRA District boundaries (see Boundary Map below at section 11).
- B. There must be a Commercial Building on the property. This means that a business that is frequented by the public is located in a portion of the building and that portion of the building is not a private residence.
- C. The Applicant must own the property or, if the Applicant is a tenant, the Applicant must submit its signed lease, and the owner of the property must support the project and execute a Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
- D. The Applicant must have funds sufficient to fully fund the project (proof of funds is required).
- E. The following properties are not eligible:
 - 1. Residential properties
 - 2. Home based businesses and online businesses
 - 3. Governmental facilities
 - 4. New construction developments
 - 5. Properties that have been awarded an FPRA Commercial Façade Grant within the last five years
 - 6. Properties with outstanding monetary obligations owed to the City, for example, past due taxes or code enforcement fines or liens

4. APPLICATION PROCESS

The application period will remain open until all of the allocated funds are depleted. Submitted applications will be evaluated every 30 days.

- A. The Applicant must complete the Online Application and submit all required documents.
 - 1. Two (2) different color photographs of the exterior of the property in its current condition.
 - 2. Project concept, rendering or any other relevant materials that convey the physical improvements proposed to be made.
 - 3. Copy of Deed showing ownership of the property by the Applicant OR if the Applicant is a tenant, copy of signed lease and Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
 - 4. Two (2) written estimates from two different licensed contractors. Estimates should be on company letterhead, dated, and include a detailed breakdown of the scope of work, including the line items specifying permit fees. If you will be providing more than one cost estimate, the cost estimates MUST be for the same improvements. 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.
 - 5. Proof of funds to fully fund the project.
 - 6. Project Timeline
 - 7. Code Enforcement lien search
- B. Within 10 business days of receipt of the completed Application, a staff member will contact the Applicant to determine eligibility.
- C. Every 30 days, staff will forward eligible Applications to the Community Redevelopment Agency Advisory Committee (CRAAC). The CRAAC will review

COMMERCIAL FAÇADE GRANT PROGRAM

the Applications and make recommendations to the FPRA Board based on the Evaluation Criteria set forth below at Section 9.

- D. The FPRA Board will make the final determination and, if funding is approved, the FPRA Board may authorize the execution of a Grant Agreement.
- E. Written notification will be sent to all Applicants advising them of approval or denial of funding.
- F. Staff will prepare the Grant Agreement to be executed by the Recipient and the FPRA Board following a vote to approve the Grant Agreement.

5. ELIGIBLE IMPROVEMENTS:

- A. Façade - Work on the exterior storefront of a building such as cleaning masonry (high-pressure water or steam; sandblasting is prohibited), re-pointing, woodwork, and other repairs (not maintenance-related) or rebuilding historic storefronts.
- B. Awnings/Canopies - Removal of old awnings and canopies and design, production, and installation of new ones.
- C. Removing and disposing of old façade coverings (i.e. vinyl and aluminum cladding, window boards).
- D. Siding/Stucco
- E. Repair or replacement of Windows and Doors
- F. Outdated security features - Removal of roll-up metal security doors and metal window grates.
- G. Removing excessive window signage to allow 95% window transparency.
- H. Decorative walls, fencing, and landscaping – Removing, replacing, or adding fencing and landscaping to hide incompatible uses or negative site elements (no chain-link).
- I. Original building elements - Restoring original decorative building elements.
- J. Pedestrian and Bicycle Amenities - Construction of pedestrian and bicycle amenities such as benches, shelters, bike racks and bike lockers.
- K. ADA improvements
- L. Parking Lot Improvements/Surface Parking
- M. Roof Repair and Replacement - Roof repairs and replacements may be eligible only if they are visible from the right-of-way and must be part of a comprehensive façade improvement project that includes additional eligible exterior enhancements
- N. Patio and Deck Improvements
- O. Exterior Lighting
- P. Permanent Landscaping
- Q. Security Cameras
- R. Signs – Renovating existing signs or removing old signs and the design, production, and installation of new signs.
- S. Art Installations – Art installations or works of art created by artists exhibiting the highest quality of skill and aesthetic principles. Includes all forms of visual art, specifically murals

COMMERCIAL FAÇADE GRANT PROGRAM

6. INELIGIBLE IMPROVEMENTS AND EXPENSES

- A. Interior improvements (even if visible from the exterior).
- B. Exterior improvements visible less than 24 hours per day.
- C. Temporary Improvements including seasonal decorations and seasonal landscaping.
- D. Features that do not meet the applicable provisions of the City of Fort Pierce Land Development Code.
- E. Routine maintenance activities such as painting, asphalt sealing, landscape maintenance, or power washing.
- F. Flat roofs or any roofing elements that are not visible from the street are not eligible for funding under this program.
- G. Improvements made prior to execution of the Grant Agreement.
- H. Expenses that are ineligible for reimbursement include:
 - i. Permit fees and taxes.
 - ii. Refinancing existing debt.
 - iii. Sweat equity payments (i.e., reimbursement for Recipient's own labor).
 - iv. Expenses incurred prior to execution of the Grant Agreement.

7. GENERAL PROVISIONS

The funding assistance provided under the Commercial Façade Grant Program is solely on an expense reimbursement basis. The FPRA has the exclusive authority to approve or deny program applications based on its determination as to the benefits to the FPRA District produced by requested projects. The FPRA may impose any conditions of approval it deems suitable to protect the interests of the agency. All Recipients will be required to execute a Grant Agreement.

By accepting the grant, the Recipient agrees to report and provide updates to FPRA staff upon request. Recipient may be required to provide work schedules, execute reporting forms, and provide projected completion dates.

FPRA staff will conduct a site visit before grant payment is made in order to verify that the business is in operation. Staff may also conduct unannounced site visits periodically in order to ensure compliance with the terms of the Grant Agreement.

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria.

By participating in this grant program, Recipients agree to allow the City of Fort Pierce and the FPRA, or their agents, to take photos of themselves, their property, and their business for promotional purposes related to the grant program.

The FPRA is a public agency and is governed by the "Florida Public Records Law" under Florida State Statutes, Chapter 119. Any documents provided by the Applicant/Recipient may be subject to production by the FPRA upon receipt of a public records request, subject to any exemptions provided by Florida Law.

COMMERCIAL FAÇADE GRANT PROGRAM

8. DISBURSEMENT OF FUNDS

The Recipient shall incur all initial project costs and may receive reimbursement only after all improvements have been completed in accordance with the grant award.

Grant funds will be disbursed upon receipt of a finding of project completion by the FPRA. The finding of project completion will be granted when the FPRA has received the following package:

- Completed FPRA Reimbursement Request Form indicating that the project is complete.
- Final report documenting all construction costs incurred with the project.
- Completed W-9, as required by law, for the Recipient of the grant funds.
- Copies of all required closed permits.
- Copies of all invoices
- Proof of payment (cancelled checks or bank statements)
- Photographs of work undertaken
- Release of liens (if applicable)
- Occupancy certificates (if applicable)
- City of Fort Pierce Certificate of Use

NOTE: The Finance Department shall process the reimbursement to the Recipient in accordance with the regular payment procedures of the City. No funds will be disbursed until all work is completed and all items set forth in this section have been submitted. The reimbursement process may take approximately 45-60 days after the FPRA receives the necessary documentation. This timeframe allows for the review and verification of the submitted documents to ensure compliance with the program's requirements. The FPRA strives to process reimbursements in a timely manner and appreciates recipients' patience during the reimbursement period.

COMMERCIAL FAÇADE GRANT PROGRAM

9. EVALUATION CRITERIA

The CRAAC will review and evaluate the applications and make recommendations to the FPRA Board. The CRAAC will evaluate Applications based on the following criteria:

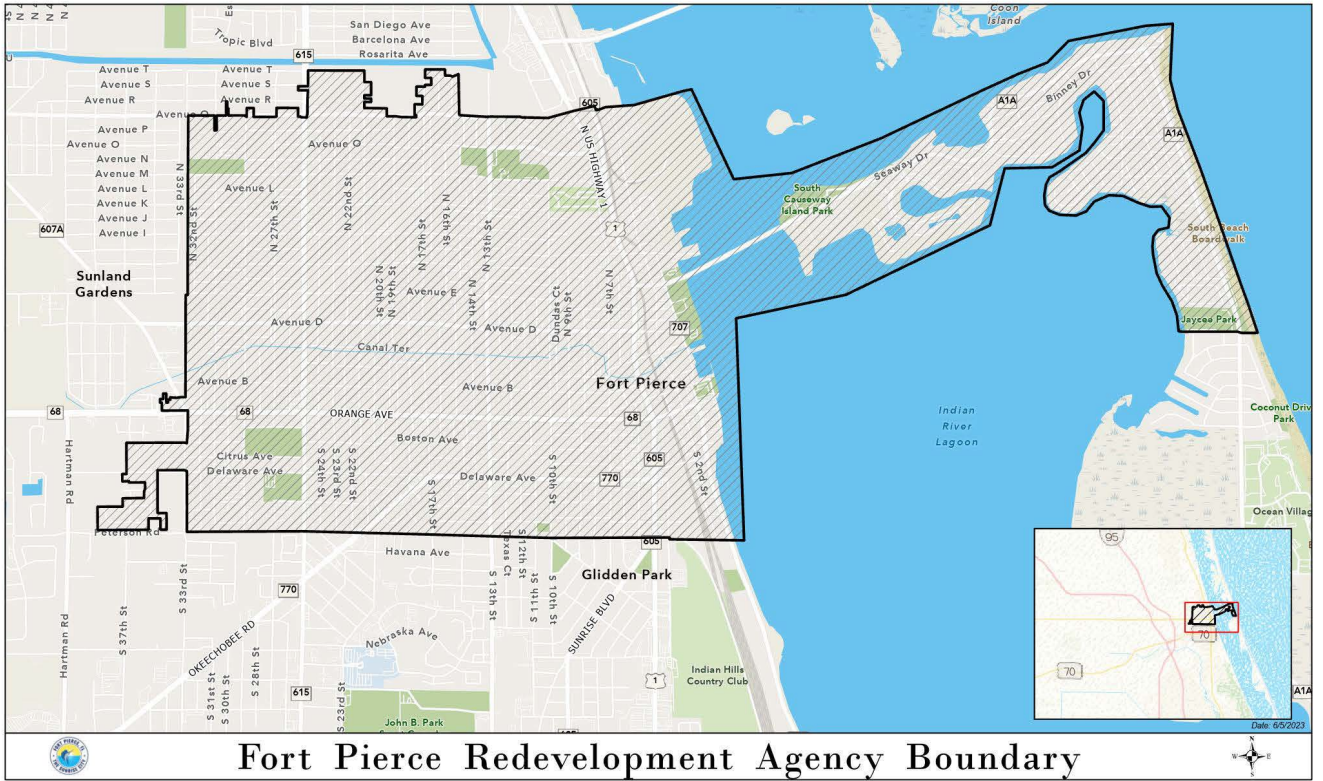
Evaluation Criteria	Max Points Possible 100
Visual Impact/Blight Elimination	Max 50
The project's ability to enhance the visual appeal of the FPRA District and significantly eliminate the blight of the building. The elimination of blight will increase safety and security of the public enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation.	50
Total Project Investment	Max 25
The higher the ratio of private investment compared to the public grant dollar investment, the higher the score.	
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
The funded projects not only improve the appearance of commercial properties but also generate meaningful positive impacts for the community and the general public.	10
Total Project Score	100

10. TIMELINE

The application period will remain open until all of the allocated funds are depleted.

COMMERCIAL FAÇADE GRANT PROGRAM

11. FPRA DISTRICT BOUNDARY MAP



Fort Pierce Redevelopment Agency Boundary

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: August 27, 2025

Re: Comm. Facade Application - 706 S US Hwy 1

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

Information

SUBJECT

Review and Evaluate Commercial Facade application - 706 S US Hwy 1

Attachments

Application Packet

Comm. Facade Program Overview

Evaluation Criteria

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24203

Date Submitted: 8/15/2025

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:*

2410-711-0036-000-9

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

Project Property Address:*

706 S US HIGHWAY 1

Property Owner (As recorded on Warranty Deed):*

BLUE SKY PROPERTY HOLDINGS LLC

Building's Existing Use(s):*

Paint Store

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

Professional Office

Do you own or lease?*

- Own
 Lease

Lease Term (if applicable):

Applicant Information:

Applicant Name:*

Remnant Construction, LLC

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

Remnant Construction, LLC

Email Address:*

bnobile@remnantconstruction.com

Cell Phone Number: *

7723497015

Business Information:

Legal Business Name:

Remnant Construction, LLC

Federal Employer Identification Number / Tax ID:

823438825

Business Structure*

Corporation

LLC

Partnership

Nonprofit

Sole Proprietorship

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

Office

Business Phone Number*

772-577-5850

Website (If applicable)

www.remnantconstruction.com

Mailing Address (If different):

201 S 2nd St, Suite 100, Fort Pierce, FL 34950

Number of Years in Business:*

7

Number of Years at Current Address:*

7

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

December 2025/January 2026

Project Details:

Grant amount requested?

25000

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?

193,550.00

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

12/31/25 Completion

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 checked="" type="checkbox"/> Decorative Walls & Fencing |
| <input checked="" type="checkbox"/> Windows/Doors | <input type="checkbox"/> Security Camera System |
| <input checked="" type="checkbox"/> Awnings/Canopies | <input checked="" type="checkbox"/> Signs |
| <input type="checkbox"/> Parking lot repaving, resealing, and/or restriping | <input checked="" type="checkbox"/> Mural/Art Installation |
| <input type="checkbox"/> Patio & Deck Improvements | <input checked="" type="checkbox"/> Exterior Painting - Only if part of another improvement |
| <input checked="" type="checkbox"/> Exterior Lighting | <input checked="" 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:*

Reroof building
New windows and doors
Stucco repairs
New paint
New wood look accent facade
New shade awning
New signage

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):*

20250722.jpg

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

20250722.jpg

Design Proposal/Construction Plans for the Proposed Improvements:*

Remnant HQ Docs.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.*

Remnant - SouthState July Stmt.pdf

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

Remnant Facade 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*

Remnant HQ Exterior Proposal.pdf

Cost Estimate #2*

Remnant HQ Exterior Proposal.pdf

Signature

Electronic Signature*

Brandon Nobile

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**







**ARCHITECTURAL
PROFESSIONAL SERVICES AGREEMENT**

DATE: November 08, 2024

BETWEEN: Remnant Construction
C/O: Brandon Nobile
201 South 2nd Steet, Suite 100
Fort Pierce FL. 34950
Via email: bnobile@remnantconstruction.com

Hereinafter referred to as the **CLIENT**

AND: Brent A. Wood Architecture LLC
20 SE Ocean Blvd.
Stuart, FL 34994

Hereinafter referred to as the **ARCHITECT**

FOR THE FOLLOWING PROJECT: 224044– Remnant Construction Renovation, Ft Pierce FL.

An interior renovation of a +/- 5160 G.S.F. building, located at 706 S. US Hwy. 1, Ft Pierce FL.

Renovation to include:

1. Reception area.
2. Two (2) conference rooms with 12' folding glass doors.
3. Six (6) offices.
4. Eight (8) station open work area.
5. Men's/Women's restrooms
6. Open common room that divides into two (2) spaces.
7. Storage area.

The Client and the Architect agree as follows:

1. SCOPE OF ARCHITECT'S BASIC SERVICES

A. Definition:

The Architect's Basic Services consist of those described under the phases identified below and any other services identified in this Agreement, and includes normal **Architectural, Plumbing, Mechanical, and Electrical Engineering, and Structural Engineering.**

Client: MB / Architect: BW

B. Programming Phase:

The Architect shall review the requirements of the Project as determined by the Client and shall arrive at a mutual understanding of such requirements with the Client.

C. Documentation Phase:

The architect will visit the site and field measure the existing space to document existing dimensions and configuration, as he deems necessary. Based on the field measurements and/or client supplied as-built drawings, the architect will prepare existing condition plans and demolition plans which will serve as base drawings for new construction plans.

D. Schematic Design Phase:

The Architect shall prepare, for the Client, Conceptual Design Documents consisting of documents illustrating the scale of Project components and their basic relationship. These documents shall consist of the following: **Site Plan, Floor Plan, Roof Plan and Building Elevations.**

E. Construction Document Phase:

Based on the approved Schematic Design Documents, including revisions, the Architect shall prepare, for approval by the Client, Construction Documents setting forth the requirements for the construction of the Project. Please note that the Signed and Sealed Construction Documents will be released upon our receipt of payment.

F. Negotiations Phase:

At this time, the Architect shall assist the client in clarifying bids or requests for information from General Contractors for the construction of the Project. During this phase, the Architect shall provide clarifications of the Construction Documents to the General Contractors.

G. Permit Processing Phase:

Upon completion of the Construction Documents, the Architect shall assist the General Contractor in making application for the Building Permits, by providing clarification of the drawings and/or revisions required by government agencies having jurisdiction.

H. Construction Phase (Site Visits and Administrative):

At the client's request and as an additional service, the Architect shall visit the Project, at intervals appropriate to the stage of construction or as otherwise agreed upon with the Client to become generally familiar with the progress of the work completed, to determine, in general, if the work is being performed in a manner indicating that the work, when fully completed, will meet with the intent of the construction documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect shall neither have control over or

Client: MB / Architect: BW

charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Construction Contract. Additionally, if requested by the Client, the Architect, based on observation of percentages of work completed, shall assist the Client in determining amounts due the Contractor. The Architect shall not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Construction Documents and any and all codes, rules, standards, regulations and the requirements of regulatory bodies.

The Architect has no authority to issue a "stop-work order". At the client's request and as an additional service, upon observation during periodic site visits described herein, the Architect may notify the Client of readily observed non-compliant construction, relative to which, upon notice by the Client, the Client shall take appropriate measures based upon the Architect's observations to remediate, repair and/or otherwise mitigate the negative impact of such conditions up the Project, including elements of time and/or delay.

At the client's request and as an additional service, the Architect shall include providing clarifications and / or revisions to the construction documents arising out of the normal process of construction (including conflict resolution) and the review of shop drawings, product data and samples for conformance with the information given and/or concepts expressed in the construction documents.

2. ADDITIONAL SERVICES

Services rendered that are not part of those Basic Services described herein shall be provided only after instruction and/or authorization by the Client and agreement by Architect, and they shall be paid for by the Client as provided in this Agreement, in addition to the compensation for Basic Services. Additional Services shall include, but not be limited to, providing other services not included as part of the Basic Services and / or as follows:

- 1) Interior Design.
- 2) Landscape / Irrigation Design.
- 3) Revisions to the Construction Documents due to:
 - a) Adjustments to program, budget, or previous approvals and / or instructions by the Client.
 - b) Enactment or revisions of codes, laws, or regulations subsequent to the preparation of such documents.
 - c) Client's failure to render decisions in a timely manner.
- 4) Providing services required due to significant changes in the project size, quality, complexity, or Client's schedule.
- 5) Processing of documents through governing authorities for permit and / or approval other than as identified in item "G".
- 6) Providing estimates of probable construction cost and other forms of construction cost estimates.
- 7) Preparing reproducible record drawings showing significant changes during construction.
- 8) Providing services of consultants for other than **Architectural, Plumbing, Mechanical and Electrical Engineering, and Structural Engineering** portions of the Project provided as a part of the Basic Services.
- 9) Site visits
- 10) Providing clarifications and / or revisions to the construction documents arising out of the normal process of construction (including conflict resolution) and the review of shop drawings, product data and samples for conformance with the information given and/or concepts expressed in the construction documents.

Client: MB / Architect: BW

3. CLIENT RESPONSIBILITIES

The Architect shall coordinate its services with those services provided by the Client and the Client's consultants. The Architect shall be entitled to rely on the accuracy and completeness of services and information furnished by the Owner and the Client's consultants. The Architect shall provide prompt written notice to the Client if the Architect becomes aware of any error, omission or inconsistency in such services or information. The Client shall require its consultants to maintain professional liability insurance.

The Client shall provide the Architect with the following information and/or services with reference to the requirements of the Project:

- A. Program with reference to the Client's objective
- B. Civil Engineering
- C. Site Requirements
- D. Budgets
- E. Survey, Sub-surface Soil Investigation, and/or a Boundary, Tree and Topographical Survey (The Architect shall be entitled to rely upon the accuracy and completeness) if requested by the Architect
- F. Special testing (soil, chemical, etc.) if requested by the Architect
- G. Special Consultants, if requested by the Architect
- H. "As-Built" Construction Documents (upon which the Architect shall be entitled to rely) if requested by the Architect.

4. REIMBURSABLE EXPENSES

The Architect shall be directly reimbursed (including a 20% handling fee) for the following expenses incurred in the interest of the Project.

- Reproduction of documents @ \$2.00/sheet
- Computer Plotting of drawings @ \$2.00/sheet (other than those used by the Architect as an instrument of services)
- Express postage and courier fees
- Client requested renderings and models
- Client requested long distance travel expenses (out of Tri-County area)
- Client requested professional photography
- The services of other consultants not provided as part of basic services

5. OWNERSHIP OF DOCUMENTS

The Architect shall be deemed the author of all documents prepared for this Project and shall retain ownership of all original documents, as well as all common law, statutory and other reserved rights, including the copyright to same. Copies of the drawings and specifications retained by the Client may be utilized only for his use and for occupying the project for which they were prepared, and not for the construction of any other projects. Reuse or modification of any such documents by Client, without the Architect's written permission, shall be at Client's sole risk, and Client agrees to indemnify, defend and

Client: MB / Architect: BW

hold the Architect harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

Electronic Data Disclaimer. It is expressly understood that CADD and BIM files ("Digital Data files") are issued at the architect's discretion and only as supplemental information for convenience to the owner, contractor or other authorized user. Digital Data files, like any electronic data, transferred in any manner or translated from the system and format used by the Architect and other design professionals on this Project ("Design Team") to another system or format are subject to errors and modifications that may affect the accuracy and reliability of the data, and, in addition, that electronic data may be altered or corrupted whether inadvertently or otherwise. As a result, no representations or warranties, whether expressed or implied, as to the accuracy of the Digital Data files transferred are made herein. As the accuracy of the Digital Data files cannot be warranted or guaranteed, it is issued as supplemental information only and must be read in conjunction the contract documents, and to the extent there are any discrepancies between the Digital Data files and the contract documents, the physical contract documents control.

6. TERMINATION OF AGREEMENT

This Agreement may be terminated by either party upon not less than seven days written notice (return receipt requested) with or without cause i.e. for "convenience". In the event of termination not the fault of the Architect, or due to the suspension of the Project, the Architect shall be compensated for all services performed prior to termination including Reimbursable Expenses.

The Client shall, within seven (7) calendar days of termination, pay the Architect for all services rendered and all costs incurred up to the date of termination, in accordance with the compensation provisions of this Agreement.

7. ASSIGNMENT

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without prior written consent of the other party.

8. BETTERMENT / FIRST CLASS

If any required item or component of the project is omitted from the Architect's Construction Documents, the Architect shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the project or otherwise adds value or betterment to the project. In no event will the Architect be responsible for any cost or expense that provides betterment, upgrade or enhancement of the project.

9. COMPENSATION

Compensation for the Basic Services described above shall be **Twenty-Eight Thousand Three Hundred-Eighty and 00/100 Dollars (\$28,380.00) AND DOES NOT INCLUDE CONSTRUCTION ADMINISTRATION**. Compensation for Additional Services described above shall be provided on a lump

Client: MB / Architect: BN

sum fee basis unless the scope cannot be predetermined at which time the fee shall be based on the hourly rates outlined below.

The rates above are applied based on the following specifications:

Hourly Rate Schedule:

Principal Architect \$250.00/hr.
Project Manager \$175.00/hr.
Graduate Architect \$125.00/hr.

10. PAYMENTS TO THE ARCHITECT

An initial payment of Five Thousand Seven Hundred and 00/100 Dollars (\$5,700.00) shall be made upon execution of this Agreement. Subsequent payments for Basic Services shall be made in proportion to services performed within each phase of service, on the basis set forth below.

11. SCHEDULE OF COMPENSATION

Phase of Service	Payment Due
Retainer for Services/Initial Payment	\$ 5,700.00
At Presentation of 50% Construction Documents	\$11,340.00
At Presentation of 100% Construction Documents*	\$11,340.00
Design Fees	\$28,380.00

* Please note that the Signed and Sealed Construction Documents will be released upon our receipt of payment.

Additional Services and Reimbursable Expenses shall be invoiced at intervals commensurate with their occurrence. (Reimbursable expenses are due upon receipt).

NOTE: Payments, other than initial and reimbursable expenses, are due upon receipt and payable within 15 days from date of invoice. Any amount unpaid after 30 days shall bear interest at a rate of 1 1/2% per month from the date the payment is due. The Client shall pay for all expenses incurred in connection with the collection of overdue amounts including attorney's fees and out-of-pocket expenses. The Architect shall reserve the right to discontinue providing services on all past due accounts and/or if the Client fails to substantially perform in accordance with the terms of this Agreement.

Client: MB / Architect: BW

12. ARBITRATION

In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the Client and the Architect agree that all disputes between them arising out of or relating to this Agreement shall be submitted to binding arbitration unless the parties mutually agree otherwise.

For and in consideration of the professional fees paid by the Client and the Architect's acceptance thereof, the parties hereby expressly agree to a limitation of liability as to any/all claim(s) for all damages claimed by the Client, including any/all forms of damages, including by example and not limitation, delay damages, interest, lost profits, rents, personal injury, death, additional fees for services by others and/or any person and/or entity making claim through a legal or other relationship with the Client, arising out of any/all allegations of error and/or omission on the part of the Architect, the Architect's liability therefore shall, for all purposes, be limited to the express dollar amount of the Architect's services as specifically stated herein, or Thirty Thousand Dollars (\$30,000.00), whichever is more. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

PURSUANT TO FLORIDA STATE STATUTE 558.0035 AN
INDIVIDUAL EMPLOYEE OR AGENT OF BRENT A WOOD
ARCHITECTURE, LLC MAY NOT BE HELD INDIVIDUALLY
LIABLE FOR NEGLIGENCE.

13. MISCELLANEOUS PROVISIONS

This Agreement shall be governed by the law of the principal place of business of the Architect.

If the Client becomes delinquent on its obligations to the Architect for fees associated with services rendered on this project and / or any other project whether related to this project or not in which the Client and/or any entity and /or individual associated with the Client is obligated to the Architect, then, the Architect shall have the right to terminate its services on this project and / or any other project with the Client and /or entity and / or individual associated with the Client upon 7 days written notice. In the event of termination of the Architect's services as set forth in this paragraph, then all obligations of the Architect to perform further services for the benefit of the Client shall cease as of the date of the notice of termination.

The Architect shall perform its services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances ("Standard of Care"). Notwithstanding any other representations made elsewhere in this Agreement or in the execution of the Project, this Standard of Care shall not be modified.

Waiver of Consequential Damages.

Owner and Architect each waives any right to seek consequential damages from the other for claims, disputes, or other matters in question arising out of or relating to this Agreement.

Client: MB / Architect: BW

Accelerated Schedule Disclaimer. The Client acknowledges that accelerated, phased or fast-track scheduling provides a benefit, but also carries with it associated risks. Such risks include the Client incurring costs for the Architect to coordinate and redesign portions of the Project affected by procuring or installing elements of the Project prior to the completion of all relevant Construction Documents, and costs for the Contractor to remove and replace previously installed Work. If the Client selects accelerated, phased or fast-track scheduling, the Client agrees to include in the budget for the Project sufficient contingencies to cover such costs.

Client or Lender Certifications. If the Client requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Client requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Consultant for review at least 14 days prior to execution. Certification shall be issued only for those Contract Documents prepared by the Consultant. The Consultant shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement or Contract Documents prepared by the Consultant.

Your signature on this Agreement and YOUR INITIALS ON EVERY PAGE, together with the initial payment, shall serve as our instructions to proceed with the development of your Project.

If services covered by this agreement have not been completed within 12 months of the date hereof, through no fault of the Architect, extension of the Architect's services beyond that time shall be subject to renegotiation at the Architect's sole discretion.

We look forward to a mutually beneficial association.

This Agreement entered into on November 8, 2024.

CLIENT:

ARCHITECT:

Sign :



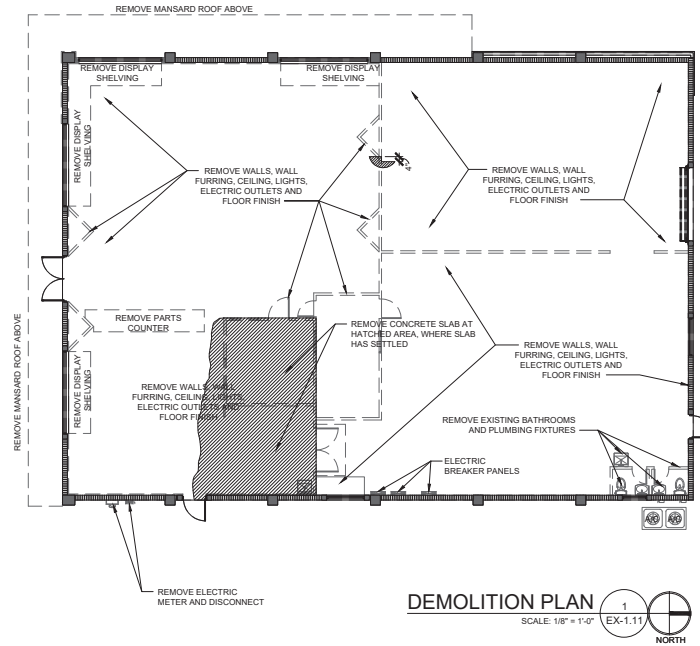
Brent A. Wood, N.C.A.R.B.

By :

CFO, MARK BOCK

Print Name and Title

Principal, Brent A Wood Architecture, LLC



DEMOLITION LEGEND	
	EXISTING GLAZING SYSTEM TO REMAIN
	EXISTING 8" CMU EXTERIOR WALL TO REMAIN
	EXISTING INTERIOR FRAMED PARTITION TO REMAIN
	EXISTING REINFORCED CONCRETE COLUMNS TO REMAIN
	8" CMU EXTERIOR WALL TO BE REMOVED
	EXISTING CONSTRUCTION, EQUIPMENT OR FIXTURES TO BE DEMOLISHED. REMOVE, EXISTING PARTITIONS, CONSTRUCTION, PATCH FLOOR AND WALL SURFACES TO MATCH ADJACENT SURFACES OR PREPARE TO RECEIVE NEW FINISHES

ARCH. NOTE:
DIMENSIONS SHOWN ARE NOMINAL AND FOR GENERAL REFERENCE - CRITICAL DIMENSIONS TO BE FIELD VERIFIED WITH MANUFACTURER SPECIFICATIONS PRIOR TO DEMOLITION OF PROJECT COMPONENTS

DATE	DESCRIPTION

03.03.2025 - DEMOLITION PERMIT DRAWINGS - FOR CONSTRUCTION

BRENT A. WOOD ARCHITECTURE LLC
BRENT A. WOOD ARCHITECTURE LLC
20100 Clear Blauvelt Street, Ft. Lauderdale, FL 33308
Tel: 754.220.1217 Fax: 754.452.9591

Client: **Remnant Construction c/o: Brandon Noble**

Project Name: **Remnant Construction Corporate Offices**

File Path: \\fs1\p\ba\17\17041
Plot Date: 03/20/25
© 2025 Brent A. Wood

Scale: 1/8" = 1'-0" EX-1.11

DEMOLITION PLAN AND NOTES

D-1.11

Project Number: 17041
Revision: 03/20/25
© 2025 Brent A. Wood

DEMOLITION NOTES

- DO NOT CONSIDER DEMOLITION NOTES TO BE ALL INCLUSIVE. IT IS THE CONTRACTORS RESPONSIBILITY TO INSPECT AND ASSESS THE SPACE AND TO FULFILL THE INTENT OF THE WORK INDICATED BY THE CONTRACT DOCUMENTS. BRING ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS TO THE ATTENTION OF THE ARCHITECT.
- CUTTING AND REMOVAL INDICATED ON THE DRAWINGS ARE GENERAL INDICATIONS ONLY AND DO NOT NECESSARILY SHOW THE FULL EXTENT OF CUTTING AND REMOVAL WHICH MAY BE REQUIRED BY THE JOB CONDITIONS.
- CONTRACTOR SHALL VERIFY AND ESTABLISH EXISTING CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF THE WORK.
- CONTRACTOR SHALL VERIFY LOCATIONS AND EXTENT OF STRUCTURE AND ITEMS TO BE DEMOLISHED AND REMOVED.
- EXTENT OF DEMOLITION AND REMOVAL WORK IS SHOWN ON DRAWINGS AND INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING: EXISTING INTERIOR & EXTERIOR FINISHES, INTERIOR PARTITIONS, DOORS, FRAMES, CEILING SYSTEMS, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS, STRUCTURAL WALLS, BEAMS & COLUMNS, ROOFING, WATERPROOFING, DOORS AND WINDOWS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND BUILDING CODES.
- REMOVE AND DISPOSE OF ALL STRUCTURE AND ITEMS AS INDICATED. DEMOLISHED AND REMOVED ITEMS SHALL BE DISCARDED, TRANSPORT DEMOLISHED MATERIALS OFF OF THE OWNERS PROPERTY AND LEGALLY DISPOSE OF THEM.
- THE CONTRACTOR SHALL SUPPLY AND COORDINATE WITH PROPERTY OWNER FOR LOCATION OF GARBAGE DUMPSTERS PRIOR TO COMMENCEMENT OF DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR AND WILL HAVE CONTROL OF DEMOLITION MEANS, METHODS, AND TECHNIQUES, SEQUENCES AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO DEMOLITION AND/OR CONTRACT NEGOTIATIONS AND SHALL VERIFY EXISTING CONDITIONS WITH THE DEMOLITION DOCUMENTS. DISCREPANCIES BETWEEN DEMOLITION DOCUMENTS (AND THEIR INTENT) SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE DEMOLITION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION TO PORTIONS OF THE BUILDING TO REMAIN IN THE COMPLETED PROJECT.
- NOTIFY THE ARCHITECT IF UNDOCUMENTED STRUCTURAL MEMBERS ARE UNCOVERED DURING THE COURSE OF DEMOLITION. KEEP THE ARCHITECT NOTIFIED OF THE PROGRESS OF DEMOLITION.
- PRIOR TO THE START OF DEMOLITION AND EXCAVATION WORK, THE CONTRACTOR SHALL CALL 48 HOURS BEFORE DIGGING, Call 811 or 800-432-4770, "Sunshine 811" TO LOCATE ALL EXISTING UTILITY LINES. ANY DISRUPTION OF UTILITY SERVICES CAUSED BY FAILURE OF PRIOR NOTIFICATION OF UTILITY COMPANIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND ALL COSTS ASSOCIATED WITH PROPER REPAIR AND RESTORATION OF DAMAGED UTILITY SERVICES SHALL BE BORNE BY THE CONTRACTOR.
- WHERE ELECTRICAL WIRES ARE EXPOSED, CONTRACTOR SHALL CAP ENDS OF CUT WIRES TO PROTECT AGAINST ELECTRIC SHOCK.
- REMOVE PROJECTIONS, HANGERS, BOLTS, NAILS, ETC. FROM EXISTING SURFACES. PATCH ALL HOLES TO MATCH THE ADJACENT SURFACES TO REMAIN.
- CONTRACTOR SHALL SUBMIT SCHEDULE OF OPERATIONS, PHASING PLAN & SCHEDULE AND ACTION PLAN FOR OWNERS AND ARCHITECTS APPROVAL. SCHEDULE AND ACTION PLAN SHALL INCLUDE PHASING, HOURS OF OPERATION, STAGING AREA AND USE OF UTILITY SERVICES. HOURS OF OPERATION SHALL BE GOVERNED BY LOCAL JURISDICTION AND OWNERS CONSENT.
- CONTRACTOR SHALL SUBMIT WASTE REMOVAL PLAN, WHICH SHALL INCLUDE LOCATION PLAN OF ALL DEBRIS DUMPSTERS AND SHALL BE GOVERNED BY LOCAL JURISDICTION AND BUILDING OPERATIONS.
- CONTRACTOR SHALL COORDINATE WITH THE PROPERTY OWNER FOR ALL SYSTEMS AND UTILITIES SHUT-OFF REQUIREMENTS WITH BUILDING OPERATIONS.
- PEDESTRIAN PROTECTION: THE WORK OF DEMOLISHING ANY BUILDING SHALL NOT BE COMMENCED UNTIL PEDESTRIAN PROTECTION IS IN PLACE AND APPROVED BY LOCAL JURISDICTION AS GOVERNED BY THE AUTHORITY HAVING JURISDICTION.
- WATER ACCUMULATION: CONTRACTOR SHALL MAKE PROVISIONS TO PREVENT THE ACCUMULATION OF WATER AND/OR DAMAGE TO ANY PROPERTY OR FOUNDATIONS ON THE PREMISES OR ANY ADJOINING PROPERTY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO KEEP THE JOBSITE CLEAN AND CLEAR OF DEBRIS DURING DEMOLITION. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL ENSURE THAT THE JOB SITE HAS BEEN CLEANED TO THE OWNER'S SATISFACTION, PRIOR TO THE CONTRACTOR VACATING THE SITE.
- UTILITY CONNECTIONS: UTILITY SERVICE CONNECTIONS SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH APPROVED RULES AND REGULATIONS PER THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.





Remnant
CONSTRUCTION



A 3D architectural rendering of a modern office lobby. The central focus is a large, white, rectangular wall with horizontal lines, featuring the company name "Remnant CONSTRUCTION" in blue. The word "Remnant" is in a large, bold, serif font, and "CONSTRUCTION" is in a smaller, all-caps, sans-serif font below it. The lobby is furnished with two grey sofas, one on each side of the central wall, and a long, light-colored reception desk in the foreground. Large windows on the sides provide a view of the outdoors. The ceiling is a dark, wood-grain patterned structure.

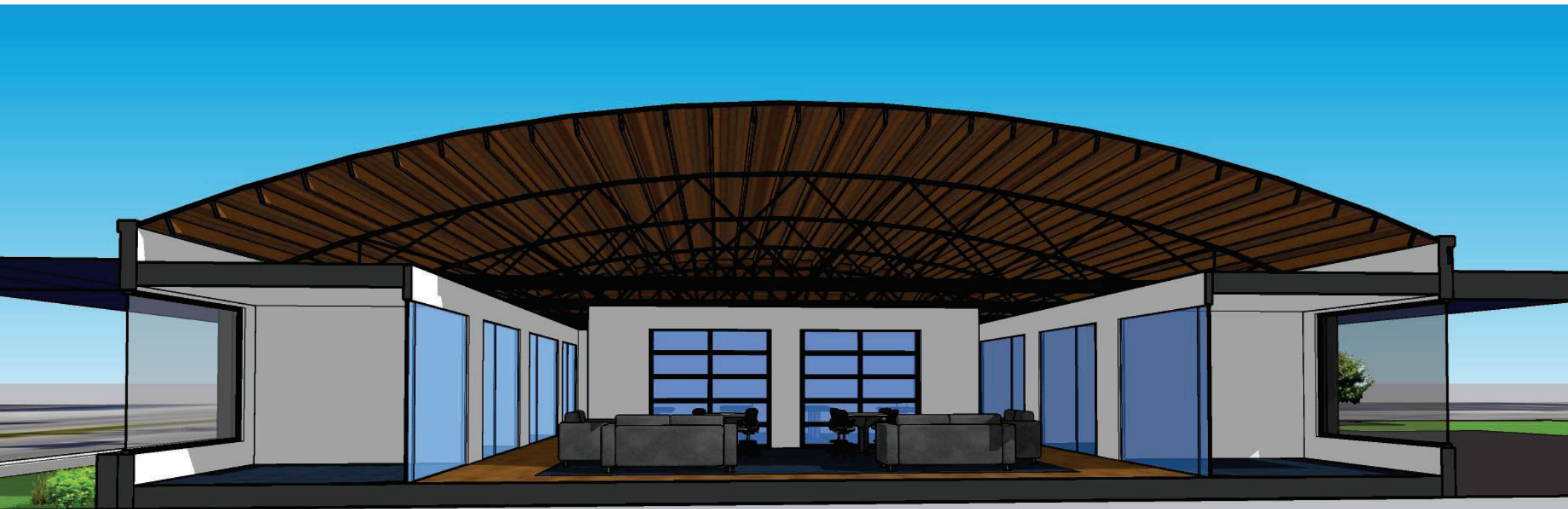
Remnant

CONSTRUCTION













2180004 - Remnant HQ (Exterior)

Manager: Brandon Nobile

As of 7/22/2025

Original Scope

Phase	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
-	06-00-00 Wood, Plastics, and Composites	1.00	l/s	0.00	0.00	14,400.00	0.00	0.00	14,400.00
	Wood siding and Miscellaneous Framing	1.00	l/s	Subcontract @	14,400.00	=			14,400.00
-	07-01-50.81 Roof Replacement	1.00	l/s	0.00	0.00	71,200.00	0.00	0.00	71,200.00
	Roof Insulation & Roof Replacement	1.00	l/s	Subcontract @	71,200.00	=			71,200.00
-	08-50-00 Windows	1.00	l/s	0.00	0.00	50,000.00	0.00	0.00	50,000.00
	Replace Existing Windows and Storefront door. Add 3 new windows.	1.00	l/s	Subcontract @	50,000.00	=			50,000.00
-	09-24-23 Portland Cement Stucco	1.00	l/s	0.00	0.00	5,000.00	0.00	0.00	5,000.00
	Miscellaneous Stucco Repairs	1.00	l/s	Subcontract @	5,000.00	=			5,000.00
-	09-90-00 Painting and Coating	1.00	l/s	0.00	0.00	6,700.00	0.00	0.00	6,700.00
	Exterior Painting	1.00	l/s	Subcontract @	6,700.00	=			6,700.00
-	10-13-13 Signage	1.00	l/s	0.00	0.00	11,250.00	0.00	0.00	11,250.00
	Front & West Signage	1.00	l/s	Subcontract @	11,250.00	=			11,250.00
-	10-73-13 Awnings	1.00	l/s	0.00	0.00	20,000.00	0.00	0.00	20,000.00
	Metal Awning	1.00	l/s	Subcontract @	20,000.00	=			20,000.00
-	32-90-00 Planting	1.00	l/s	0.00	0.00	15,000.00	0.00	0.00	15,000.00
	Planting & Irrigation	1.00	l/s	Subcontract @	15,000.00	=			15,000.00

SUBTOTAL DIRECT COSTS	0.00	0.00	193,550.00	0.00	0.00	193,550.00
Indirect Costs	0.00	0.00	0.00	0.00	0.00	
Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL DIRECT & INDIRECT COSTS	0.00	0.00	193,550.00	0.00	0.00	193,550.00
Profit					0.00%	0.00

TOTAL PRICE	193,550.00
--------------------	-------------------

Remnant Construction, LLC
201 S 2nd St, Ste 100
Fort Pierce, FL 34950
Phone (772) 577-5850
Fax (772) 264-3108



August 15, 2025,

Fort Pierce Redevelopment Agency
City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, FL 34950

Dear FPRA Review Committee,

I am writing to express my enthusiastic support for the Fort Pierce Facade Grant Program and to respectfully submit this narrative in support of my application for funding to enhance the exterior of my property located within the FPRA district.

Why This Property Should Be Selected

This property is a cornerstone of the block and sits within a highly visible area of the FPRA district. Its current condition reflects years of deferred maintenance and lacks the visual appeal that aligns with the revitalization goals of the FPRA. By investing in this facade improvement, we have the opportunity to transform a prominent structure into a visual asset that contributes to the overall aesthetic and economic vitality of the area.

Financial Need and Critical Funding Support

Due to the scope of the improvements needed—including structural repairs, aesthetic upgrades, and compliance with modern design standards—this project requires financial assistance to be feasible. The grant funding is critical to bridging the gap between vision and execution, allowing us to move forward with enhancements that would otherwise be delayed or scaled back. Without this support, the property risks remaining in a state of visual decline, which would hinder broader redevelopment efforts in the neighborhood.

Enhancing Visual Appeal and Eliminating Blight

The proposed facade improvements will include fresh paint, architectural detailing, upgraded signage, and landscaping enhancements. These changes will significantly improve curb appeal and eliminate signs of blight such as peeling paint, outdated fixtures, and neglected surroundings. This transformation will not only uplift the property itself but also inspire neighboring businesses and property owners to invest in their own improvements, creating a ripple effect of revitalization.

Innovative and Complementary Design Elements

The facade will feature clean lines and textures that represent a modern and cohesive architectural style. We also plan to integrate local art into the design, aligning with the FPRA's emphasis on fostering arts and culture.

Community Benefits and Public Outcomes

This project will contribute to a safer, more inviting streetscape, encouraging foot traffic and increasing patronage to nearby businesses. It will also support local employment through the use of local contractors. By improving the visual and functional quality of the property, we aim to create a welcoming environment that benefits residents, visitors, and the broader community. The interior design will feature a central gathering space that will be utilized by Remnant Construction during the day for meetings and staff dining and at night we plan to make the space available for local non-profits or community organizations if they need free meeting space.

Thank you for considering our application. We are committed to contributing to the vision of a vibrant, beautiful, and economically thriving Fort Pierce, and we believe this project will be a meaningful step toward that goal.

Sincerely,

Brandon Nobile, CEO
Remnant Construction, LLC



COMMERCIAL FACADE GRANT PROGRAM



COMMERCIAL FAÇADE GRANT PROGRAM

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COMMERCIAL FAÇADE GRANT PROGRAM

1. OVERVIEW

The intent of the Commercial Façade Grant Program is to support the revitalization of the commercial corridors in the Fort Pierce Redevelopment Agency (FPRA) District by stimulating private investment in improvements that enhance the appearance of buildings and properties and eliminate blight and non-conforming design standards. This program is designed to encourage redevelopment of the FPRA District by enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation. This program will complement other revitalization efforts to ensure the maximum leverage of resources and support local businesses.

It is the intent of this program to encourage improvements to private properties that go well beyond what is required under the City of Fort Pierce Land Development Code to enhance the form, function, and design quality of this redevelopment district.

The FPRA reserves the right to approve or deny any Commercial Façade Grant Program application and to deny payment at any time if, in its sole and absolute discretion, it determines that the business will not advance the goals and objectives established for redevelopment of the FPRA District.

2. FUNDING

The Commercial Façade Grant Program offers financial assistance in the form of a reimbursable, matching fifty percent (50%) grant up to \$25,000 to the property or business owner for eligible expenses associated with improving the external appearance of their business and to encourage businesses to invest in their operations. Grants cannot be awarded retroactively for work that has already been completed.

Grant funding examples:

Eligible Project Total Cost	Applicant Contribution	FPRA Contribution
\$5,000	\$2,500	\$2,500 *
\$15,000	\$7,500	\$7,500 *
\$30,000	\$15,000	\$15,000 *
\$50,000	\$25,000	\$25,000 *
\$100,000	\$75,000	\$25,000 **

* 50% matching contribution

** Maximum grant amount is \$25,000

COMMERCIAL FAÇADE GRANT PROGRAM

3. ELIGIBILITY

- A. The property to be improved must be located within the FPRA District boundaries (see Boundary Map below at section 11).
- B. There must be a Commercial Building on the property. This means that a business that is frequented by the public is located in a portion of the building and that portion of the building is not a private residence.
- C. The Applicant must own the property or, if the Applicant is a tenant, the Applicant must submit its signed lease, and the owner of the property must support the project and execute a Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
- D. The Applicant must have funds sufficient to fully fund the project (proof of funds is required).
- E. The following properties are not eligible:
 - 1. Residential properties
 - 2. Home based businesses and online businesses
 - 3. Governmental facilities
 - 4. New construction developments
 - 5. Properties that have been awarded an FPRA Commercial Façade Grant within the last five years
 - 6. Properties with outstanding monetary obligations owed to the City, for example, past due taxes or code enforcement fines or liens

4. APPLICATION PROCESS

The application period will remain open until all of the allocated funds are depleted. Submitted applications will be evaluated every 30 days.

- A. The Applicant must complete the Online Application and submit all required documents.
 - 1. Two (2) different color photographs of the exterior of the property in its current condition.
 - 2. Project concept, rendering or any other relevant materials that convey the physical improvements proposed to be made.
 - 3. Copy of Deed showing ownership of the property by the Applicant OR if the Applicant is a tenant, copy of signed lease and Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
 - 4. Two (2) written estimates from two different licensed contractors. Estimates should be on company letterhead, dated, and include a detailed breakdown of the scope of work, including the line items specifying permit fees. If you will be providing more than one cost estimate, the cost estimates MUST be for the same improvements. 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.
 - 5. Proof of funds to fully fund the project.
 - 6. Project Timeline
 - 7. Code Enforcement lien search
- B. Within 10 business days of receipt of the completed Application, a staff member will contact the Applicant to determine eligibility.
- C. Every 30 days, staff will forward eligible Applications to the Community Redevelopment Agency Advisory Committee (CRAAC). The CRAAC will review

COMMERCIAL FAÇADE GRANT PROGRAM

the Applications and make recommendations to the FPRA Board based on the Evaluation Criteria set forth below at Section 9.

- D. The FPRA Board will make the final determination and, if funding is approved, the FPRA Board may authorize the execution of a Grant Agreement.
- E. Written notification will be sent to all Applicants advising them of approval or denial of funding.
- F. Staff will prepare the Grant Agreement to be executed by the Recipient and the FPRA Board following a vote to approve the Grant Agreement.

5. ELIGIBLE IMPROVEMENTS:

- A. Façade - Work on the exterior storefront of a building such as cleaning masonry (high-pressure water or steam; sandblasting is prohibited), re-pointing, woodwork, and other repairs (not maintenance-related) or rebuilding historic storefronts.
- B. Awnings/Canopies - Removal of old awnings and canopies and design, production, and installation of new ones.
- C. Removing and disposing of old façade coverings (i.e. vinyl and aluminum cladding, window boards).
- D. Siding/Stucco
- E. Repair or replacement of Windows and Doors
- F. Outdated security features - Removal of roll-up metal security doors and metal window grates.
- G. Removing excessive window signage to allow 95% window transparency.
- H. Decorative walls, fencing, and landscaping – Removing, replacing, or adding fencing and landscaping to hide incompatible uses or negative site elements (no chain-link).
- I. Original building elements - Restoring original decorative building elements.
- J. Pedestrian and Bicycle Amenities - Construction of pedestrian and bicycle amenities such as benches, shelters, bike racks and bike lockers.
- K. ADA improvements
- L. Parking Lot Improvements/Surface Parking
- M. Roof Repair and Replacement - Roof repairs and replacements may be eligible only if they are visible from the right-of-way and must be part of a comprehensive façade improvement project that includes additional eligible exterior enhancements
- N. Patio and Deck Improvements
- O. Exterior Lighting
- P. Permanent Landscaping
- Q. Security Cameras
- R. Signs – Renovating existing signs or removing old signs and the design, production, and installation of new signs.
- S. Art Installations – Art installations or works of art created by artists exhibiting the highest quality of skill and aesthetic principles. Includes all forms of visual art, specifically murals

COMMERCIAL FAÇADE GRANT PROGRAM

6. INELIGIBLE IMPROVEMENTS AND EXPENSES

- A. Interior improvements (even if visible from the exterior).
- B. Exterior improvements visible less than 24 hours per day.
- C. Temporary Improvements including seasonal decorations and seasonal landscaping.
- D. Features that do not meet the applicable provisions of the City of Fort Pierce Land Development Code.
- E. Routine maintenance activities such as painting, asphalt sealing, landscape maintenance, or power washing.
- F. Flat roofs or any roofing elements that are not visible from the street are not eligible for funding under this program.
- G. Improvements made prior to execution of the Grant Agreement.
- H. Expenses that are ineligible for reimbursement include:
 - i. Permit fees and taxes.
 - ii. Refinancing existing debt.
 - iii. Sweat equity payments (i.e., reimbursement for Recipient's own labor).
 - iv. Expenses incurred prior to execution of the Grant Agreement.

7. GENERAL PROVISIONS

The funding assistance provided under the Commercial Façade Grant Program is solely on an expense reimbursement basis. The FPRA has the exclusive authority to approve or deny program applications based on its determination as to the benefits to the FPRA District produced by requested projects. The FPRA may impose any conditions of approval it deems suitable to protect the interests of the agency. All Recipients will be required to execute a Grant Agreement.

By accepting the grant, the Recipient agrees to report and provide updates to FPRA staff upon request. Recipient may be required to provide work schedules, execute reporting forms, and provide projected completion dates.

FPRA staff will conduct a site visit before grant payment is made in order to verify that the business is in operation. Staff may also conduct unannounced site visits periodically in order to ensure compliance with the terms of the Grant Agreement.

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria.

By participating in this grant program, Recipients agree to allow the City of Fort Pierce and the FPRA, or their agents, to take photos of themselves, their property, and their business for promotional purposes related to the grant program.

The FPRA is a public agency and is governed by the "Florida Public Records Law" under Florida State Statutes, Chapter 119. Any documents provided by the Applicant/Recipient may be subject to production by the FPRA upon receipt of a public records request, subject to any exemptions provided by Florida Law.

COMMERCIAL FAÇADE GRANT PROGRAM

8. DISBURSEMENT OF FUNDS

The Recipient shall incur all initial project costs and may receive reimbursement only after all improvements have been completed in accordance with the grant award.

Grant funds will be disbursed upon receipt of a finding of project completion by the FPRA. The finding of project completion will be granted when the FPRA has received the following package:

- Completed FPRA Reimbursement Request Form indicating that the project is complete.
- Final report documenting all construction costs incurred with the project.
- Completed W-9, as required by law, for the Recipient of the grant funds.
- Copies of all required closed permits.
- Copies of all invoices
- Proof of payment (cancelled checks or bank statements)
- Photographs of work undertaken
- Release of liens (if applicable)
- Occupancy certificates (if applicable)
- City of Fort Pierce Certificate of Use

NOTE: The Finance Department shall process the reimbursement to the Recipient in accordance with the regular payment procedures of the City. No funds will be disbursed until all work is completed and all items set forth in this section have been submitted. The reimbursement process may take approximately 45-60 days after the FPRA receives the necessary documentation. This timeframe allows for the review and verification of the submitted documents to ensure compliance with the program's requirements. The FPRA strives to process reimbursements in a timely manner and appreciates recipients' patience during the reimbursement period.

COMMERCIAL FAÇADE GRANT PROGRAM

9. EVALUATION CRITERIA

The CRAAC will review and evaluate the applications and make recommendations to the FPRA Board. The CRAAC will evaluate Applications based on the following criteria:

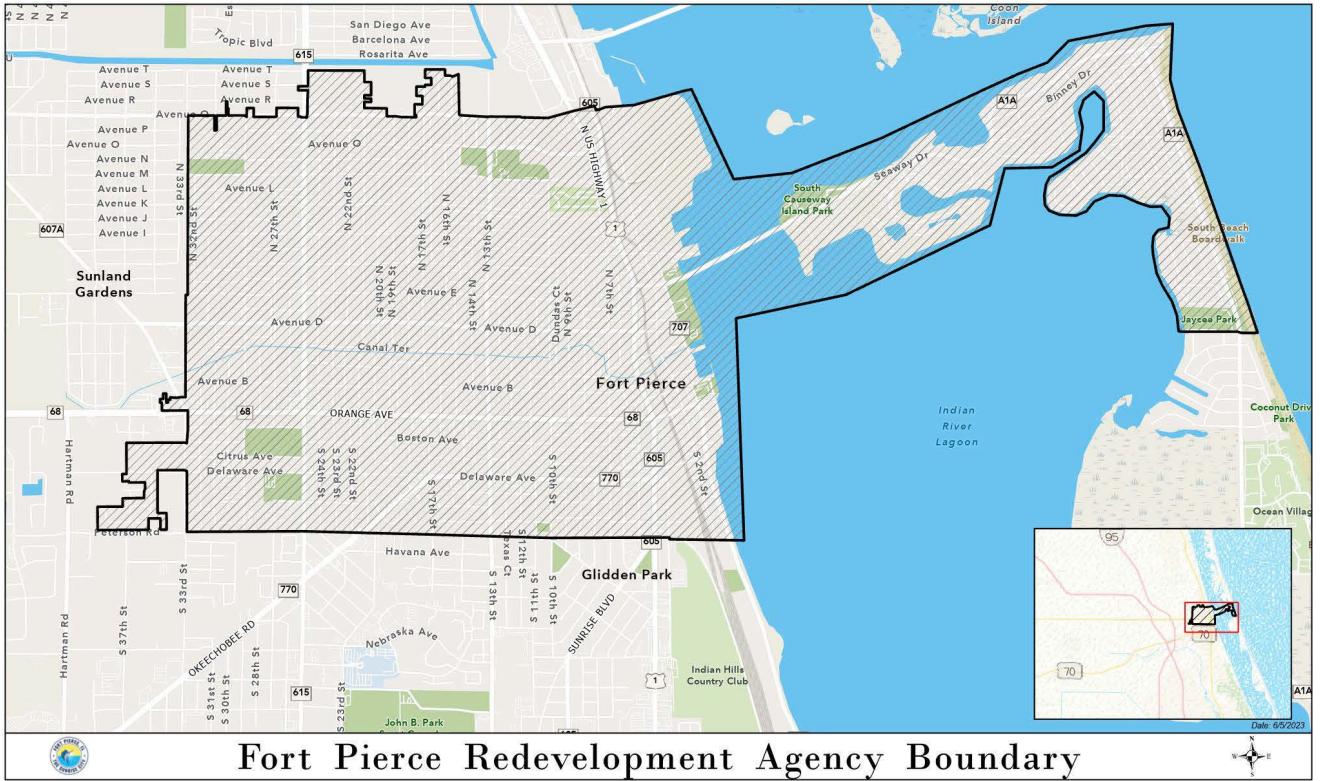
Evaluation Criteria	Max Points Possible 100
Visual Impact/Blight Elimination	Max 50
The project's ability to enhance the visual appeal of the FPRA District and significantly eliminate the blight of the building. The elimination of blight will increase safety and security of the public enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation.	50
Total Project Investment	Max 25
The higher the ratio of private investment compared to the public grant dollar investment, the higher the score.	
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
The funded projects not only improve the appearance of commercial properties but also generate meaningful positive impacts for the community and the general public.	10
Total Project Score	100

10. TIMELINE

The application period will remain open until all of the allocated funds are depleted.

COMMERCIAL FAÇADE GRANT PROGRAM

11. FPRA DISTRICT BOUNDARY MAP



Fort Pierce Redevelopment Agency Boundary

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: August 27, 2025

Re: 300 S 6th St - Commercial Facade Application

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

Information

SUBJECT

Review and Evaluate Commercial Facade application - 300 S 6th St

Attachments

Application Packet

Comm. Facade Program Overview

Comm. Facade Evaluation Criteria

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24204

Date Submitted: 8/15/2025

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:*

2410-701-0114-000-9

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

Project Property Address:*

300 S 6th St. Fort Pierce FL 34950

Property Owner (As recorded on Warranty Deed):*

Fort Pierce Charter Development LLC

Building's Existing Use(s):*

General Co

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):*

Administration

Email Address:*

emily@pierceharbor.com

Cell Phone Number: *

772-340-6967

Business Information:

Legal Business Name:

Fort Pierce Charter Development LLC

Federal Employer Identification Number / Tax ID:

46-4755866

Business Structure*

Corporation
 LLC
 Partnership
 Nonprofit
 Sole Proprietorship

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

Office

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?

\$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?

\$58,000

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

March 2026

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 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 improvements at 300 S. 6th St. include the complete removal of the deteriorated and unattractive existing blacktop, followed by professional repaving of the parking surface. The newly paved lot will then be precisely restriped to improve functionality, safety, and visual appeal, creating a clean, well-maintained, and inviting frontage for the property. These enhancements will provide a durable, low-maintenance surface that significantly improves the site's overall aesthetics and usability.

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):*

300 Front.jpg

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

300 Side.jpg

Design Proposal/Construction Plans for the Proposed Improvements:*

Concept.jpg

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.*

Proof of funding.pdf

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

300 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*

300 Asphalt South - SFAS.pdf

Cost Estimate #2*

300 Asphalt South - Mega Con.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**



PIERCE HARBOR
COMMUNITY BUILDING

© 2024

© 2024







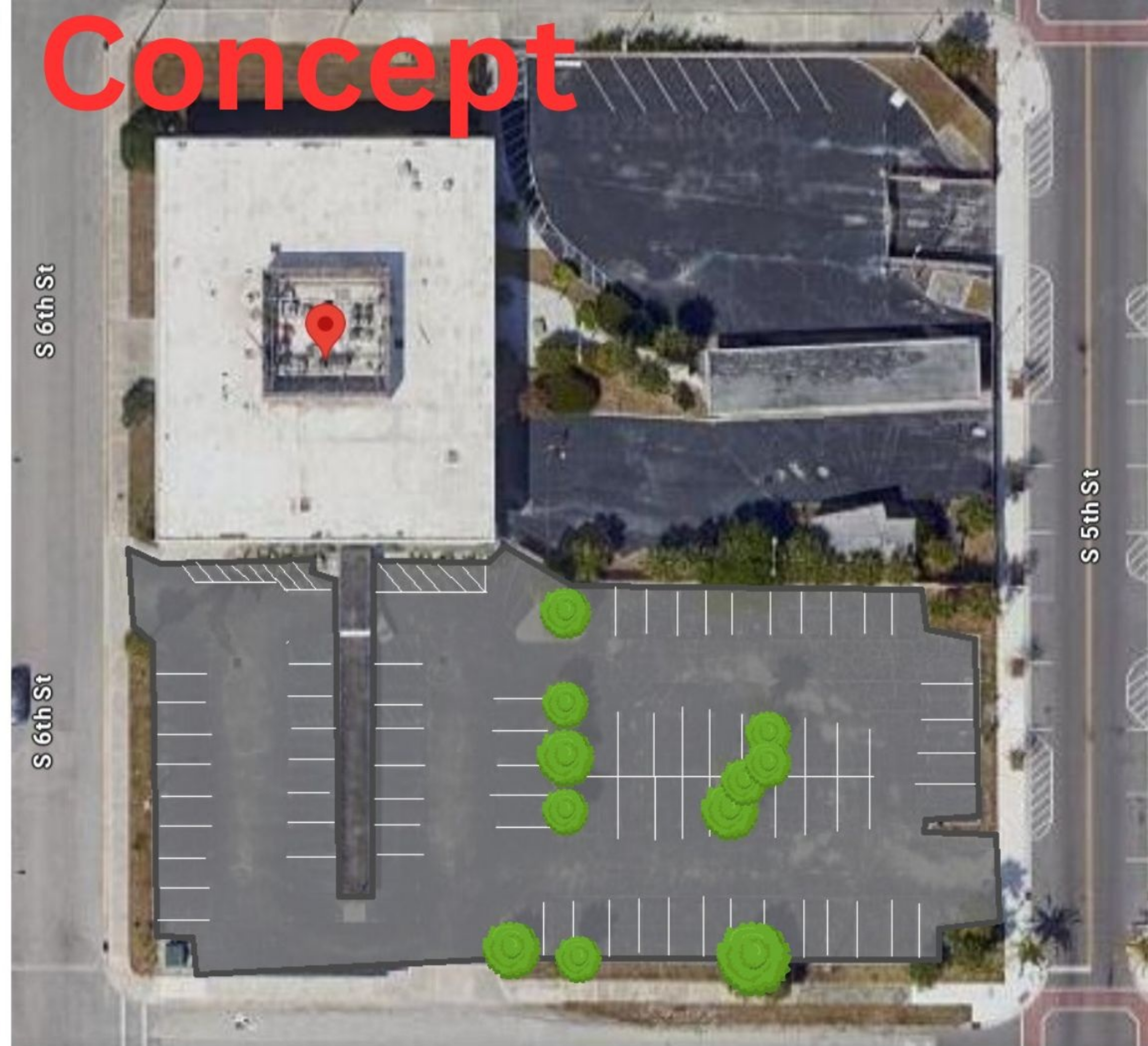
PIERCE HARBOR
COMMUNITY BUILDING



As Is



Concept



ESTIMATE



Service Address

South Side Of Lot
Only , 300 S 6th
Street.
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 #	3847
Date	06/16/2025
Business / Tax #	Broward County 19-3B21424/ Palm Beach U-22586

Description

Commercial Asphalt Re Surfacing

Job Site:
300 S. 6th Street Ft. Pierce
South Side parking lot only

Approximately 31,500 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

Deposit / Progress Payments

Total price

Deposit /and progress payments are required First payment Due on or before start of job.

Subtotal	\$58,000.00
<hr/>	
Total	\$58,000.00

Notes:

Any additional asphalt resurfacing work will be an additional charge of \$2.00 per square foot
No additional work will be performed without prior written authorization from property owners.

This price dose not include permit fees, surveying, density testing etc... unless otherwise listed in above outlined work. Deposits and or progress payments are required without execptions.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Emily Fingerhut

Date: Tuesday, August 13, 2025

Project # M25-6764

Submitted To:
Pierce Harbor Realty
105 Orange Ave
Fort Pierce, FL. 34950

Site Description: # S156713
Pierce Harbor Executive Building
300 S. 6th St.
Fort Pierce, FL 34950

Prepared By:
D&L Sandeen General Contracting
Contact Information:
Amy Murphy
Office: 561-619-1240
E-mail: megaconsol@outlook.com

Items not expressly included in the below scope of work are not included and will be an additional cost via change order should additional work be required or requested

Qty	Proposed Service(s) & Description(s)	Depth	
31500 Sq. Ft.	Asphalt Mill and Overlay - Front Lot Yellow Area	1"	\$94,180.00

1. Mill existing asphalt surfaces to a depth of up to 1".
2. Clean entire milled surface with power street brooms.
3. Apply SS-1h tack coat to prepared surface areas.
4. Install up to 1" average overlay with Type S-III hot mix asphalt surface mix.
5. Roll and compact using a 4-6 ton steel drum roller and a rubber tire traffic roller.
6. Inaccessible areas will be mechanically or hand compacted.
7. Remove and haul away any remaining debris from site.

****MILLING & PAVING TO COMPLETED IN (1) PHASE.**

****THIS CONTRACTOR CANNOT GUARANTEE AGAINST FUTURE SETTLING OR STANDING WATER.**

****THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR POWER STEERING MARKS AND OTHER SURFACE ABRASIONS CAUSED BY VEHICLES ON THE NEWLY RESURFACED ASPHALT.**

****DURING THE REMOVAL PROCESS ASPHALT IS SUBJECT TO BREAKING LOOSE THICKER THAN THE SPECIFIED MILLING DEPTH, RESULTING IN THE NEED FOR ADDITIONAL MATERIAL. SHOULD EXCESSIVE REMOVAL OCCUR, THE INCREASED TONNAGE WILL BE BILLED AT A RATE OF \$185 PER TON IN PLACE.**

****SURFACE MAY BE PARTIALLY OR FULLY SCRATCH MILLED SO AS NOT TO EXPOSE BASE MATERIAL.**

Parking Lot Striping Layout Front Lot Yellow Area

Project# M25-6764
\$3,554.00

1. Clear away loose dirt and debris.
2. Layout and paint new pavement markings per existing using DOT approved latex-traffic paints to include stall lines, hash lines and handicap logos.

NOTE: Due to variable surface conditions, this work is not warranted against peeling or flaking on concrete surfaces, or unstable asphalt surfaces.

****THE DISABLED PARKING STALLS ARE BEING RESTRIPEDED AS THEY PRESENTLY EXIST. THIS CONTRACTOR MAKES NO CLAIM THAT THEY WILL MEET LOCAL, STATE AND FEDERAL REQUIREMENTS FOR DISABLED PARKING.**

****ANY AREAS THAT ARE INACCESSIBLE ON THE DAY SCHEDULED WILL BE STRIPED ON AN AGREED UPON RETURN TRIP AT AN ADDITIONAL COST TO THE CLIENT.**

PAYMENT TERMS 70% Down, Balance Progress Payments Upon Completion of Each Phase, Balance Due on Full Completion

SERVICE TERMS Final Price Subject to Change based on material costs at time of permit issuance as applicable. Project will be scheduled with client ahead of commencement. It is the responsibility of the customer to ensure all irrigation systems are shut off ahead of scheduled work. D&L Sandeen General Contracting will not be responsible for damage to existing irrigation systems in areas of construction or repair. D&L Sandeen General Contracting will not be responsible for damage to any underground utilities in areas of construction. Landscape restoration is not included. **This proposal may be withdrawn at our option if not accepted within 14 days of Jul 24, 2025 Certified Pavement Professional Levi Dickson**

Accepted Authorized Signature

Print Name

Signature

TERMS, CONDITIONS & GUARANTEE

TERMS: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and additional costs accrued due to unpaid balances.

Price is based on specifications and estimates as shown on the "Proposal & Agreement" from date of issuance. The cost estimates for this project are based upon current material or supply pricing. Since the market for materials is currently considered volatile, and sudden price increases could occur, D&L Sandeen General Contracting reserves the right to increase pricing for the work in the event that D&L Sandeen General Contracting directly incurs additional expenses arising out of or related to purchasing, shipping, or otherwise obtaining materials. Pricing is subject to change based on actual costs of materials at time of permit issuance. Pricing adjustments will be agreed upon by customer prior to the commencement of work.

Unless expressly noted within the proposal agreement, D&L Sandeen General Contracting makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

Additional charges may become necessary if extra materials or extra labor become necessary to perform or complete this job or if extra services and/or materials are requested in writing by the owner or general contractor by their respective authorized supervisory employees. "D&L Sandeen General Contracting" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges will be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "D&L Sandeen General Contracting" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

CONDITIONS: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry all necessary insurance. We do not guarantee against pavement cracking from weather cycles, reflective cracking, power steering marks or gauges in new asphalt pavement/patches, and water ponding or retention due to preexisting grade conditions. We cannot guarantee drainage or against water ponding on new asphalt. "D&L Sandeen General Contracting" shall not be liable for damage to adjoining asphalt, concrete flat work, or curbing, damages to underground utilities in the areas of construction, damages to irrigation within or adjacent to repair areas, damages/modifications to newly completed work due to removal of barricades or trespassing on job site during or after construction activities. Customer shall be responsible for costs of permits, procurement of permit by Contractor, and any additional work required by the permit or site inspections resultant of the permit.

EXCLUSIONS: The following items are excluded unless otherwise stated in the proposal: Engineering, Record Retrieval, Additional Excavation, Staking, Material Testing, Sod or Landscape Restoration, Irrigation Repairs, Manhole/Catch Basin/Gate Valve Adjustments or Repairs unless specified, Vegetation Removal, SAC/WAC Charges, Dewatering.

NOTICE OF LIEN: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____

Photo: 1

Job #: 2025-6764 Site: Pierce Harbor Executive Building: 300 S. 6th St., Fort Pierce, 34950



Fort Pierce Redevelopment Agency
Façade Grant Application for 300 S. 6th St., Fort Pierce, FL 34950
Applicant: Fort Pierce Charter Development LLC

Dear Review Committee,

On behalf of Fort Pierce Charter Development LLC, I am submitting this request for funding to support significant façade and exterior improvements at 300 S. 6th St. Fort Pierce FL 34950. This property is an important part of the Fort Pierce Redevelopment Area, and with the assistance of the Façade Grant Program, we can help transform it into a visually appealing, safe, and inviting structure that will benefit both the immediate neighborhood and the larger FPRA district.

Why This Property Should Be Selected

300 S. 6th Street is located in a highly visible corridor within the FPRA district, yet its current condition reflects years of wear and tear. The building's exterior parking lot shows signs of deterioration that not only detract from the property itself but also from the surrounding streetscape. Strategic investment here will have a direct, positive impact on the visual quality of the area, encouraging further improvements and investment by neighboring property owners.

Need for Financial Assistance

While Fort Pierce Charter Development LLC is committed to revitalizing the property, the scope of necessary work requires a significant financial commitment. The grant funding is critical to ensuring that the improvements can be completed quickly and to the highest standard, without compromising quality or scope. Without FPRA's partnership, certain critical elements may be delayed or scaled back.

Eliminating Slum and Blight

The proposed project will address visible deterioration of the weathered surfaces of the parking lot, and its outdated and nonfunctional exterior features. By removing these elements and replacing them with high-quality, long-lasting materials, the property will shift from a source of visual blight to an attractive anchor. The improvements will complement other FPRA efforts to eliminate slum and blight, and will contribute to a cleaner, more inviting pedestrian environment.

Design Innovation and Neighborhood Compatibility

The façade design incorporates modern, visually appealing elements while respecting the character of the surrounding neighborhood. Materials have been chosen for their durability, sustainability, and low maintenance requirements, ensuring that the building remains an asset for years to come.

Community Benefits

Once completed, the upgrade will enhance the pedestrian experience, increase safety through better visibility, and provide a more welcoming atmosphere for visitors and tenants. The project is expected to stimulate interest in the surrounding commercial and residential properties, contributing to economic vitality and overall community pride.

Alignment with the FPRA Plan

The project directly supports the FPRA's goals of improving visual appeal, eliminating slum and blight, encouraging private investment, and fostering economic growth. By transforming this property into a visually attractive and well-maintained building, we are furthering the redevelopment objectives outlined in the FPRA Plan and contributing to the overall revitalization of Fort Pierce's core areas.

We respectfully request your consideration for funding through the Façade Grant Program. With FPRA's partnership, this project will serve as a visible example of the transformative power of targeted investment, benefiting both the property and the broader Fort Pierce community.

Thank you for your time and consideration.

Sincerely,

Emily Fingerhut
Projects & Operations Administrator
Fort Pierce Charter Development LLC

Property Identification

Site Address: 300 S 6TH ST
Sec/Town/Range: 10/35S/40E
Parcel ID: **2410-701-0114-000-9**
Jurisdiction: Fort Pierce
Land Use Code: 1800 - OFCE BLDG
Account #: **23512**
Map ID: [24/10S](#)
Zoning: General Co



Legal Description

CARLTON'S ADDN BLK 11 LOTS 1 TO 12 INCL (MAP 24/10E) (OR 3616-1856)

Total Areas

Finished/Under Air (SF): 24,075
Gross Sketched Area (SF): 27,352
Land Size (acres): 1.93
Land Size (SF): 84,000

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

Earthstar Geographics

Powered by Esri

Ownership

Fort Pierce Charter Development LLC
1239 Alton RD
Miami Beach, FL 33139-3826

Current Values

Just/Market value:	\$2,626,400
Assessed value:	\$1,178,972
Exemption value:	\$0
Taxable value:	\$1,178,972

Important

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Links

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this Parcel: [Download PDF](#)
[File for homestead exemptions.](#)
[View associated Tax Map.](#)
[Report Homestead Fraud on this parcel.](#)



COMMERCIAL FACADE GRANT PROGRAM



COMMERCIAL FAÇADE GRANT PROGRAM

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COMMERCIAL FAÇADE GRANT PROGRAM

1. OVERVIEW

The intent of the Commercial Façade Grant Program is to support the revitalization of the commercial corridors in the Fort Pierce Redevelopment Agency (FPRA) District by stimulating private investment in improvements that enhance the appearance of buildings and properties and eliminate blight and non-conforming design standards. This program is designed to encourage redevelopment of the FPRA District by enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation. This program will complement other revitalization efforts to ensure the maximum leverage of resources and support local businesses.

It is the intent of this program to encourage improvements to private properties that go well beyond what is required under the City of Fort Pierce Land Development Code to enhance the form, function, and design quality of this redevelopment district.

The FPRA reserves the right to approve or deny any Commercial Façade Grant Program application and to deny payment at any time if, in its sole and absolute discretion, it determines that the business will not advance the goals and objectives established for redevelopment of the FPRA District.

2. FUNDING

The Commercial Façade Grant Program offers financial assistance in the form of a reimbursable, matching fifty percent (50%) grant up to \$25,000 to the property or business owner for eligible expenses associated with improving the external appearance of their business and to encourage businesses to invest in their operations. Grants cannot be awarded retroactively for work that has already been completed.

Grant funding examples:

Eligible Project Total Cost	Applicant Contribution	FPRA Contribution
\$5,000	\$2,500	\$2,500 *
\$15,000	\$7,500	\$7,500 *
\$30,000	\$15,000	\$15,000 *
\$50,000	\$25,000	\$25,000 *
\$100,000	\$75,000	\$25,000 **

* 50% matching contribution

** Maximum grant amount is \$25,000

COMMERCIAL FAÇADE GRANT PROGRAM

3. ELIGIBILITY

- A. The property to be improved must be located within the FPRA District boundaries (see Boundary Map below at section 11).
- B. There must be a Commercial Building on the property. This means that a business that is frequented by the public is located in a portion of the building and that portion of the building is not a private residence.
- C. The Applicant must own the property or, if the Applicant is a tenant, the Applicant must submit its signed lease, and the owner of the property must support the project and execute a Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
- D. The Applicant must have funds sufficient to fully fund the project (proof of funds is required).
- E. The following properties are not eligible:
 - 1. Residential properties
 - 2. Home based businesses and online businesses
 - 3. Governmental facilities
 - 4. New construction developments
 - 5. Properties that have been awarded an FPRA Commercial Façade Grant within the last five years
 - 6. Properties with outstanding monetary obligations owed to the City, for example, past due taxes or code enforcement fines or liens

4. APPLICATION PROCESS

The application period will remain open until all of the allocated funds are depleted. Submitted applications will be evaluated every 30 days.

- A. The Applicant must complete the Online Application and submit all required documents.
 - 1. Two (2) different color photographs of the exterior of the property in its current condition.
 - 2. Project concept, rendering or any other relevant materials that convey the physical improvements proposed to be made.
 - 3. Copy of Deed showing ownership of the property by the Applicant OR if the Applicant is a tenant, copy of signed lease and Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
 - 4. Two (2) written estimates from two different licensed contractors. Estimates should be on company letterhead, dated, and include a detailed breakdown of the scope of work, including the line items specifying permit fees. If you will be providing more than one cost estimate, the cost estimates MUST be for the same improvements. 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.
 - 5. Proof of funds to fully fund the project.
 - 6. Project Timeline
 - 7. Code Enforcement lien search
- B. Within 10 business days of receipt of the completed Application, a staff member will contact the Applicant to determine eligibility.
- C. Every 30 days, staff will forward eligible Applications to the Community Redevelopment Agency Advisory Committee (CRAAC). The CRAAC will review

COMMERCIAL FAÇADE GRANT PROGRAM

the Applications and make recommendations to the FPRA Board based on the Evaluation Criteria set forth below at Section 9.

- D. The FPRA Board will make the final determination and, if funding is approved, the FPRA Board may authorize the execution of a Grant Agreement.
- E. Written notification will be sent to all Applicants advising them of approval or denial of funding.
- F. Staff will prepare the Grant Agreement to be executed by the Recipient and the FPRA Board following a vote to approve the Grant Agreement.

5. ELIGIBLE IMPROVEMENTS:

- A. Façade - Work on the exterior storefront of a building such as cleaning masonry (high-pressure water or steam; sandblasting is prohibited), re-pointing, woodwork, and other repairs (not maintenance-related) or rebuilding historic storefronts.
- B. Awnings/Canopies - Removal of old awnings and canopies and design, production, and installation of new ones.
- C. Removing and disposing of old façade coverings (i.e. vinyl and aluminum cladding, window boards).
- D. Siding/Stucco
- E. Repair or replacement of Windows and Doors
- F. Outdated security features - Removal of roll-up metal security doors and metal window grates.
- G. Removing excessive window signage to allow 95% window transparency.
- H. Decorative walls, fencing, and landscaping – Removing, replacing, or adding fencing and landscaping to hide incompatible uses or negative site elements (no chain-link).
- I. Original building elements - Restoring original decorative building elements.
- J. Pedestrian and Bicycle Amenities - Construction of pedestrian and bicycle amenities such as benches, shelters, bike racks and bike lockers.
- K. ADA improvements
- L. Parking Lot Improvements/Surface Parking
- M. Roof Repair and Replacement - Roof repairs and replacements may be eligible only if they are visible from the right-of-way and must be part of a comprehensive façade improvement project that includes additional eligible exterior enhancements
- N. Patio and Deck Improvements
- O. Exterior Lighting
- P. Permanent Landscaping
- Q. Security Cameras
- R. Signs – Renovating existing signs or removing old signs and the design, production, and installation of new signs.
- S. Art Installations – Art installations or works of art created by artists exhibiting the highest quality of skill and aesthetic principles. Includes all forms of visual art, specifically murals

COMMERCIAL FAÇADE GRANT PROGRAM

6. INELIGIBLE IMPROVEMENTS AND EXPENSES

- A. Interior improvements (even if visible from the exterior).
- B. Exterior improvements visible less than 24 hours per day.
- C. Temporary Improvements including seasonal decorations and seasonal landscaping.
- D. Features that do not meet the applicable provisions of the City of Fort Pierce Land Development Code.
- E. Routine maintenance activities such as painting, asphalt sealing, landscape maintenance, or power washing.
- F. Flat roofs or any roofing elements that are not visible from the street are not eligible for funding under this program.
- G. Improvements made prior to execution of the Grant Agreement.
- H. Expenses that are ineligible for reimbursement include:
 - i. Permit fees and taxes.
 - ii. Refinancing existing debt.
 - iii. Sweat equity payments (i.e., reimbursement for Recipient's own labor).
 - iv. Expenses incurred prior to execution of the Grant Agreement.

7. GENERAL PROVISIONS

The funding assistance provided under the Commercial Façade Grant Program is solely on an expense reimbursement basis. The FPRA has the exclusive authority to approve or deny program applications based on its determination as to the benefits to the FPRA District produced by requested projects. The FPRA may impose any conditions of approval it deems suitable to protect the interests of the agency. All Recipients will be required to execute a Grant Agreement.

By accepting the grant, the Recipient agrees to report and provide updates to FPRA staff upon request. Recipient may be required to provide work schedules, execute reporting forms, and provide projected completion dates.

FPRA staff will conduct a site visit before grant payment is made in order to verify that the business is in operation. Staff may also conduct unannounced site visits periodically in order to ensure compliance with the terms of the Grant Agreement.

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria.

By participating in this grant program, Recipients agree to allow the City of Fort Pierce and the FPRA, or their agents, to take photos of themselves, their property, and their business for promotional purposes related to the grant program.

The FPRA is a public agency and is governed by the "Florida Public Records Law" under Florida State Statutes, Chapter 119. Any documents provided by the Applicant/Recipient may be subject to production by the FPRA upon receipt of a public records request, subject to any exemptions provided by Florida Law.

COMMERCIAL FAÇADE GRANT PROGRAM

8. DISBURSEMENT OF FUNDS

The Recipient shall incur all initial project costs and may receive reimbursement only after all improvements have been completed in accordance with the grant award.

Grant funds will be disbursed upon receipt of a finding of project completion by the FPRA. The finding of project completion will be granted when the FPRA has received the following package:

- Completed FPRA Reimbursement Request Form indicating that the project is complete.
- Final report documenting all construction costs incurred with the project.
- Completed W-9, as required by law, for the Recipient of the grant funds.
- Copies of all required closed permits.
- Copies of all invoices
- Proof of payment (cancelled checks or bank statements)
- Photographs of work undertaken
- Release of liens (if applicable)
- Occupancy certificates (if applicable)
- City of Fort Pierce Certificate of Use

NOTE: The Finance Department shall process the reimbursement to the Recipient in accordance with the regular payment procedures of the City. No funds will be disbursed until all work is completed and all items set forth in this section have been submitted. The reimbursement process may take approximately 45-60 days after the FPRA receives the necessary documentation. This timeframe allows for the review and verification of the submitted documents to ensure compliance with the program's requirements. The FPRA strives to process reimbursements in a timely manner and appreciates recipients' patience during the reimbursement period.

COMMERCIAL FAÇADE GRANT PROGRAM

9. EVALUATION CRITERIA

The CRAAC will review and evaluate the applications and make recommendations to the FPRA Board. The CRAAC will evaluate Applications based on the following criteria:

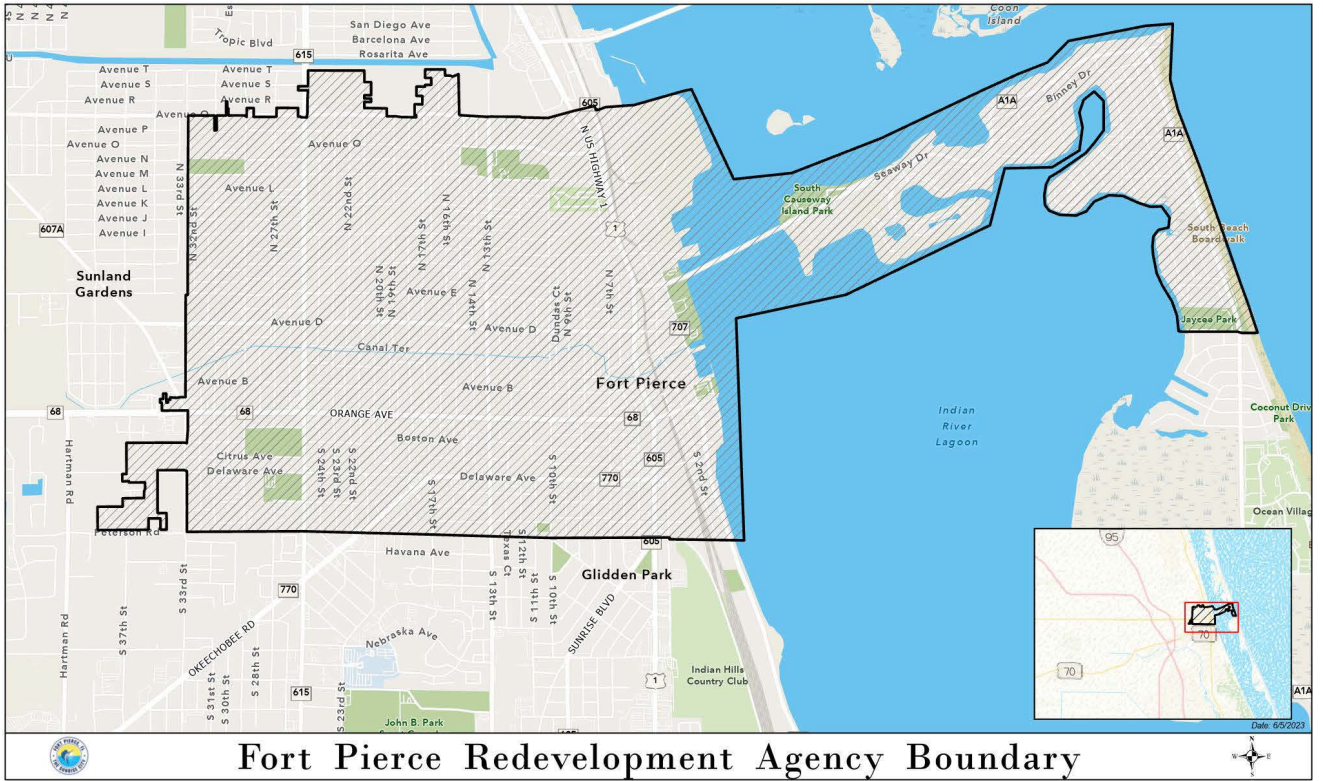
Evaluation Criteria	Max Points Possible 100
Visual Impact/Blight Elimination	Max 50
The project's ability to enhance the visual appeal of the FPRA District and significantly eliminate the blight of the building. The elimination of blight will increase safety and security of the public enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation.	50
Total Project Investment	Max 25
The higher the ratio of private investment compared to the public grant dollar investment, the higher the score.	
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
The funded projects not only improve the appearance of commercial properties but also generate meaningful positive impacts for the community and the general public.	10
Total Project Score	100

10. TIMELINE

The application period will remain open until all of the allocated funds are depleted.

COMMERCIAL FAÇADE GRANT PROGRAM

11. FPRA DISTRICT BOUNDARY MAP



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: August 27, 2025

Re: 616 Atlantic Ave - Comm. Facade Application

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

Information

SUBJECT

Review and Evaluate Commercial Facade application - 616 Atlantic Avenue

Attachments

Application Packet

Comm. Facade Program Overview

Comm. Facade Evaluation Criteria

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24206

Date Submitted: 8/15/2025

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:*

2410-701-0037-000-5

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

Project Property Address:*

616 Atlantic Ave. Fort Pierce FL 34950

Property Owner (As recorded on Warranty Deed):*

Dance Ministries LLC

Building's Existing Use(s):*

General Co

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

Email Address:*

emily@ierceharbor.com

Cell Phone Number: *

772-340-6967

Business Information:

Legal Business Name:

Dance Ministries LLC

Federal Employer Identification Number / Tax ID:

Business Structure*

Corporation
 LLC
 Partnership
 Nonprofit
 Sole Proprietorship

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

Office

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?

10,873.50

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?

21,746.99

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

May 2026

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 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 checked="" type="checkbox"/> Permanent Landscaping/Irrigation | <input type="checkbox"/> Other (explain in narrative below) |

Detailed description of the project improvements to be made:*

Our proposed project includes fully repaving and restriping our parking lot, adding permanent landscaping with beautiful Florida native plants, and repairing the irrigation system there to ensure the permanent landscaping is kept in perfect condition. (Please note this is my 2nd submission because I did not get the verification email the first time- its the same one as the other, no changes).

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):*

616 Front.jpg

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

side of 616.png

Design Proposal/Construction Plans for the Proposed Improvements:*

616 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.*

Proof of funding.pdf

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

616 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*

616 Asphalt.pdf

Cost Estimate #2*

616 Perm Land.pdf

Signature

Electronic Signature*

Emily Fingerhut

Public Records Disclosure:

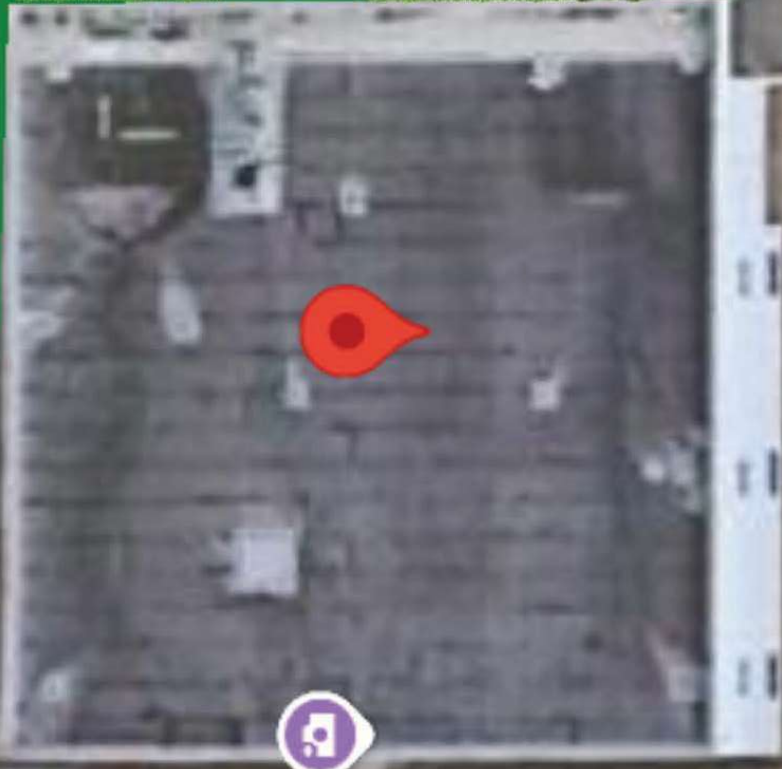
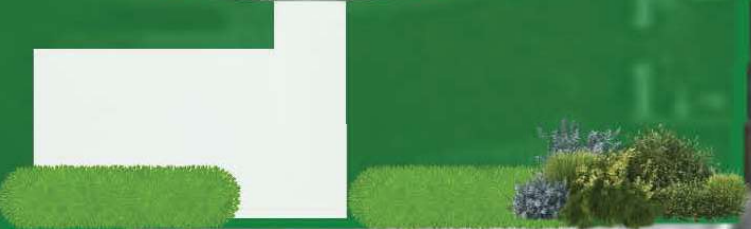
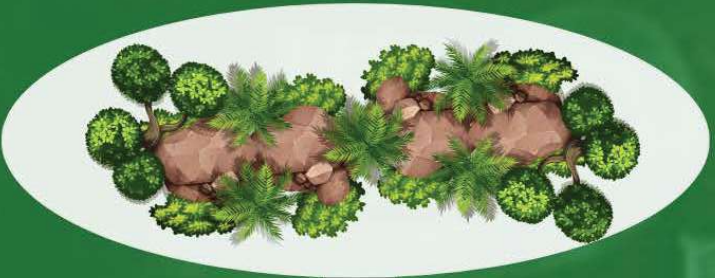
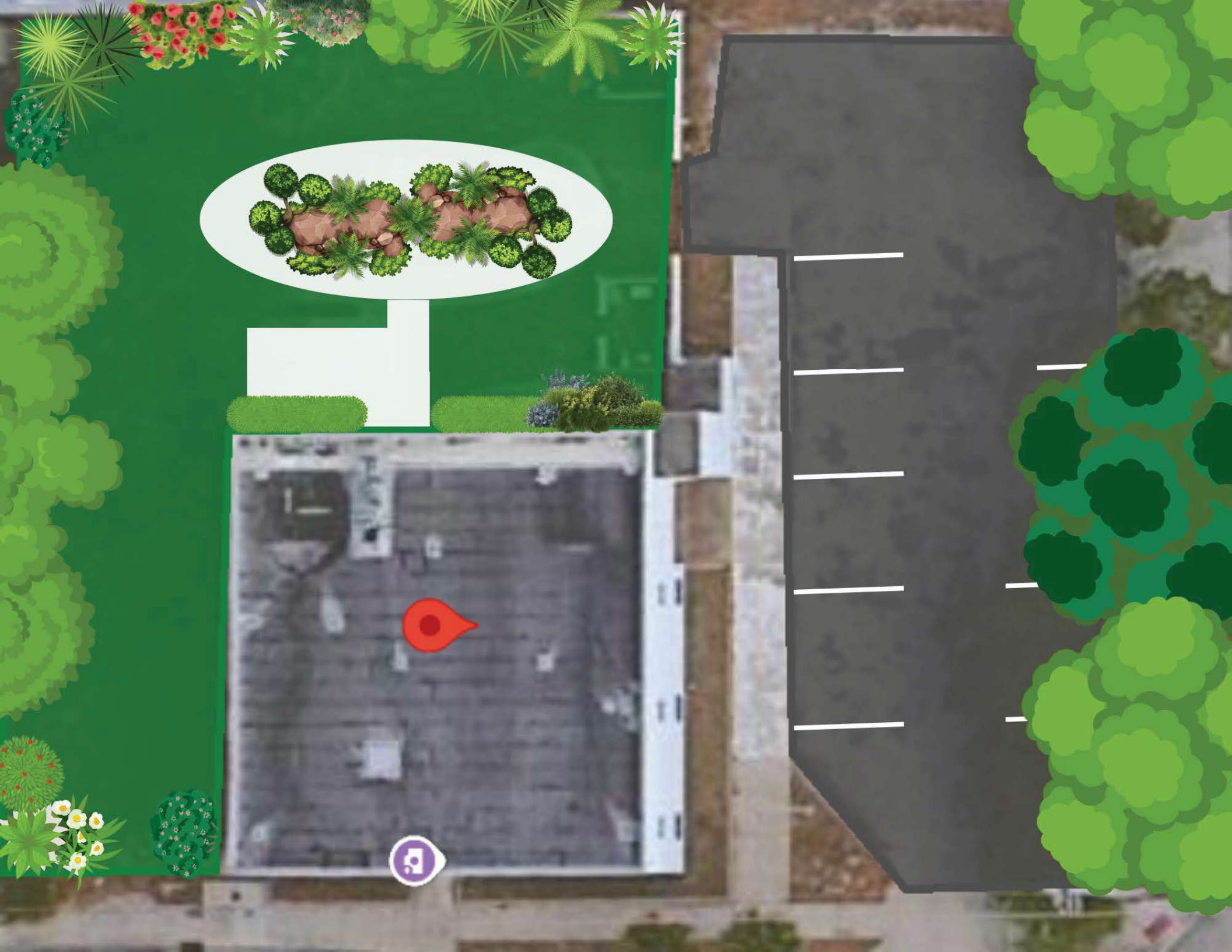
If you choose to provide information through any form on this site, unless specifically exempted by Florida Statutes, such information is a public record under Florida's Government in the Sunshine Laws and available for public inspection upon demand.

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**







ESTIMATE



Service Address

Three Properties, 616
Atlantic
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 # 3846
Date 06/16/2025
Business / Tax # Broward County 19-3B21424/
Palm Beach U-22586

Description

Total

Commercial Asphalt Re Surfacing	\$11,565.00
---------------------------------	-------------

Job Site:
616 Atlantic Ft. Pierce

Approximately 5140 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

Deposit of 50% \$0.00

Total price \$

Deposit required \$ 50% Due on or before start of job

Balance due in full on completion of job

Subtotal \$11,565.00

Total **\$11,565.00**

This price dose not include permit fees, surveying, density testing etc... unless otherwise listed in above outlined work. Deposits and or progress payments are required without execptions.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Emily Fingerhut

Submitted To:
Pierce Harbor Realty
105 Orange Ave
Fort Pierce, FL. 34950

Site Description: # S156263
616 Atlantic Avenue
616 Atlantic Avenue
Fort Pierce, FL 34950

Prepared By:
Dennis Sandeen
D & L Sandeen General
Contracting LLC
CGC# 1521012
579 SW Sunnybrook Ter
Port Saint Lucie, FL
34983

Items not expressly included in the below scope of work are not included and will be an additional cost via change order should additional work be required or requested

Qty	Proposed Service(s) & Description(s)	Depth
5665 Sq. Ft.	Asphalt Overlay w/ Transition Milling	1.5"

1. Haul off broken car stops.
2. Mill existing asphalt surfaces adjacent to concrete, catch basins, and tie-in points to achieve a flush transition.
3. Clean the entire asphalt surface with power street brooms and/or blowers.
4. Haul millings from site.
5. Apply SS-1h tack coat to prepared areas.
6. Install up to 1" overlay with Type S-III hot mix asphalt.
7. Roll and compact using a 4-6-ton steel drum roller and a rubber tire traffic roller.
8. Inaccessible areas will be mechanically or hand compacted.
9. Remove and haul away any remaining debris from the site.
10. Stripping not included.

****PAVING TO BE COMPLETED IN (1) PHASE DURING THE WEEK.**

****THIS CONTRACTOR CANNOT GUARANTEE AGAINST FUTURE SETTLING OR STANDING WATER.**

****THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR POWER STEERING MARKS AND OTHER SURFACE ABRASIONS CAUSED BY VEHICLES ON THE NEWLY RESURFACED ASPHALT.**

PAYMENT TERMS 50% Down, Balance Net Upon Completion

Project Total **\$27,243.00**

SERVICE TERMS Final Price Subject to Change based on material costs at time of permit issuance as applicable. Project will be scheduled with client ahead of commencement. It is the responsibility of the customer to ensure all irrigation systems are shut off ahead of scheduled work. D&L Sandeen General Contracting LLC will not be responsible for damage to existing irrigation systems in areas of construction or repair. D&L Sandeen General Contracting LLC will not be responsible for damage to any underground utilities in areas of construction. Landscape restoration is not included. **This proposal may be withdrawn at our option if not accepted within 30 days of Jun 24, 2025**

Print Name

Accepted Authorized Signature

Signature

TERMS, CONDITIONS & GUARANTEE

TERMS: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and additional costs accrued due to unpaid balances.

Price is based on specifications and estimates as shown on the "Proposal & Agreement" from date of issuance. The cost estimates for this project are based upon current material or supply pricing. Since the market for materials is currently considered volatile, and sudden price increases could occur, D&L Sandeen General Contracting LLC reserves the right to increase pricing for the work in the event that D&L Sandeen General Contracting LLC directly incurs additional expenses arising out of or related to purchasing, shipping, or otherwise obtaining materials. Pricing is subject to change based on the actual costs of materials at time of permit issuance. Pricing adjustments will be agreed upon by the customer prior to the commencement of work.

Unless expressly noted within the proposal agreement, D&L Sandeen General Contracting LLC makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

Additional charges may become necessary if extra materials or extra labor become necessary to perform or complete this job or if extra services and/or materials are requested in writing by the owner or general contractor by their respective authorized supervisory employees. D&L Sandeen General Contracting LLC shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstances. Additional charges will be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". D&L Sandeen General Contracting LLC reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

CONDITIONS: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance with standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owner's agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owners carry all necessary insurance. We do not guarantee against pavement cracking from weather cycles, reflective cracking, power steering marks or gauges in new asphalt pavement/patches, and water ponding or retention due to preexisting grade conditions. We cannot guarantee drainage or against water ponding on new asphalt. D&L Sandeen General Contracting shall not be liable for damage to adjoining asphalt, concrete flat work, or curbing, damages to underground utilities in the areas of construction, damages to irrigation within or adjacent to repair areas, damages/modifications to newly completed work due to removal of barricades or trespassing on job site during or after construction activities. Customer shall be responsible for costs of permits, procurement of permit by Contractor, and any additional work required by the permit or site inspections resultant of the permit.

EXCLUSIONS: The following items are excluded unless otherwise stated in the proposal: Engineering, Record Retrieval, Additional Excavation, Staking, Material Testing, Sod or Landscape Restoration, Irrigation Repairs, Manhole/Catch Basin/Gate Valve Adjustments or Repairs unless specified, Vegetation Removal, SAC/WAC Charges, Dewatering.

NOTICE OF LIEN: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____





J&J LAWN & LANDSCAPE, LLC sent you an estimate

If you're happy with our service, a quick review would really help us grow!

[Leave us a review here](#)

Show full details ▼

Landscape Install

Purchase and install copper leaf (louisiana red) 3 gal 12-14" (\$19.50 ea.) × 3	\$58.50
Purchase and install philodendron selloum 3 gal 14"	\$19.50
Purchase and install 3 gal variegated pittosporum 12" (\$16.50 ea.) × 24	\$396.00
Purchase and install 3 gal croton petra 12"	\$13.50
Purchase and install 3 gal japanese boxwood 12" (\$22.50 ea.) × 56	\$1,260.00
Purchase and install 3 gal coontie 12"	\$36.00
Purchase and install 25 gal christmas palm 6-7' (\$450.00 ea.) × 4	\$1,800.00

Purchase and install 3 gal areca palm 18" (\$30.00 ea.) × 24	\$720.00
Purchase and install 1 gal cuphe mexican heather full (\$10.50 ea.) × 40	\$420.00
Purchase and install 3 gal blue lily turf 12" (\$15.00 ea.) × 15	\$225.00
Purchase and install 1 gal oyster plant (\$10.50 ea.) × 24	\$252.00
Purchase and install 10 yards of red mulch (\$120.00 ea.) × 10	\$1,200.00
Purchase and install 3 gal hibiscus red 18"	\$22.50
Purchase and install 3 gal pink or purple bougainvillea 10" (\$25.50 ea.) × 2	\$51.00
Purchase and install 3 gal eugenia topiary (\$90.00 ea.) × 2	\$180.00
Purchase and install st augustine grass 1 pallet	\$600.00
Purchase and install 1 gal black mondo grass (\$36.00 ea.) × 56	\$2,016.00
Subtotal	\$9,270.00
Service Fee (3.7%)	\$342.99
Total	\$9,612.99

J&J LAWN & LANDSCAPE, LLC

2124 Johnston Rd
Fort Pierce, FL 34951

jjlawnlandscapes@gmail.com

+1 (772) 940-4424

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Invoice-Waybill no.: 105107

Date: 05/22/2025

Reference no.: 101391537

Conditions: 0 days

Due date: 05/22/2025

Currency: USD

Customer: Dance Ministries LLC

	Description	Price	Quantity	Unit	Total
1.	Copper Leaf	25.99	3		77.97
2.	Hope Philodendron	35.99	1		35.99
3.	Variegated Pittosporum	35.99	24		863.76
4.	Croton Petra	35.99	1		35.99
5.	Japanese Boxwood	35.99	56		2,015.44
6.	Coontie	60.00	1		60.00
7.	Christmas Palm	600.00	4		2,400.00
8.	Areca Palm	49.99	24		1,199.76
9.	Cupge Mexican Heather	12.00	40		480.00
10.	Black Mondo Grass	14.99	56		839.44
11.	Blue Lily Turf	49.99	15		749.85
12.	Oyster Plant	20.00	24		480.00
13.	Red Mulch	240.00	10		2,400.00
14.	Hibiscus Red	25.99	2		51.98
15.	Elijah Blue Orna. Grass	40.00	30		1,200.00
16.	Bougainvillea	49.99	1		49.99
17.	Eugenia Topiary	120.00	1		120.00
18.	St. Augustine Grass - Pallet	1,000.00	1		1,000.00
19.	-----	0.00	1		0.00
20.	Delivery	3,500.00	1		3,500.00
21.	Installation	8,500.00	1		8,500.00

	Description	Price	Quantity	Unit	Total
22.	Soil	19.99	40		799.60

Notes:

Net total:	26,859.77
Tax (7%):	1,880.18
Total \$:	28,739.95

Sum in words: twenty-eight thousand seven hundred thirty-nine dollars and 95 cents

Please refer to the invoice number and reference number 101391537 when making a payment.

Invoice created by: alton r Signature

A Full Payment of \$ _____ constitutes acceptance of this work order and pricing. By signing below, customer agrees to pay the balance of this retainer. Customer understands that watering of the plants is NOT the responsibility of The Alton Road Nurseries, unless otherwise stated.

The Alton Road Nurseries has a no replacement/return policy on all plants as we cannot be responsible for the care and maintenance of these perishable items once they have been delivered, installed, and/or purchased from the store. We strive to sell only quality material in excellent condition and reserve the right to determine if the plant material was cared for properly after leaving our garden center. Over or under watering, exposure to extreme temperatures or other adverse weather conditions, incorrect planting and/or improper cultural conditions are all common reasons for plants to expire.



ERPLY

Alton Road Nurseries
 1239 Alton Road
 Miami Beach, FL 33139
<http://www.altonroadnurseries.com>
info@altonroadnurseries.com

Phone: 305-532-7939
 Fax: 305-538-2818
 Reg. no.:
 TIN no.:

(1) The Alton Road Nurseries will not be responsible for any damage to the property. (2) In the event any action is filed relevant to the contract, customer shall be liable for all costs of collection, (including attorney's fees, either at trial or appellate level). Venue shall be in Miami-Dade County, Florida. (3) All unpaid balances will acquire interest at the highest rate applicable by law.



Florida Irrigation Service
 5472 NW St James Dr. Unit 105, Port St Lucie, FL 34983, United States
 Phone: (772) 267-7406

Irrigation Repairs

Contact:
 Emily Fingerhut

Property Address:
 616 Atlantic Ave
 616 Atlantic Ave
 Ft Pierce, FL 34950

Estimate: 354
Date: 8/15/2025

Billing Address:
 616 Atlantic Ave
 616 Atlantic Ave
 Ft Pierce, FL 34950

Service: Repair

Notes: Proposal to repair it irrigation system to include:

- Replace Hunter X-Core 6 station controller
- Rebuild 3 Hunter PGV 1" 24-volt electric control valves
- Check irrigation system; clean, adjust, repair or replace sprinkler heads as needed for proper operation.

1 year warranty on materials and workmanship
 2 year manufacturer's warranty on X-Core controller

# of Visits	Description	Total
1	Service Call	\$569.00
Total:		\$569.00

Accepted By: _____

Accepted Date: _____



You have a new estimate from Limitless Irrigation, LLC

Address: 616 Atlantic Avenue, Fort Pierce, FL 34950

Option #1
\$674.72

[Approve](#)

Estimate Details

Service	Unit Price	Qty	Total
WET CHECK REPAIRS	\$429.38	1	\$429.38

- Replace broken heads, nozzles
- Relocate heads to improve coverage
- Raise/reset heads to 90degrees, grass level
- Adjust spray patterns to improve coverage, prevent overspray

[Show more](#)

Service subtotal \$429.38

[Privacy - Terms](#)

Materials	Unit Price	Qty	Total
Hunter X2 Wifi Indoor/Outdoor Controller 6 Station	\$176.58	1	\$176.58
4" Rotor	\$15.36	3	\$46.08
6" Spray Head	\$11.34	2	\$22.68
Materials subtotal			\$245.34
Subtotal			\$674.72
Total			\$674.72

See your financing options
 Prequalify to find out how much you can borrow within minutes and pay as low as \$30.79/mo*. Your credit score will not be affected.

[Prequalify](#)

Not what you were looking for?
 Please let us know if you'd like to request some changes. We'd love to win your business.

[Decline all options](#)

Note

Thank you for supporting our local business! If you have any questions, please feel free to reach out to us!

Contact us



Limitless Irrigation, LLC

 (772) 353-2855

 limitlessirrigation@gmail.com

See our [Terms & Conditions](#)

*All financing is subject to credit approval. Terms may vary. Payment options through Wisetack are provided by our lending partners. For example, a \$1,000 purchase could cost \$45.18 a month for 24 months, based on a 7.9% APR, or \$333.33 a month for 3 months, based on a 0% APR. See additional terms at <https://www.wisetack.com/faqs>.



PROOF OF FUNDS STATEMENT

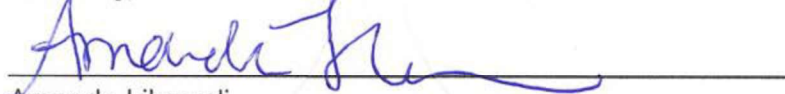
To Whom It May Concern,

This letter is provided as confirmation that the applicant has access to sufficient financial resources to fully fund the proposed exterior improvement project at 300 S US HWY 1, Fort Pierce, FL 34950, in accordance with the requirements of the FPRA Commercial Façade Grant Program.

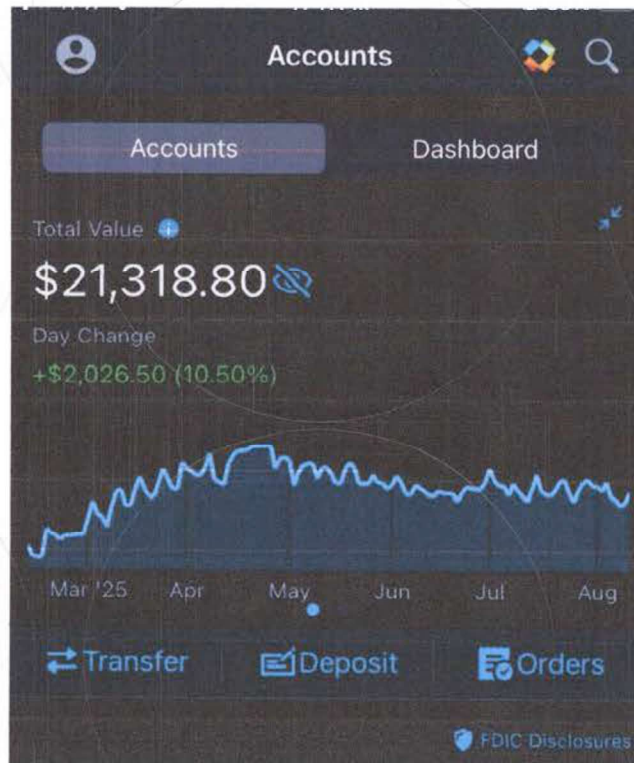
As of the date of this letter, the applicant's available account value is confirmed to be \$21,318.80, as documented in the attached account screenshot. This balance is more than adequate to cover 100% of the estimated project costs (approximately \$9,000–\$10,000), fulfilling the FPRA's requirement for proof of upfront funding.

If any further information is needed, please contact the applicant directly.

Sincerely,



Amanda Librandi
Authorized Applicant
Super Clean Foods / Incepta LLC



Dance Ministries, LLC
Grant Application for Property Improvement Project
616 Atlantic Ave. Fort Pierce FL, 34950

Dear Committee Members,

We're writing to request funding through the City of Fort Pierce's Facade Grant Program for essential upgrades at our property at 616 Atlantic Ave. Fort Pierce FL 34950. Our proposed project includes fully repaving and restriping our parking lot, adding permanent landscaping with beautiful Florida native plants, and repairing the irrigation system there to ensure the permanent landscaping is kept in perfect condition.

Why This Funding Is Critical

This funding will ensure that the project gets done in a timely fashion, rather than waiting years to repair and enhance this beautiful building. This funding will allow us to move forward with our planned upgrades at an expedited speed. The cost of a professional repaving, restriping, and installing a thoughtful, sustainable landscape is beyond our current budget, and so the plan would otherwise be pushed back by possibly years. This grant isn't just a boost; it's absolutely critical to making these vital improvements happen now. Your support will transform a neglected area into a safe, functional, and visually appealing asset for our community.

Boosting Visual Appeal & Eliminating Blight

This project will make a huge difference in the Fort Pierce Redevelopment Agency (FPRA) area. Right now, our parking lot is an eyesore that takes away from Atlantic Avenue's vibrancy. A full repaving will replace that hazardous surface with a smooth, clear, and professional parking area, instantly improving the look and order.

Our landscaping plan is particularly exciting. We're choosing diverse Florida native plants. These aren't just beautiful; they're sustainable and long-lasting, requiring less water and resisting local pests. This "green infrastructure" will create a welcoming, eco-friendly space that perfectly complements Fort Pierce's coastal style and sets a great example for sustainable development in the neighborhood. The repairs to our irrigation system would ensure the longevity and care of these permanent landscaping installments.

Community Benefits

Our improvements will have a positive impact far beyond our property, benefiting the entire Fort Pierce community:

- **Enhanced Safety & Access:** A new parking lot means fewer trip hazards, better traffic flow, and improved accessibility for everyone.
- **Environmental Boost:** Native landscaping helps local biodiversity, supports pollinators, and reduces the need for water and chemicals, promoting a healthier environment and better stormwater management.

- **Economic Lift:** A well-maintained property looks better, attracting more people and supporting local businesses, which helps Fort Pierce's overall economy. Plus, the tenants overall plan to inhabit the building and create a bastion for art and culture will be accelerated by this plan.
- **Neighborhood Pride:** By investing in our property's appearance and sustainability, we're contributing to the beautification of Atlantic Avenue, fostering community pride and encouraging further local investment.

Aligning with the FPRA Plan

Our project strongly supports the goals of the Fort Pierce Redevelopment Agency (FPRA) Plan. For example: "The FPRA Plan emphasizes enhancing public spaces and promoting sustainable practices, and our project achieves this by creating a beautiful, eco-friendly landscape, improving access, and removing blight.", and "The FPRA Plan aims to boost economic growth, and a revitalized property like ours directly contributes by attracting more visitors and improving the area's business appeal." We're confident our project will significantly contribute to the revitalization and sustainable development that the FPRA champions.

We believe this project is a solid investment in Fort Pierce's future. It addresses key infrastructure needs and will greatly improve the beauty, safety, and environmental quality of the FPRA area, creating lasting benefits for our community.

Thank you for your time and consideration. We'd love to discuss our project in more detail.

Sincerely,

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

From: [Katherine Calderon](#)
To: [Miriam Garcia](#)
Subject: RE: 616 Atlantic Avenue - 2410-701-0037-000-5
Date: Monday, June 30, 2025 2:48:34 PM
Attachments: [image003.png](#)

Please see the results below.

SEARCH REQUEST INFORMATION		
PROPERTY ADDRESS:	616 Atlantic Avenue	<input checked="" type="checkbox"/> IS IN THE CITY
PARCEL ID#:	2410-701-0037-000-5	<input type="checkbox"/> IS IN THE COUNTY

CODE ENFORCEMENT ACTIVITY (SEE ATTACHED)		
THE CITY OF FORT PIERCE DOES NOT HAVE A VACANT PROPERTY REGISTRATION		
Current Code Violations	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Recorded Liens	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	LIEN AMOUNT:
Other Charges	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	AMOUNT DUE:
Explanation of Other Charges		

NUISANCE ABATEMENT ACTIVITY (SEE ATTACHED)		
Lot Clearing Lien(s)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	LIEN AMOUNT:
Demolition Lien(s)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	LIEN AMOUNT:
Other Liens	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	LIEN AMOUNT:

Best Regards,

[Katherine Calderon](#) | Executive Assistant | City of Fort Pierce
 Community Response Divisions
 Code Enforcement & Animal Control
 Phone: 772.467.3149 100 North U.S. 1 Fort Pierce, FL 34950



From: Miriam Garcia <mgarcia@cityoffortpiece.com>
Sent: Wednesday, June 18, 2025 12:34 PM
To: Katherine Calderon <kcalderon@cityoffortpiece.com>; Lauryn Bly <lbly@cityoffortpiece.com>
Subject: 616 Atlantic Avenue - 2410-701-0037-000-5

Good afternoon,

The property owner of 616 Atlantic Avenue applied for the commercial façade grant.

At your convenience, please provide a lien search for the following property:

616 Atlantic Avenue - 2410-701-0037-000-5

Kindest regards,



Miriam Garcia, FRA-RP
Redevelopment Specialist
Dept. of Community & Economic Development
City of Fort Pierce
100 N U.S. 1 Fort Pierce, FL 34950
772-467-3786 • mgarcia@cityoffortpierce.com



COMMERCIAL FACADE GRANT PROGRAM



COMMERCIAL FAÇADE GRANT PROGRAM

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COMMERCIAL FAÇADE GRANT PROGRAM

1. OVERVIEW

The intent of the Commercial Façade Grant Program is to support the revitalization of the commercial corridors in the Fort Pierce Redevelopment Agency (FPRA) District by stimulating private investment in improvements that enhance the appearance of buildings and properties and eliminate blight and non-conforming design standards. This program is designed to encourage redevelopment of the FPRA District by enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation. This program will complement other revitalization efforts to ensure the maximum leverage of resources and support local businesses.

It is the intent of this program to encourage improvements to private properties that go well beyond what is required under the City of Fort Pierce Land Development Code to enhance the form, function, and design quality of this redevelopment district.

The FPRA reserves the right to approve or deny any Commercial Façade Grant Program application and to deny payment at any time if, in its sole and absolute discretion, it determines that the business will not advance the goals and objectives established for redevelopment of the FPRA District.

2. FUNDING

The Commercial Façade Grant Program offers financial assistance in the form of a reimbursable, matching fifty percent (50%) grant up to \$25,000 to the property or business owner for eligible expenses associated with improving the external appearance of their business and to encourage businesses to invest in their operations. Grants cannot be awarded retroactively for work that has already been completed.

Grant funding examples:

Eligible Project Total Cost	Applicant Contribution	FPRA Contribution
\$5,000	\$2,500	\$2,500 *
\$15,000	\$7,500	\$7,500 *
\$30,000	\$15,000	\$15,000 *
\$50,000	\$25,000	\$25,000 *
\$100,000	\$75,000	\$25,000 **

* 50% matching contribution

** Maximum grant amount is \$25,000

COMMERCIAL FAÇADE GRANT PROGRAM

3. ELIGIBILITY

- A. The property to be improved must be located within the FPRA District boundaries (see Boundary Map below at section 11).
- B. There must be a Commercial Building on the property. This means that a business that is frequented by the public is located in a portion of the building and that portion of the building is not a private residence.
- C. The Applicant must own the property or, if the Applicant is a tenant, the Applicant must submit its signed lease, and the owner of the property must support the project and execute a Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
- D. The Applicant must have funds sufficient to fully fund the project (proof of funds is required).
- E. The following properties are not eligible:
 - 1. Residential properties
 - 2. Home based businesses and online businesses
 - 3. Governmental facilities
 - 4. New construction developments
 - 5. Properties that have been awarded an FPRA Commercial Façade Grant within the last five years
 - 6. Properties with outstanding monetary obligations owed to the City, for example, past due taxes or code enforcement fines or liens

4. APPLICATION PROCESS

The application period will remain open until all of the allocated funds are depleted. Submitted applications will be evaluated every 30 days.

- A. The Applicant must complete the Online Application and submit all required documents.
 - 1. Two (2) different color photographs of the exterior of the property in its current condition.
 - 2. Project concept, rendering or any other relevant materials that convey the physical improvements proposed to be made.
 - 3. Copy of Deed showing ownership of the property by the Applicant OR if the Applicant is a tenant, copy of signed lease and Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
 - 4. Two (2) written estimates from two different licensed contractors. Estimates should be on company letterhead, dated, and include a detailed breakdown of the scope of work, including the line items specifying permit fees. If you will be providing more than one cost estimate, the cost estimates MUST be for the same improvements. 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.
 - 5. Proof of funds to fully fund the project.
 - 6. Project Timeline
 - 7. Code Enforcement lien search
- B. Within 10 business days of receipt of the completed Application, a staff member will contact the Applicant to determine eligibility.
- C. Every 30 days, staff will forward eligible Applications to the Community Redevelopment Agency Advisory Committee (CRAAC). The CRAAC will review

COMMERCIAL FAÇADE GRANT PROGRAM

the Applications and make recommendations to the FPRA Board based on the Evaluation Criteria set forth below at Section 9.

- D. The FPRA Board will make the final determination and, if funding is approved, the FPRA Board may authorize the execution of a Grant Agreement.
- E. Written notification will be sent to all Applicants advising them of approval or denial of funding.
- F. Staff will prepare the Grant Agreement to be executed by the Recipient and the FPRA Board following a vote to approve the Grant Agreement.

5. ELIGIBLE IMPROVEMENTS:

- A. Façade - Work on the exterior storefront of a building such as cleaning masonry (high-pressure water or steam; sandblasting is prohibited), re-pointing, woodwork, and other repairs (not maintenance-related) or rebuilding historic storefronts.
- B. Awnings/Canopies - Removal of old awnings and canopies and design, production, and installation of new ones.
- C. Removing and disposing of old façade coverings (i.e. vinyl and aluminum cladding, window boards).
- D. Siding/Stucco
- E. Repair or replacement of Windows and Doors
- F. Outdated security features - Removal of roll-up metal security doors and metal window grates.
- G. Removing excessive window signage to allow 95% window transparency.
- H. Decorative walls, fencing, and landscaping – Removing, replacing, or adding fencing and landscaping to hide incompatible uses or negative site elements (no chain-link).
- I. Original building elements - Restoring original decorative building elements.
- J. Pedestrian and Bicycle Amenities - Construction of pedestrian and bicycle amenities such as benches, shelters, bike racks and bike lockers.
- K. ADA improvements
- L. Parking Lot Improvements/Surface Parking
- M. Roof Repair and Replacement - Roof repairs and replacements may be eligible only if they are visible from the right-of-way and must be part of a comprehensive façade improvement project that includes additional eligible exterior enhancements
- N. Patio and Deck Improvements
- O. Exterior Lighting
- P. Permanent Landscaping
- Q. Security Cameras
- R. Signs – Renovating existing signs or removing old signs and the design, production, and installation of new signs.
- S. Art Installations – Art installations or works of art created by artists exhibiting the highest quality of skill and aesthetic principles. Includes all forms of visual art, specifically murals

COMMERCIAL FAÇADE GRANT PROGRAM

6. INELIGIBLE IMPROVEMENTS AND EXPENSES

- A. Interior improvements (even if visible from the exterior).
- B. Exterior improvements visible less than 24 hours per day.
- C. Temporary Improvements including seasonal decorations and seasonal landscaping.
- D. Features that do not meet the applicable provisions of the City of Fort Pierce Land Development Code.
- E. Routine maintenance activities such as painting, asphalt sealing, landscape maintenance, or power washing.
- F. Flat roofs or any roofing elements that are not visible from the street are not eligible for funding under this program.
- G. Improvements made prior to execution of the Grant Agreement.
- H. Expenses that are ineligible for reimbursement include:
 - i. Permit fees and taxes.
 - ii. Refinancing existing debt.
 - iii. Sweat equity payments (i.e., reimbursement for Recipient's own labor).
 - iv. Expenses incurred prior to execution of the Grant Agreement.

7. GENERAL PROVISIONS

The funding assistance provided under the Commercial Façade Grant Program is solely on an expense reimbursement basis. The FPRA has the exclusive authority to approve or deny program applications based on its determination as to the benefits to the FPRA District produced by requested projects. The FPRA may impose any conditions of approval it deems suitable to protect the interests of the agency. All Recipients will be required to execute a Grant Agreement.

By accepting the grant, the Recipient agrees to report and provide updates to FPRA staff upon request. Recipient may be required to provide work schedules, execute reporting forms, and provide projected completion dates.

FPRA staff will conduct a site visit before grant payment is made in order to verify that the business is in operation. Staff may also conduct unannounced site visits periodically in order to ensure compliance with the terms of the Grant Agreement.

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria.

By participating in this grant program, Recipients agree to allow the City of Fort Pierce and the FPRA, or their agents, to take photos of themselves, their property, and their business for promotional purposes related to the grant program.

The FPRA is a public agency and is governed by the "Florida Public Records Law" under Florida State Statutes, Chapter 119. Any documents provided by the Applicant/Recipient may be subject to production by the FPRA upon receipt of a public records request, subject to any exemptions provided by Florida Law.

COMMERCIAL FAÇADE GRANT PROGRAM

8. DISBURSEMENT OF FUNDS

The Recipient shall incur all initial project costs and may receive reimbursement only after all improvements have been completed in accordance with the grant award.

Grant funds will be disbursed upon receipt of a finding of project completion by the FPRA. The finding of project completion will be granted when the FPRA has received the following package:

- Completed FPRA Reimbursement Request Form indicating that the project is complete.
- Final report documenting all construction costs incurred with the project.
- Completed W-9, as required by law, for the Recipient of the grant funds.
- Copies of all required closed permits.
- Copies of all invoices
- Proof of payment (cancelled checks or bank statements)
- Photographs of work undertaken
- Release of liens (if applicable)
- Occupancy certificates (if applicable)
- City of Fort Pierce Certificate of Use

NOTE: The Finance Department shall process the reimbursement to the Recipient in accordance with the regular payment procedures of the City. No funds will be disbursed until all work is completed and all items set forth in this section have been submitted. The reimbursement process may take approximately 45-60 days after the FPRA receives the necessary documentation. This timeframe allows for the review and verification of the submitted documents to ensure compliance with the program's requirements. The FPRA strives to process reimbursements in a timely manner and appreciates recipients' patience during the reimbursement period.

COMMERCIAL FAÇADE GRANT PROGRAM

9. EVALUATION CRITERIA

The CRAAC will review and evaluate the applications and make recommendations to the FPRA Board. The CRAAC will evaluate Applications based on the following criteria:

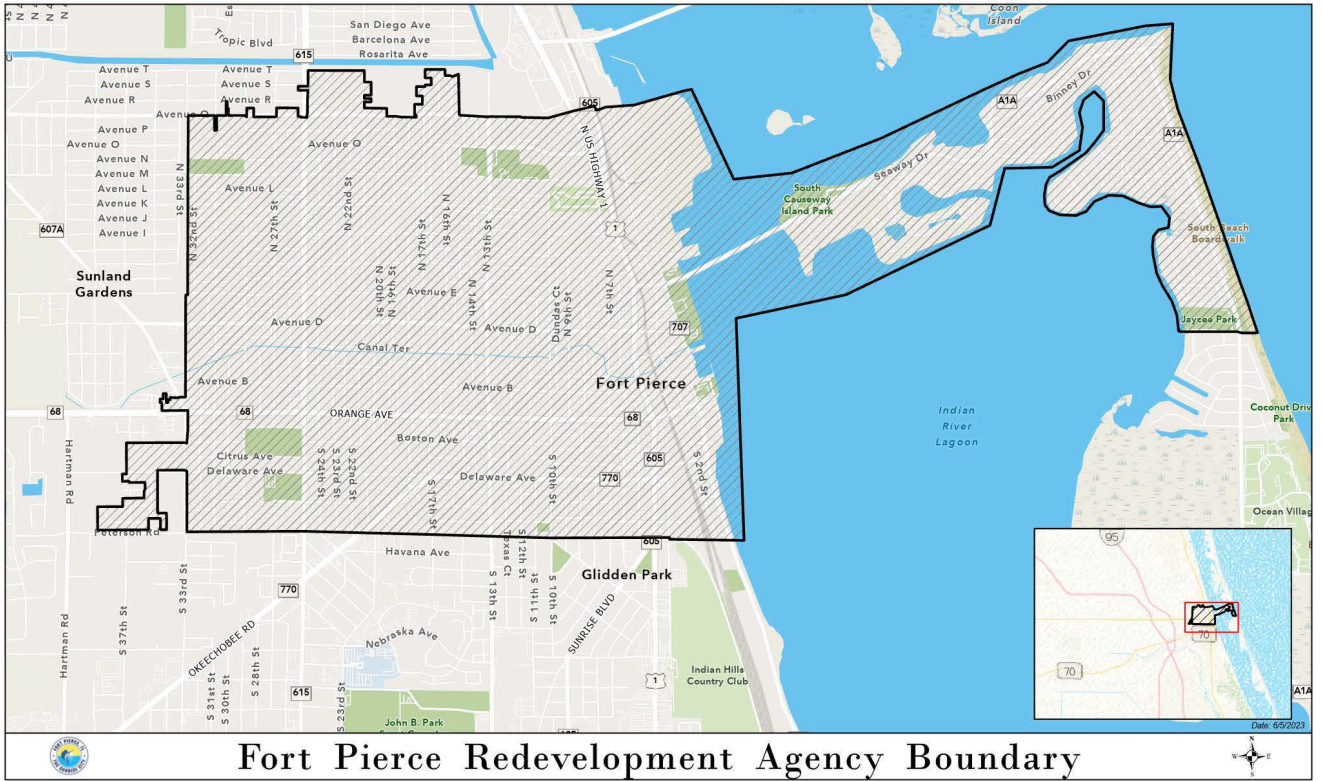
Evaluation Criteria	Max Points Possible 100
Visual Impact/Blight Elimination	Max 50
The project's ability to enhance the visual appeal of the FPRA District and significantly eliminate the blight of the building. The elimination of blight will increase safety and security of the public enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation.	50
Total Project Investment	Max 25
The higher the ratio of private investment compared to the public grant dollar investment, the higher the score.	
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
The funded projects not only improve the appearance of commercial properties but also generate meaningful positive impacts for the community and the general public.	10
Total Project Score	100

10. TIMELINE

The application period will remain open until all of the allocated funds are depleted.

COMMERCIAL FAÇADE GRANT PROGRAM

11. FPRA DISTRICT BOUNDARY MAP



Fort Pierce Redevelopment Agency Boundary

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: August 27, 2025

Re: Review Commercial Sign App- 2001 Orange Ave

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

Information

SUBJECT

Review Commercial Sign Application - 2001 Orange Ave

Attachments

Application Packet

Comm. Sign Program Overview

Print

2025 COMMERCIAL SIGN PROGRAM - Submission #24025

Date Submitted: 5/8/2025

APPLICATION FORM

Description

The FPRA Commercial Sign Program provides financial assistance through a reimbursable grant of up to \$5,000 per property. This grant is being offered to existing businesses and can be used towards a new sign or to upgrade and replace old and outdated signs with modern and visually appealing signs.

The application period will remain open until all of the allocated funds are depleted.

Eligible Sign Types:

- Awnings
- Freestanding ground signs
- Monument signs
- Projecting signs
- Under canopy signs
- Wall signs
- Painted signs.

Application Review & Approval Process:

- Within 10 business days of receiving a completed application, FPRA staff will contact the applicant to confirm eligibility.
- Every 30 days, eligible applications are reviewed by the Community Redevelopment Agency Advisory Committee (CRAAC) for recommendations.
- The FPRA Board makes the final decision on funding approval.
- Applicants will receive written notification regarding the approval or denial of their application.
- If approved, FPRA staff will prepare a Grant Agreement, to be executed by both the applicant and the FPRA Board.
- Please note: The review and approval process may take up to 90 days from the date of application submission.
- Grant funds are disbursed only after the sign improvements are completed in accordance with the executed Grant Agreement.

Read full grant program overview and eligibility requirements, here: [FPRA Commercial Sign Program Overview](#)

Property Details:

Parcel ID Number:*

2409-703-0001-000-6

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

Property Address:*

2001 Orange Avenue Fort Pierce, FL 34950

Property Owner's Name:*

JESUS IS KING CHURCH INC

Lease Term (if applicable):

N/A

Number of years at current address:*

6

Business & Applicant Information:

Legal Business Name:*

JESUS IS KING CHURCH INC

Employer Identification Number / Tax ID:

Email Address:*

CHURCHJESUSISKING@GMAIL.COM

Phone Number: *

772-672-9180

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

NON-FOR-PROFIT (CHURCH)

Number of years in business:*

16

Number of years at this location:*

6

Applicant Name:*

Jose Martinez

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

Secretary

Required Documentation:

Color rendering or sketch of the proposed design, including specifications as to size and width.*

design.jpg

Email or letter verification from the Fort Pierce Planning Department confirming that the proposed signage is in compliance with the City Ordinances and Planning Regulations. Planning Dpt Phone #772-467-3737*

Jesus is King Church FPRA.pdf

***** Properties located in a Historic District may need a separate approval by the Planning Department.**

Written estimate #1 from the licensed contractor. (Estimates should be on company letterhead, dated and must include a detailed breakdown of the scope of work, including the line items specifying permit fees.)*

E4162.pdf

Written estimate #2 from the licensed contractor. (Estimates should be on company letterhead, dated and must include a detailed breakdown of the scope of work, including the line items specifying permit fees.)*

7,000.00

Color photograph of the exterior of the property indicating the proposed location of the signage and existing condition of the building exterior.*

Building Dimensions.jpg

Color photograph of the existing sign in its current condition (if applicable).

JESUS IS KING CHURCH.pdf

Description of project improvements including material list, color selections and note how and where the sign will be installed on the building or the property.*

Will replace vinyl sign into light box sign. Location and design will be the same as attached.

City of Fort Pierce Certificate of Use (must match sign).*

Cer.Occupany.jpg

Copy of Deed OR if applicant is the tenant, attach a copy of lease:*

Ownership Property Card.pdf

If applicant is tenant, attach Owner Affidavit:

State name amend.pdf

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

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

recent bank statement.png

Sign Project Details:

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

Estimated sign project start date: *

05/12/25

Estimated project completion date:*

05/16/25

Signature:

Electronic Signature*

Jose A. Martinez Castaneda

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 Sign 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 Sign 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**

A staff member will contact you via email within ten (10) business days of receiving your application to determine your eligibility.



TO: FPRA Grants
FROM: Planning Department
RE: **FPRA Commercial Sign Grant Program—2001 Orange Ave**
DATE: May 6, 2025

Parcel ID: 2409-703-0001-000-6
Legal Description: SHARPE'S S/D UNDIVIDED TRACT A-LESS N 15 FT FOR ST-
Current Property Owner: **Jesus Is King Church Inc**
Jose Abiel Martinez Castaneda
2001 Orange AVE
Fort Pierce, FL 34950-3857

The above referenced parcel is located within the City of Fort Pierce, Florida C-3, General Commercial Zoning District and has a Future Land Use Designation of GC, General Commercial within. This Property complies with all applicable laws, ordinances and regulations of the City of Fort Pierce and all its agencies, boards and commissions.

The C-3, General Commercial Zoning District is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

The GC (General Commercial) designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, Offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0.

Per City Code Section 117-6 – The above referenced project for a Commercial Sign at 2001 Orange Ave Jesus is King Church has been reviewed. The applicant has met all the requirements for an LED Wall Sign and complied with all the provisions in Chapter 117. Sign has been Approved by the Planning Department.

This information is given per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based solely upon the information supplied by the requestor. The undersigned assumes no liability for errors and/or omissions. All information was obtained from public records which may be inspected during regular business hours. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3099.

Thank you,

Bridgette Romer
Bridgette Romer
Growth Management Coordinator

 Iglesia Jesus es el Rey
Jesus is King Church



NO PARKING
IN FRONT
OF THIS
BUILDING



Iglesia Jesus es el Rey
Jesus is King Church





Glomaster Sign Co., Inc.
 2527 Okeechobee Rd.
 Ft. Pierce, FL 34947
 772-464-0718

Number: E4162

Date: 4/29/2025

Bill To:

JESUS IS KING CHURCH
 2001 ORANGE AVE
 FT. PIERCE, FL, 34950

Ship To:

PO Number	Terms
	AS STATED

Description	Qua	Price T	Amount
MANUFACTURE & INSTALL 1- 3' X 10' LED ILLUMINATED WALL SIGN CABINET. CABINET CONSTRUCTED OUT OF ALUMINUM WITH A FLAT WHITE PLASTIC FACE WITH VINYL GRAPHICS. INTERNALLY LIT WITH WHITE LEDS.	1	\$4,500.00	\$4,500.00
COST INCLUDES PERMIT			
50% DEPOSIT \$2250.00 BALANCE UPON COMPLETION \$2250.00			

SubTotal	\$4,500.00
State Tax 7.00% on \$0.00	\$0.00
0.00% on \$0.00	\$0.00
Total	\$4,500.00

Skies The Limit Printing, Inc.

10504 S US Highway 1
Port Saint Lucie, FL 34952
USA
+17723401090
sales@printerpsl.com
www.printerpsl.com



INVOICE

BILL TO

JOSE MARTINEZ
JESUS IS KING

INVOICE # 234191

DATE 04/28/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/28/2025	LIGHTBOX ELECTRIC SIGN 3X8 FT WITH NEW ACRYLIC PANEL INCLUDES PRINTED VINYL WITH INSTALLATION TAX EXEMPT	1	6,710.00	6,710.00

THANK YOU FOR YOUR BUSINESS!
IT IS APPRECIATED VERY MUCH.

We have now added another option. You can pay your invoice using your Zelle account. You can Zelle your payments to 772-971-0341 to avoid credit card fees or continue paying through QuickBooks with your bank account. If you want to pay with a credit card, we will send you a link from our Clover account. There will be a 3% credit card fee added to your invoice. You can also pay with a check to avoid a fee. Thank You

SUBTOTAL	6,710.00
TAX (7%)	0.00
TOTAL	6,710.00
BALANCE DUE	\$6,710.00

36" x 10' LED Illuminated Sign Cabinet



 Iglesia Jesus es el Rey
Jesus is King Church

16'
Height

70' width

WARNING
24 HOUR
VIDEO
SURVEILLANCE
NO TRESPASSING



COMMERCIAL SIGN GRANT PROGRAM



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COMMERCIAL SIGN GRANT PROGRAM

1. OVERVIEW

The success of small businesses is crucial to enriching the prosperity and vibrancy of the Fort Pierce Redevelopment Agency (FPRA) District. As part of its commitment to increasing local business awareness, economic productivity, and the overall visual appeal of the FPRA District, the agency has established the Commercial Sign Grant Program. This program encourages existing business owners to replace old and outdated signs with modern, visually appealing ones. The initiative aims to enhance the community's aesthetic appeal for residents and visitors while boosting brand visibility for small businesses, ultimately improving opportunities for new customer acquisition and repeat business.

This program will complement other revitalization efforts to ensure the maximum leverage of resources and support local businesses.

2. FUNDING

Recipients of Commercial Sign Grants can receive up to \$5,000 in the form of a reimbursable grant for eligible expenses associated with removal of old signage, the design, production, and installation of new signage, or substantial renovation of existing signage including the installation of modern sign lighting. Grant funds are disbursed after all improvements have been completed in accordance with a Grant Agreement entered into between the FPRA Board and the Recipient.

3. ELIGIBILITY

- A. The property to be improved must be located within the FPRA District boundaries (see Boundary Map below at section 9).
- B. There must be a Commercial Building on the property. This means that a business that is frequented by the public is located in a portion of the building and that portion of the building is not a private residence.
- C. The Applicant must own the property or, if the Applicant is a tenant, the Applicant must submit its signed lease, and the owner of the property must support the project and execute a Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
- D. The Applicant must have funds sufficient to fully fund the project (proof of funds is required). The Applicant is responsible for paying for any permits required to do the project. No grant funds can be used to pay any permitting fees. The Applicant shall incur all initial project costs and may receive reimbursement only after all improvements have been completed in accordance with the Grant Agreement.
- E. The following properties are not eligible:
 1. Residential properties
 2. Home based businesses and online businesses
 3. Governmental facilities
 4. National corporate franchises
 5. New construction developments
 6. Properties that have been awarded an FPRA Commercial Sign Grant within the last five years
 7. Properties with outstanding monetary obligations owed to the City, for example, past due taxes or code enforcement fines or liens

4. APPLICATION PROCESS

The application period will remain open until all of the allocated funds are depleted. Submitted applications will be evaluated every 30 days.

A. The Applicant must complete the Online Application and submit all required documents including:

1. Color rendering or sketch of the proposed design, including specifications as to size and width.
2. Email or letter verification from the Fort Pierce Planning Department confirming that the proposed signage is in compliance with the City Ordinances and Planning Regulations. Planning Department phone number is (772) 467-3737.

*** NOTE: Properties located in a Historic District may also need separate approval from the Historic Preservation Board.**

3. Two (2) written estimates from two different licensed contractors. Estimates should be on company letterhead, dated, and include a detailed breakdown of the scope of work, including the line items specifying permit fees.
4. One (1) photo of the existing condition of the exterior of the building that clearly depicts the proposed location of the signage and the existing condition of the building exterior(s), and one (1) photo of the condition of the existing sign (if applicable).
5. Description of project improvements including material list, color selections and note how and where the sign will be installed on the building or the property.
6. City of Fort Pierce Certificate of Use.
7. Copy of Deed showing ownership of the property by the Applicant OR if the Applicant is a tenant, copy of signed lease and Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.

B. Within 10 business days of receipt of the completed Application, a staff member will contact the Applicant to determine eligibility.

C. Every 30 days, staff will forward eligible Applications to the Community Redevelopment Agency Advisory Committee (CRAAC). The CRAAC will review the Applications and make recommendations to the FPRA Board.

D. The FPRA Board will make the final determination and, if funding is approved, the FPRA Board may authorize the execution of a Grant Agreement

E. Written notification will be sent to all Applicants advising them of approval or denial of funding.

F. Staff will prepare the Grant Agreement to be executed by the Recipient and the FPRA Board following a vote to approve the Grant Agreement.

5. ELIGIBLE SIGNS

- A. Awnings
- B. Freestanding ground signs
- C. Monument signs
- D. Projecting signs
- E. Under Canopy Signs
- F. Wall Signs
- G. Painted Signs

6. INELIGIBLE SIGNS AND EXPENSES

All signs must be consistent with applicable design guidelines and policies as outlined by the FPRA Plan and the City of Fort Pierce Planning Codes. All work must be done in compliance with applicable City of Fort Pierce Codes and Planning Regulations. All professional work must be performed by a licensed contractor in good standing with the City of Fort Pierce.

The following signs are ineligible for the Commercial Sign Grant Program:

- A. Signs for new construction developments.
- B. Signs for residential properties, home based businesses or online businesses.
- C. Temporary signs.
- D. Laminated vinyl signs for windows or doors.
- E. Decals/Stickers for windows or doors.
- F. A-Frame, sidewalk, or sandwich board signs

The following expenses are ineligible for reimbursement under the Program:

- A. Permit fees and taxes.
- B. Refinancing existing debt.
- C. Sweat equity payments (i.e., reimbursement for Recipient's own labor).
- D. Expenses incurred prior to execution of Grant Agreement.

7. GENERAL PROVISIONS

The funding assistance provided under the FPRA Commercial Sign Grant Program is solely on a reimbursement basis. The FPRA has the exclusive authority to approve or deny program applications based on its determination as to the benefits to the FPRA District produced by requested projects. The FPRA may impose any conditions of approval it deems suitable to protect the interests of the agency. All Recipients will be required to execute a Grant Agreement.

By accepting the grant, the Recipient agrees to report and provide updates to FPRA Staff upon request. Recipient may be required to provide work schedules, execute reporting forms, and provide projected completion dates. The sign project must be completed within 180 days of execution of the Grant Agreement. Failure to complete the project within the time frame may result in denial of the reimbursement request.

FPRA staff will conduct a site visit before grant payment is made in order to verify that the business is in operation. Staff may also conduct unannounced site visits periodically in order to ensure compliance with the terms of the Grant Agreement.

By participating in this grant program, Recipients agree to allow the City of Fort Pierce and the FPRA, or their agents, to take photos of themselves, their property, and their business for promotional purposes related to the grant program.

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria.

The FPRA is a public agency and is governed by the "Florida Public Records Law" under Florida State Statutes, Chapter 119. Any documents provided by the Applicant/Recipient may be subject to production by the FPRA upon receipt of a public records request, subject to any exemptions provided by Florida Law.

8. DISBURSEMENT OF FUNDS

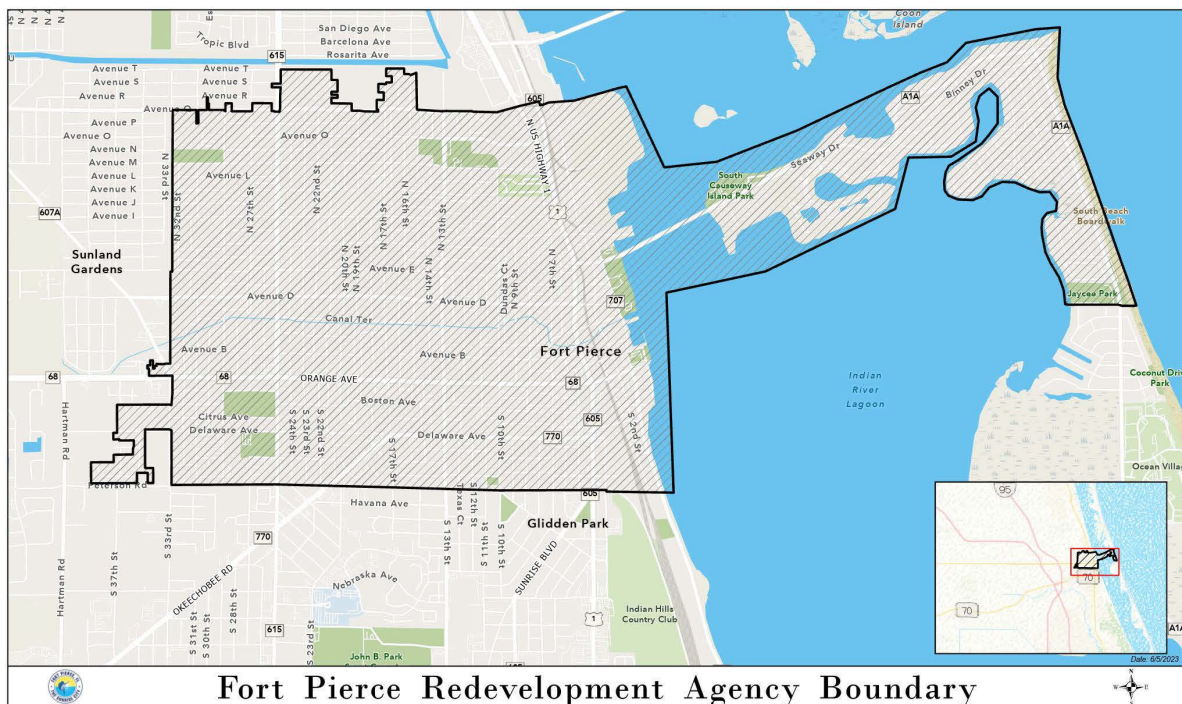
The Recipient shall incur all initial project costs and may receive reimbursement only after the sign project is complete. The reimbursement of funds will take place upon the receipt of a finding of the project completion by the FPRA. To initiate the reimbursement process, the Recipient must submit the following documents:

- A. Written notification from the Recipient that the project is complete.
- B. Completed FPRA Reimbursement Request Form.
- C. One (1) photo of the installed sign.
- D. One (1) photo of the property including the newly installed sign.
- E. Copies of all invoices. Detailed invoices should be on the company letterhead showing the name, address, and phone number of the licensed contractor. Invoices should include a date and should include a detailed breakdown of the scope of the work, including the line items specifying permit fees. **(Permit fees will not be reimbursed)**
- F. Proof of payment in full for sign improvements as approved.
- G. Copies of all required closed permits.
- H. Signed and completed W-9, as required by law, for the Recipient of the grant funds.

NOTE: The Finance Department shall process the reimbursement to the Recipient in accordance with the regular payment procedures of the City. No funds will be disbursed until all work is completed and all items set forth in this section have been submitted.

Please note that the reimbursement process may take approximately 45-60 days after the FPRA receives the necessary documentation. This timeframe allows for the review and verification of the submitted documents to ensure compliance with the program's requirements. The FPRA strives to process reimbursements in a timely manner and appreciates recipients' patience during the reimbursement period.

9. FPRA DISTRICT BOUNDARY MAP



CRA Advisory Committee - 3:30 PM

Meeting Date: August 27, 2025

Re:

Information

SUBJECT

NEW BUSINESS

Attachments

No file(s) attached.

CRA Advisory Committee - 3:30 PM

Meeting Date: August 27, 2025

Re:

Information

SUBJECT

August 2025 FPRA Programs & Activities Summary

Attachments

August 2025 Monthly Report



AUGUST 2025

PROGRAMS & ACTIVITIES
SUMMARY REPORT





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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. Most wayfinding and parking signs have been successfully installed. **Remaining signs include the district brand signs, and a few additional wayfinding signs along US Highway 1, which are expected to be begin the week of August 11.**

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!



GATEWAY ENTRANCE SIGNS

Production Update

The Gateway entrance signs are officially in production, and they're already looking incredible! We're excited to see this project coming to life and can't wait for the final installation.



Take a sneak peek at the progress with these behind-the-scenes production photos!



DOWNTOWN FESTIVAL STREET

The Downtown Festival Street Redevelopment Initiative has officially launched. On June 9th, EXP Services, Inc. hosted a kickoff meeting with City staff and project consultants to outline timelines, establish goals, and develop strategies for the successful implementation of the project.

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.**

EXP participated in the Downtown Friday Festival on August 1, 2025, where they engaged directly with community members through surveys and one-on-one conversations to help shape a shared vision for the future of Downtown Festival Street.

For those who were unable to attend the event, there is still an opportunity to participate. Surveys are available on the City’s social media platforms, in the City Manager’s Report, and through the FPRA Monthly Report.

We are excited to hear the ideas and aspirations our community has for the future of Downtown Festival Street. To share your vision, please scan the QR code provided.



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.



Following the release of the final survey results for the Marina Square park and logo design, several key community concerns were identified, particularly around parking, accessibility, safety, and overall use of the space. These insights have directly informed several important updates to the design.

One of the primary concerns was the loss of parking, especially for marina users, eventgoers, and nearby restaurants. In response, the design team has successfully increased on-site parking to 70 spaces by using a one-way circulation pattern with 90-degree parking, similar to the JC Penney lot across the street. This adjustment was made specifically to address the feedback we received.

To improve access, the updated plan now includes two dedicated loading zones in the northern section of the site, one for market vendors and another for marina users. A potential valet zone is also being considered in the same area to support peak-time needs and special events.

The next phase will include clear labeling of key features like play areas, landscape, lawn space, and vehicle zones. An additional overlay will outline vendor spaces, emergency access, loading areas, and programmed uses, providing the community with a more complete picture of how the park will function.

OLD ST. ANASTASIA

Master Plan

With approvals from both the FPRA Board and City Commission, a Specific Authorization was executed with consultant Cotleur & Hearing to develop a comprehensive master plan for the historic Old St. Anastasia building and surrounding parcels. This effort includes community engagement, feasibility analysis, historic preservation planning, and conceptual development for three key parcels.

The project officially launched with a kickoff 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.

We are now nearing completion of the data collection phase. The only remaining item in this phase is the final scan file of the Old St. Anastasia building from REG Architects. Their consultant is currently completing the final cleanup of the file, and once delivered, it will mark the official conclusion of data collection.

Initial site analysis is also complete. One final field review is needed, which will coincide with a scheduled meeting with the City's building inspector and utility markings from Sunshine 811. This final field review is being scheduled for the week of August 11.

Meanwhile, planning has begun for the public involvement phase of the project. The team is actively working on early outreach strategies and has started drafting a community survey to gather public input.

In addition, REG Architects is preparing to begin the Historic Resources Report now that the building scans are nearly finalized.



LINCOLN PARK

Master Plan

Treasure Coast Regional Planning Council (TCRPC) has launched an initiative to develop a community-based master plan for the Lincoln Park neighborhood in Fort Pierce. This effort will prioritize neighborhood stabilization and strategic investment through infill housing, the assessment and redevelopment of vacant lots, and initiatives aimed at attracting and retaining local businesses. A central focus of the plan includes the revitalization of Avenue D—Lincoln Park’s historic business corridor—with targeted strategies to support its economic and cultural renewal. The program will officially kick off on August 12, 2025, with a meeting between consultants and City staff to outline the project’s timeline, goals, and strategic approach.



PARKING INFRASTRUCTURE

1200 Avenue D & Means Ct.

Construction of the Avenue D parking lot is now substantially complete. All permeable pavers have been installed, landscaping is in place, including the addition of two centrally located live oak trees and the final site amenities have been added. The customized bike rack and bench have now been installed and make a great addition to the lot, providing both functionality and aesthetic value.

Additionally, a newly installed parking sign, part of the FPRA's Wayfinding Sign Program, further enhances the lot's visibility and accessibility.

This new parking lot is a valuable asset to the Lincoln Park area, significantly improving accessibility and convenience for visitors. Its prime location is directly in front of the Police Substation and the Highwaymen Museum, making it especially impactful, elevating the experience for museum guests and contributing positively to the surrounding community.



PARKING INFRASTRUCTURE

JCPenney Parking Lot

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

- **Dumpster Enclosure Installation:** Although originally scheduled to begin in early June, the installation faced unforeseen sizing challenges. Excavation work has been completed, and reinforcing steel has been set in place to support the enclosure's construction. Once installed, the new dumpster enclosure will offer a cleaner, more organized, and visually consistent waste management solution for the area.
- **Sod Installation:** Sod has been successfully installed, significantly improving the lot's appearance and contributing to a more inviting atmosphere.

These upgrades reflect continued efforts to create a cleaner, more welcoming, and well-organized public space in the heart of Fort Pierce.



DELAWARE AVE. & 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.

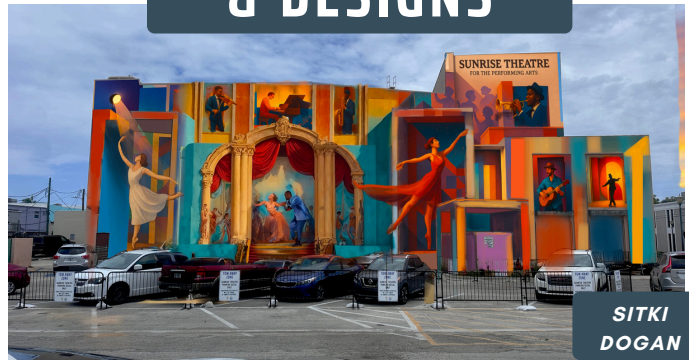
Kimley-Horn, the engineering consultant, met with the City of Fort Pierce to discuss upgrades to the traffic signal cabinet. These upgrades are currently being integrated into the 60% engineering design plans, which are anticipated to be reviewed by the engineering division in August 2025.

SUNRISE THEATRE MURAL



TOP 3 ARTISTS & DESIGNS

At the July 8 FPRA meeting, the Board approved the CRA Advisory Committee’s recommendation to move forward with a community-wide voting process, allowing the public to voice their opinion on which mural design should be featured on the west-facing wall of the iconic Sunrise Theatre.



More than 70 submissions were received through the CAFÉ (Call for Entry) platform. After reviewing all entries for eligibility, staff narrowed the pool to 33 qualified artists. These submissions, including proposed designs and artist portfolios were presented to the CRA Advisory Committee for review and evaluation.



From there, the committee selected the top three artists and recommended that the final design be chosen by the community through an open voting process.

The public voting poll will be launching soon. Stay tuned for your chance to help shape this exciting addition to Downtown Fort Pierce!



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).

At the August FPRA meeting, the Board will review and approve the property owner and artist agreements for the two locations, officially advancing the next phase of the FPRA Mural Program.

Both murals are expected to bring significant value, energy, and visual appeal to their locations.



Stay tuned for updates as the murals come to life!

STREETLIGHT POLE BANNER PROGRAM

Youth Banner Art Showcase

The Youth Banner Art Showcase is still underway, and the submission window has been extended through **Friday, October 10, 2025**, giving even more students the opportunity to participate in this creative community initiative.

Launched on May 5, 2025, the annual Youth Banner Art Showcase invites K-12 students who reside in the City of Fort Pierce or are currently enrolled in Fort Pierce schools to submit original banner designs celebrating the city's identity and 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:
FRIDAY, OCTOBER 10



COMMERCIAL FACADE Grant Program

The FPRA has extended the application deadline for the Commercial Façade Grant Program to **August 15, 2025**, giving business and property owners additional time to apply for this valuable opportunity.

This key revitalization initiative is designed to improve the appearance of commercial corridors within the FPRA District. The program supports exterior improvements that reduce blight, boost curb appeal, and bring properties into alignment with current design standards.

By investing in building façades, the program helps increase property values, attract tenants, and strengthen overall economic development throughout the district.

Eligible property and business owners may apply for 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 exterior enhancements.

Take advantage of the extended deadline to enhance your property and help revitalize Fort Pierce.



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.





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



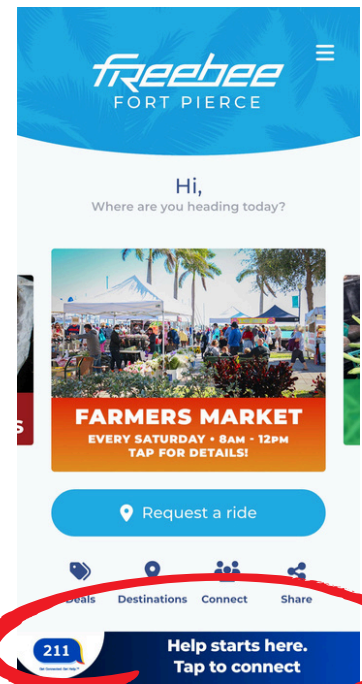
Contact Us
855.918.3733

Freebee App Update: 211 Resource Link Added

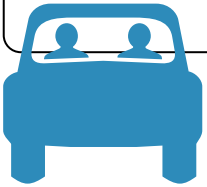
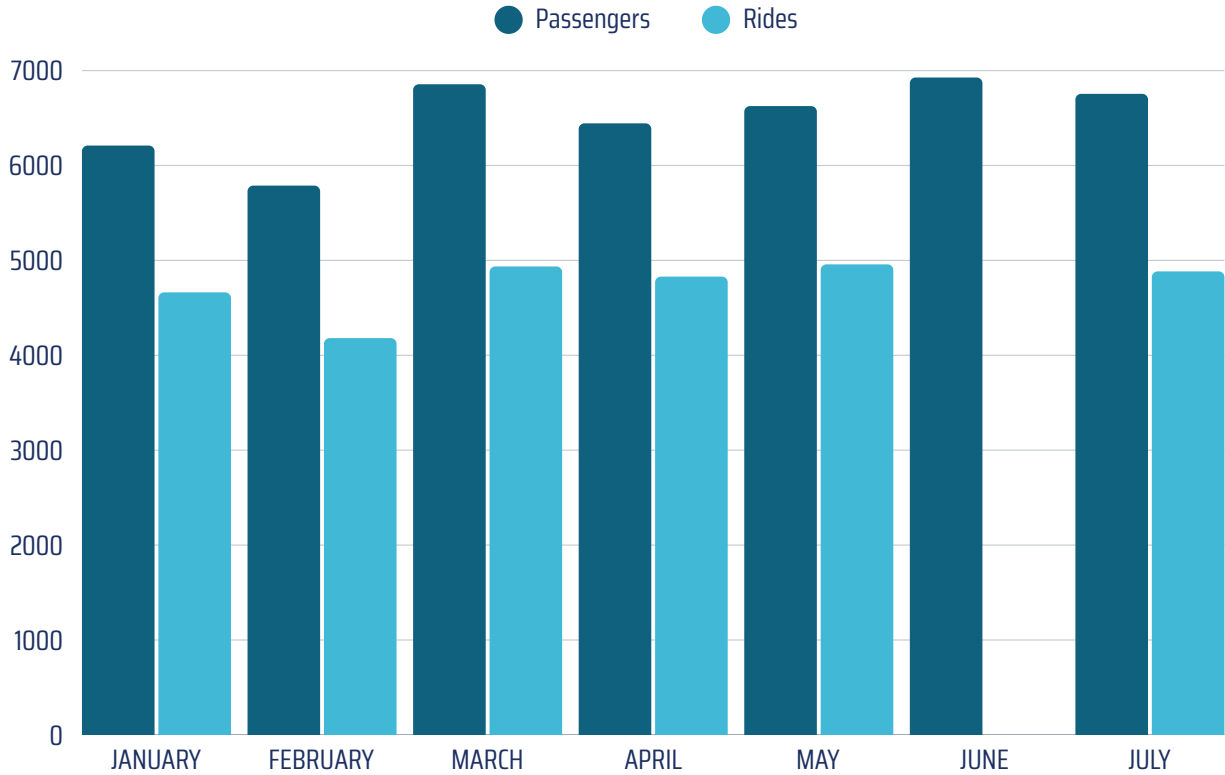
Following a recommendation from Board Member Johnson at the May FPRA meeting, a valuable new feature has been added to the Freebee app.

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 over 700 clicks, reflecting strong community interest and engagement.

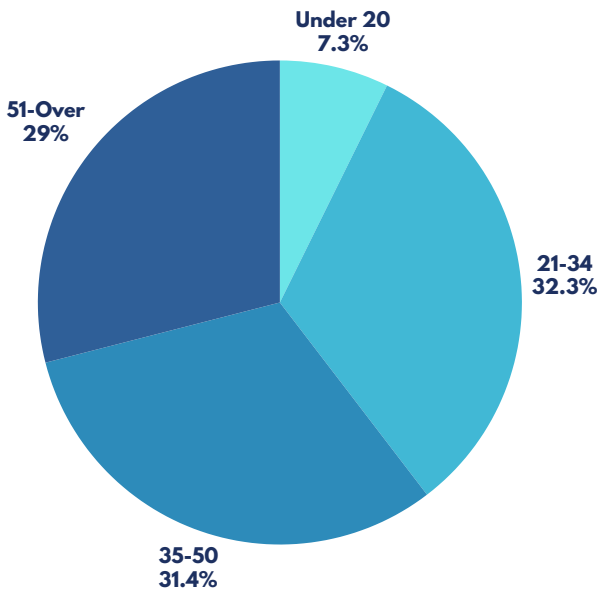


PASSENGERS & RIDES EACH MONTH

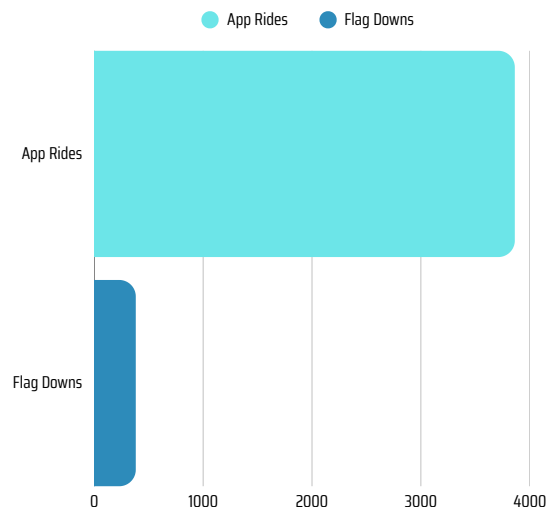


FREEBEE RIDERSHIP

PASSENGER AGE RANGE



RIDES





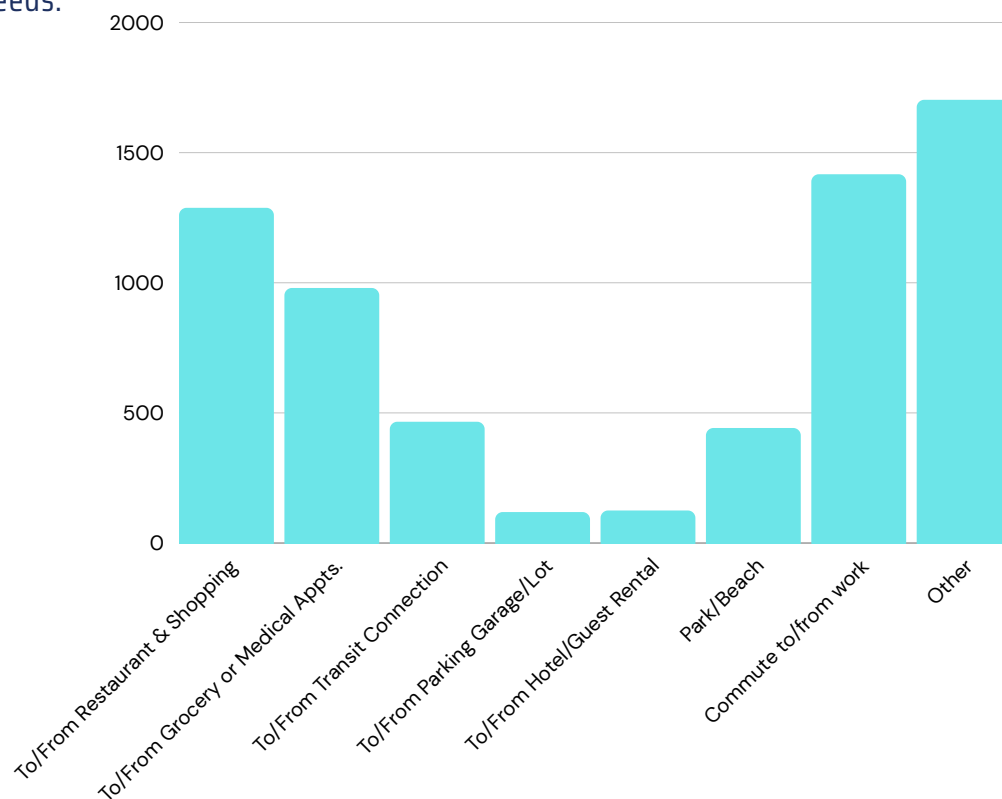
FREEBEE

Improving the Ride

Freebee Ridership Data

Following the July meeting, Freebee launched a ridership survey titled **“What is the purpose of your ride today?”** to better understand how the service is being used. Riders were prompted to select the reason for their trip, whether commuting to work, running errands, attending non-emergency medical appointments, or other purposes.

The data collected is providing valuable insight into rider behavior and helping us identify the percentage of trips tied to specific activities. With this information, we’ll be able to more accurately quantify the economic impact of microtransit in Fort Pierce and continue tailoring the service to meet community needs.



Freebee Outreach

Freebee information has been updated on the Visit St. Lucie website, directing both residents and visitors to the city's website for more details about the service. Outreach efforts are also underway to connect with local Airbnb hosts to distribute informational materials and ensure guests are aware of the transportation option during their stay.

For added rider convenience, each Freebee vehicle features an exterior QR code, allowing users to quickly access ride information before boarding.

HIGHWAYMEN MUSEUM

A Celebration of Art and Legacy

During the July meetings of the Fort Pierce Redevelopment Agency and the City Commission, the final four change orders for the Highwaymen Museum renovation were officially approved. These updates include leveling the second floor, constructing a dumpster enclosure, and expanding the parking lot redesign to address elevation issues and prevent water intrusion into the facility. The revised parking lot plans have been approved by Historic Preservation in the Planning Department and are currently under review by the Building Department.

Additionally, renowned artist Anita Prentice has completed four cement mosaic benches, each featuring imagery inspired by the iconic artwork of the Highwaymen—adding a vibrant touch of local history and cultural homage to the museum grounds. Once the exterior work has been completed, the benches will be placed along a meandering paver brick path underneath a huge oak tree.



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.

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 City Commission awarded the RFP to the highest ranked respondent, VenuWorks. A kick-off meeting is currently being scheduled to initiate negotiation discussions.



COMMUNITY POLICING

NORTH 25th STREET



During the month of June 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, 3 case report were completed.

- Traffic Stop
- Suicide Threats
- Conduct Investigation

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	34
TRAFFIC STOP	6
FOOT PATROL	3
CONDUCT INVESTIGATION	1
PHONE MESSAGE	1
SICK/INJURED PERSON	1
SUICIDE	1
SUSPICIOUS PERSON	1
UNWELCOME PERSON	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 June 2025, there were a total of 21 FPRA details working for the Downtown area. There were 100 calls for service during the detail times. The top activities logged were patrols and traffic stops.

During this time, 4 case reports were completed.

- 2 Disturbances
- Traffic Stop
- Recovered Property

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	24
FOOT PATROL	17
SUSPICIOUS PERSON	15
TRAFFIC STOP	12
DISTURBANCE	9
CONDUCT INVESTIGATION	4
FLAGDOWN	2
OPEN DOOR OR WINDOW	2
TRAFFIC RELATED	2
TRESPASSING COMPLAINT	2
BURGLARY	1
DRUNK DRIVER	1
HANG UP	1
NEIGHBOR TROUBLE	1
PHONE MESSAGE	1
RADAR DETAIL	1
RECKLESS DRIVER	1
RECOVERED PROPERTY	1
STOLEN AUTO	1
TRAFFIC ACCIDENT	1
UNKNOWN	1
Total	100

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 June 2025, there were a total of 13 FPRA details working for the Jetty Park area. There were 14 calls for service during the detail times.

During this time, 2 case reports were completed.

- Traffic Stop
- Recovered Property

Table - Calls for service in Jetty Park area

Nature	Calls
CLOSE PATROL	7
DISTURBANCE	1
FOOT PATROL	2
RECOVERED PROPERTY	1
SUSPICIOUS PERSON	1
SUSPICIOUS VEHICLE	1
TRAFFIC STOP	1
Total	14

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.



CONTACT US

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