

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24043

Date Submitted: 5/17/2025

APPLICATION FORM

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

Eligible Improvements Include:

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

Application Process Summary

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

To review full grant program overview, visit:

[Commercial Façade Program Overview](#)

Property Details:

Parcel ID Number:*

2410-604-0080-000-3

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

Project Property Address:*

722 Orange Ave Fort Pierce FL 34950

Property Owner (As recorded on Warranty Deed):*

Botanical Sanctuary LLC

Building's Existing Use(s):*

Retail

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@pierceharbor.com

Cell Phone Number: *

772-340-6967

Business Information:

Legal Business Name:

Botanical Sanctuary LLC

Federal Employer Identification Number / Tax ID:

47-1749190

Business Structure*

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

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

retail

Business Phone Number*

772-801-5729

Website (If applicable)

Mailing Address (If different):

Number of Years in Business:*

11

Number of Years at Current Address:*

1

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

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?

57,075.79

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

December 2025

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

Proposed Improvements:*

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

Detailed description of the project improvements to be made:*

To remove the bars and gate that currently exist on the windows of unit 722, and replace it with impact glass. To replace the roof of unit 726, which is currently rusted and full of holes. And, to update the unusable/vacant lot on the west side of 726 to a gravel parkway, with pavers on the east side of the building.

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):*

As Is.jpeg

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

722 2nd photo.png

Design Proposal/Construction Plans for the Proposed Improvements:*

Updated rough sketches.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.*

Botanical Sanctuary proof of funding.pdf

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

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*

Combined Approved Ests.pdf

Cost Estimate #2

Combined Refused Estimates.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**

From: [Lauryn Bly](#)
To: [Miriam Garcia](#)
Cc: [Katherine Calderon](#)
Subject: RE: 722 Orange Ave - 2410-604-0080-000-3
Date: Wednesday, May 14, 2025 4:34:12 PM
Attachments: [image003.png](#)

Please see the results below.

SEARCH REQUEST INFORMATION		
PROPERTY ADDRESS:	722 Orange Ave	<input checked="" type="checkbox"/> IS IN THE CITY
PARCEL ID#:	2410-604-0080-000-3	<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:

Lauryn Bly | Administrative Assistant | City of Fort Pierce
 Community Response Divisions
 Code Enforcement & Animal Control
 Phone: 772.467.3158 100 North U.S. 1 Fort Pierce, FL 34950



From: Miriam Garcia <mgarcia@cityoffortpierce.com>
Sent: Wednesday, May 14, 2025 11:51 AM
To: Katherine Calderon <kcalderon@cityoffortpierce.com>
Subject: 722 Orange Ave - 2410-604-0080-000-3

Hi Kat,

Please provide a lien search for the following property:

722 Orange Ave - 2410-604-0080-000-3

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



Updated 722 Windows



Updated 726 West Lot



Updated 726 Roof



WELLS FARGO

⊖ Account Summary

 [Customize](#) |  

Business and Personal Accounts ▾ [Set as default](#)

⊖ Cash Accounts

\$360,319.16
Total available balance

BOTANICAL SANCTUARY LLC Acco
unts **\$62,444.09**



Botanical Sanctuary

...0742

\$62,444.09

Available balance

Explain why this property should be selected to receive funding through the grant program.

This property should be selected to receive funding because Botanical Sanctuary LLC plans of beautifying and restoring Fort Pierce and the Peacock Art District aligns with FPRA's overall goals to do the same. This grant would supply us with the incentive to move these plans forward.

Describe the need for financial assistance and why this funding is critical to the completion of your project.

This funding will help ensure these projects get done in a timely manner, allowing us to speed up our long-term plan of renovation and beautification. Without these funds, our process for butifing and revitalizing our properties would be pushed back to an unknown date in the future.

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.

Botanical Sanctuary plans a 3-fold system for beautification and the elimination of blight: The first, is to remove the bars and gate that currently exist on the windows of unit 722, and replace it with impact glass. This ensures the safety of the retail goods inside, while removing negative connotations and perceived blight around bard windows. Secondly, we plan to replace the roof of unit 726, which is currently rusted and full of holes. This will ensure the inhabitability and safety of the unit, and help relieve the blight currently presented by the old rusty roof. Thirdly, we plan to move the mobile fence currently blocking the unused/unkempt lot on the west side of 726 back to the far back section, and update the exposed lot to a gravel parkway with pavers on the east side of the building, for safer/easier egress. This should improve the overall look of the neighborhood and FPRA district, as well as turn an unusable space into a productive and beautiful area.

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.

These proposed renovations will remain compatible with the neighborhood's architectural style, utilizing the existing façades and structure, while updating the functionality of the elements being updated. The windows will still be protected and safe, by using impact glass rather than rusted bars, the roof will still be metal and similarly shaped, but no longer rusted and filled wth holes, the lot will become usable and functional, while still presenting the standard old florida charm we're known for.

Describe how your project will benefit the community and generate positive outcomes for the public.

The project will generate a meaningful positive impact for the community and the general public by revitalizing and refreshing the overall look of the area, making it appear cleaner and renewed. In turn, this should help draw people by creating a well-kept, safe look to the existing area. Furthermore, Botanical Sanctuary LLC hopes to utilize the space to actively attract tourists, visitors, and the public to a beautiful and productive space.

Explain how the proposed improvements align with and support the goals outlined in the FPRA Plan.

This project will address three of the main priorities of the FPRA, as outlined in the Redevelopment Plan, by restoring a neighborhood, connecting the community, and re-setting a part of the economic base. First, we will help restore the neighborhood by revitalizing and beautifying a prominent section of the PAD, continuing to support the goal of making it known as a safe and vibrant artist destination. Secondly, this project will help connect the overall community, by beautifying our functional art and retail spaces to attract local artists, kids and parents, and art connoisseurs, to safe, attractive venues. Finally, these improvements will help us contribute to resetting the economic impact this building has by making it an attractive tourist and visitor destination, directly on Orange Ave, the direct route from I-95 to Downtown Fort Pierce.

Attached are 3 estimates, 1 for each improvement, that have the better price of the estimates we received. These are the estimates we plan to move forward with.

PROPOSAL NUMBER

820874

PROPOSAL NAME

722 The Peacock Gallery

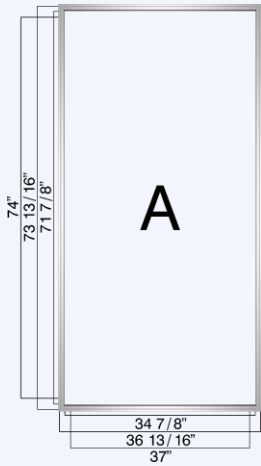
EXTERNAL PURCHASE ORDER ID

722 The Peacock Gallery

QUOTE ITEMS

LINE NUM	LINE NAME	ASSEMBLY SYSTEM	ASSEMBLY	UNIT PRICE	TOTAL QUANTITY	TOTAL PRICE											
1	001 (OPTION #1)	ES-8000T JUMBO - FIXED WINDOW	1 LITE	\$6,041.17	1	\$6,041.17											
		 <p>SIZE 122" X 74"</p> <p>WEIGHT 689.36 LBS (313.35 KG)</p> <p>AREA 62.69 FT²</p> <p>FINISH AAMA 2604 WHITE</p> <p>GLASS 1/4" CLEAR HS + 0.09 SGP CLEAR + 1/4" CLEAR HS + 1/2" AIR MA BLACK SPACER + 1/4" CLEAR TMP</p> <p>MUNTIN NO</p> <p>SHIM SPACE 1/4" SHIM SPACE</p> <p>ANCHOR TYPE TYPE A 1/4 DIA ULTRACON</p> <p>PROTECTIVE FILM BOTH</p> <p>POUR AND DEBRIDGE YES</p> <p>PRE-GLAZED? YES</p> <p>FBC CERTIFICATION</p> <table border="1"> <tr> <td>INTERNAL PSF</td> <td>EXTERNAL PSF</td> </tr> <tr> <td>70.00</td> <td>70.00</td> </tr> <tr> <td>CODE</td> <td>FL17897</td> </tr> </table> <p>NOA CERTIFICATION</p> <table border="1"> <tr> <td>INTERNAL PSF</td> <td>EXTERNAL PSF</td> </tr> <tr> <td>70.00</td> <td>70.00</td> </tr> <tr> <td>CODE</td> <td>20-1118.02</td> </tr> </table>	INTERNAL PSF	EXTERNAL PSF	70.00	70.00	CODE	FL17897	INTERNAL PSF	EXTERNAL PSF	70.00	70.00	CODE	20-1118.02			
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70.00	70.00																
CODE	FL17897																
INTERNAL PSF	EXTERNAL PSF																
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CODE	20-1118.02																
2	002 OPTION#2)	ES-EL150 - FIXED WINDOW	0	\$1,511.26	2	\$3,022.52											
		 <p>SIZE 61" X 74"</p> <p>WEIGHT 172.43 LBS (78.38 KG)</p> <p>AREA 31.35 FT²</p> <p>FINISH AAMA 2604 WHITE</p> <p>GLASS 3/16" CLEAR HS + 0.09 SGP CLEAR + 3/16" CLEAR HS</p> <p>MUNTIN NO</p> <p>FRAME TYPE FLANGE</p> <p>PROTECTIVE FILM NO</p> <p>PRE-GLAZED? YES</p> <p>FBC CERTIFICATION</p> <table border="1"> <tr> <td>INTERNAL PSF</td> <td>EXTERNAL PSF</td> </tr> <tr> <td>72.70</td> <td>72.70</td> </tr> <tr> <td>CODE</td> <td>FL 21461.1</td> </tr> </table> <p>NFRC CERTIFICATION</p> <table border="1"> <tr> <td>U FACTOR</td> <td>SHGC</td> <td>VT</td> </tr> <tr> <td>1.02</td> <td>0.65</td> <td>0.75</td> </tr> </table>	INTERNAL PSF	EXTERNAL PSF	72.70	72.70	CODE	FL 21461.1	U FACTOR	SHGC	VT	1.02	0.65	0.75			
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1.02	0.65	0.75															

3 003 (ADJACENT) ES-EL150 - FIXED WINDOW O \$718.93 1 \$718.93

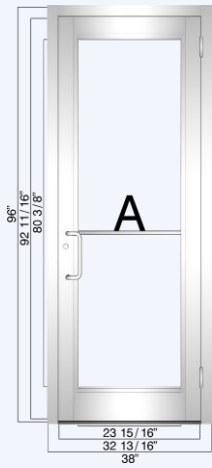


SIZE 37" X 74"
WEIGHT 105.39 LBS (47.91 KG)
AREA 19.01 FT²
FINISH AAMA 2604 WHITE
GLASS 3/16" CLEAR HS + 0.09 PVB CLEAR + 3/16" CLEAR HS
MUNTIN NO
FRAME TYPE FLANGE
PROTECTIVE FILM NO
PRE-GLAZED? YES

FBC CERTIFICATION
INTERNAL PSF 80.00
EXTERNAL PSF 80.00
CODE FL 21461.1

NFRC CERTIFICATION
U FACTOR 1.02
SHGC 0.65
VT 0.75

4 004 (ENTRY DOOR) ES-9000 - SWING DOOR SINGLE LEAF \$2,868.78 1 \$2,868.78



SIZE 38" X 96"
WEIGHT 201.42 LBS (91.55 KG)
AREA 25.33 FT²
FINISH AAMA 2604 WHITE
GLASS 1/4" CLEAR HS + 0.09 PVB CLEAR + 1/4" CLEAR HS
CLOSER NO
MUNTINS NO
OPENING RIGHT OPENING (XR)
LOCATION SINGLE
SILL TYPE SADDLE THRESHOLD (ES9015) (ALTERNATIVE ADA)
FRAME TYPE ES9000
BOTTOM RAIL STANDARD BOTTOM RAIL
CUSTOM PANELS NO
REINFORCEMENT MD1
LOCK MECHANISM PUSH/PULL (NOT ELECTRIC)
COLOR CLEAR ANOD
THRESHOLD BOTH
PROTECTIVE FILM BOTH
DIAMETER 1/4
CLUSTER 6
QUANTITY 6
CLUSTER 6
DECORATIVE MUNTIN NO
PRE-GLAZED? YES

FBC CERTIFICATION
INTERNAL PSF 80.00
EXTERNAL PSF 80.00
CODE FL 22527.1

NOA CERTIFICATION
INTERNAL PSF 80.00
EXTERNAL PSF 80.00
CODE 23-0724.12

NFRC CERTIFICATION
U FACTOR 1.06
SHGC 0.40
VT 0.43

5 005 (CORNER SUPPORT) MULLION ALUT4X4X125 \$89.07 1 \$89.07



SIZE 1" X 76"
WEIGHT 16.66 LBS (7.57 KG)
AREA 0.53 FT²
FINISH AAMA 2604 WHITE
GLASS
ANCHOR TYPE ANCHOR TYPE D
MULLION TYPE STD
PRE-GLAZED? NO

NO NOA
NO FBC

6	006 (ABOVE ENTRY DOOR)	MULLION	1 X 4 REINFORCED	\$32.01	1	\$32.01
		SIZE 1" X 40" WEIGHT 5.78 LBS (2.63 KG) AREA 0.28 FT ² FINISH AAMA 2604 WHITE GLASS ANCHOR STANDARD MULLION TYPE STANDARD PRE-GLAZED? NO	NO NOA NO FBC			

7	007 (SUPPORT IF OPTION #2))	MULLION	1 X 4 REINFORCED	\$32.01	1	\$32.01
		SIZE 1" X 40" WEIGHT 5.78 LBS (2.63 KG) AREA 0.28 FT ² FINISH AAMA 2604 WHITE GLASS ANCHOR STANDARD MULLION TYPE STANDARD PRE-GLAZED? NO	NO NOA NO FBC			

QUOTE SUMMARY

ASSEMBLY SYSTEM	TOTAL QUANTITY	TOTAL AREA (SQ FT)
ES-8000T JUMBO - FIXED WINDOW	1	62.69
ES-9000 - SWING DOOR	1	25.33
ES-EL150 - FIXED WINDOW	3	81.71
MULLION	3	1.08
TOTAL	8	170.81

Product Totals

PRODUCT TOTAL	\$12,804.48
TAX RATE	7.00%
TAX AMOUNT	\$896.31

Terms and Services

INSTALLATION PRICE	\$1,900.00
PERMIT PRICE	\$250.00
MISCELLANEOUS	\$0.00

Totals

TOTAL	\$15,850.79
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ROOFING CONTRACTOR

“Estimate/Contract/Proposal”

Table with contact information for Customer/Owner/ Moriarty, Joanna, including Project Address, Billing Address, Date/Type/Code, Mobile, Phone, Fax, and Email.

J.A. Taylor Roofing will provide necessary permits, schedule all inspections with related Municipality, and maintain Current License and Insurance. This proposal includes labor, materials, and all taxes. Please note that “Oil Canning” is a characteristic of all metal roof systems and is not a cause for rejection. Our highly trained “Professional” installers will hereby complete the following;

- 1. Remove existing roofing materials & install new 5/8” Plywood Roof Sheathing over entire pitched surface. (Tear Off- based on one layer tear off, additional layers at extra cost).
2. For additional lumber replacement costs, see attached sheet.
3. Install 8-D “ring-shank” fasteners to sheathing / deck to meet current Building Code Requirements.
4. Install (1) ply Peel & Stick Underlayment “Direct To Deck” and fasted using approved fasteners per code requirements. JA Taylor is not responsible for fastener penetration damage-pipe/wire/ceilings/etc.
5. If peel & stick direct to deck is existing, additional cost may incur.
6. Install new roofing accessories including: drip edge, plumbing stack flashings, vents, and valley metal. (Accessories to be shop fabricated using 26 or 24 gauge Galvanized materials, standard colors.(with metal roof options, accessories will be made to match metal roofing panels).
7. Seal all penetrations using approved roofing cement and/or sealants.
8. All new roofing materials / accessories will be installed using approved fasteners per code requirements.
9. Satellite dish, Solar panels, etc. to be removed by others prior to commencement of work, unless disposing of items.
10. (Flat/Low-Slope roof area’s, Aluminum structures, gutters, skylights, out buildings, etc. not included.
11. Thoroughly clean project of all “roofing related debris” and haul away. (Landfill fees are included).

Metals

5-V Crimp Metal Roof System (26 Gauge/Mill Finish)---(exposed fasteners)-----\$ 19,800.00
1” Standing Seam Roof System (24 Gauge/Mill Finish)---(Hidden Fasteners)-----\$ 25,900.00

Options:

*Upgrade to (24 gauge/Standard Colors)------(Metal Roof)-----\$ 6,600.00

J.A. Taylor Roofing will provide a (5) Year “Leak Free” workmanship warranty from date of completion.

Any alteration or deviation from the above specifications involving additional costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Replacement of rotten/damaged lumber is not included in estimate unless specified. Customer must provide access to building unless arrangements are made prior to estimate, therefore J.A. Taylor Roofing is not responsible for damage to driveway/sidewalks and/or any other access areas needed to approach projects. Any client that is in default in the payment of money due under terms of this account will be charged at the rate of 1 1/2 % per month on the unpaid balance, (Maximum allowable by law). If any client is referred to an attorney for collection, client agrees to pay all fees incurred in the collection of the amount due, plus all court costs and attorney fees. Work will be scheduled upon written acceptance of this proposal. This proposal may be withdrawn from us if not accepted within 30 days. *All major credit cards accepted, however an additional processing fee of up to 5% will be assessed to contract total depending on current monthly rate and card used. Payment Terms: 1/3 Deposit @ Commencement, 1/3 Payment @ completion of dry-in, Balance upon Completion of Project.

ACCEPTANCE OF PROPOSAL

Owner: _____ Date: _____
Contractor: _____ Date: _____

Thank you for the opportunity to bid your project!

*****Serving the Treasure Coast for over 60 Years*****

Respectfully Submitted By: Tim Parmiter Phone:772-521-7877

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

QUOTE
 050125100
 Date: 05/1/2025

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

To:
 Pierce Harbor Realty
 Fort Pierce, FL
 34950

Job name	Job address	Job number
726 Orange Ave	726 Orange Ave Fort Pierce, FL 34950	050125100

Qty	Description	Unit price	Line total
1	Clean up and prep Trash clean up remove old pavers , concrete strip grass and haul off		
1	Compactable road base Compactable road base for under gravel/millings		
1	Asphalt Millings Double crushed asphalt Millings in the area of the survey marked		
Permit	No Permit necessary		
	All material and labor included	TOTAL	\$11,500.00
	Supply and install 4" x 8" Pavers in the area that measures 17 x 50 Basic grey pavers cement blend Excavation and prep Delivery/trucking Installation	TOTAL	\$9,925.00
	Payment schedule TBD		
	TERMS & CONDITIONS <ul style="list-style-type: none"> For the price stated, D&L Sandeen General Contracting, LLC, now known as the Seller, agrees to furnish all materials (the "Materials") and labor for job described. This is a firm offer- Seller shall obtain the construction permit (if needed) to perform the work requested by Buyer. The permit cost will be added to contract total unless otherwise stated. Acceptance by the Buyer must be on the exact terms and conditions herein and any additional or different terms shall constitute a counteroffer by Buyer. In the event of typographical, mathematical or human error in this contract, as reasonably determined by Seller, the parties hereby agree to immediately correct such error in this contract. This proposal price will be honored for 30 days. This proposal does not become a contract until accepted and signed by an authorized representative or officer of Seller and, if not accepted, payment shall be returned (if received). Sellers terms shall prevail over Buyers terms at all times. Seller reserves the right to cancel this contract or any part thereof, without penalty, if Buyer fails to comply with the terms and conditions or fails to make any payments within the time specified. In addition, if this contract covers the installation of more than two residential dwellings, then Seller reserves the right to terminate this contract for any reason with respect thereto by giving 3 days written notice to Buyer. Materials returned without the written permission of the Seller will not be accepted for replacement or credit. In the event this contract is signed by a corporation, the signer hereby agrees to guarantee payment personally. All balances due under this contract are due and payable upon COMPLETION OF INSTALLATION OF THE MATERIALS by Seller without notice or demand and shall bear interest from such date at the lessor of 18% per annum and the maximum legal rate. If Buyer requests a delay in the installation of the Materials after the date of this contract, then interest shall accrue from the date of such requested delay. In the event payment of this contract is enforced through attorneys or by suit or in bankruptcy or probate proceedings, Seller shall recover and Buyer hereby agrees to pay all reasonable attorney fees and costs of court incurred by Seller. Seller expressly reserves all of Sellers mechanics and materialmen liens which may be asserted under any provisions of law to secure payment of the contract price and may claim the same as a lien upon real property on which the installation of the Materials is made. If the Buyer is a commercial legal entity, Buyer grants to Seller, perfected, first lien purchase money security interest in and to the Materials, governed by the Uniform Commercial Code in the State of Florida (the "UCC"). If Buyer is a commercial legal entity, this contract shall constitute a valid financing statement and may be filled by Seller and upon default by Buyer; Seller shall have all remedies set forth in the UCC. No UCC security interest is granted to Seller if Buyer is a consumer. Product warranty is per manufacturer. Any balance not paid when due will render any warranty given by Seller hereunder to be automatically NULL AND VOID for all purposes. Seller agrees to take reasonable steps to ensure the fulfillment of orders received, but performance is subject to, and Seller shall not be liable for, any and all delays or cancellations caused by war, accidents, strikes, inability to secure labor and raw materials, fires, inclement weather conditions, rainy or windy weather, embargoes, 		

transportation shortage and delays, government conscription, priorities, and failure on Buyers part to give notice of requirements and/or proper measurements and other information, and all other causes beyond Seller's control affecting the whole or any part of Seller's obligation hereunder.

- Seller shall make any changes to the Materials and the work which in its judgment maybe necessary while on the jobsite in order to properly install the Materials and to comply with applicable building codes, regulations, and laws. In the event any additional work or modifications of the work is necessary due to the conditions existing at the time construction commences which are unknown and not obvious (and whether reflected in the construction drawings or not), Seller reserves the right to charge the Buyer the necessary sum to complete all additional work or to cancel this contract and receive payment for all work completed up to such time.
- D&L Sandeen General Contracting, LLC is not responsible for painting, damage to stucco, drywall, broken sills, tile, or anything else pertaining to interior and exterior finish work unless otherwise specific exceptions are stated on page (1) of this contract as an additional term. D&L Sandeen General Contracting, LLC will use its best efforts to minimize damage to the listed areas, although when removing, glass windows and doors damage may occur.
- Seller is not held responsible for damage which may occur to personal property at the jobsite, which must be removed from the area of the Jobsite, unless such damage is caused by the gross negligence of Seller.
- Distortion and Waves. Laminated impact glass may have some distortion or waves depending on size of the glass. D&L Sandeen General Contracting, LLC does not manufacture glass, thus this is a manufacturing problem and it will be handled by the glass manufacturer. Depending on the severity of the distortion or waves and weather it meets ASTM Standards, it will be the discretion of the glass manufacturer whether the glass will be replaced or not.
- All risk of loss is passed to Buyer upon delivery of the Materials to the jobsite and Buyer shall be solely responsible for any theft, damages, vandalism, or other loss thereto. Seller will retain title to the Materials until payment in full of contract price has been made.
- This contract shall be governed by and construed in accordance with the laws of the State of Florida (without giving effect to conflict of laws) and federal law. No statement, representation, warranty (implied or expressed), or agreement (written or verbal) not appearing on the face of the contract or in the Terms and Conditions shall be binding upon the parties hereto. No agent, employee, or representative is authorized to legally bind Seller to any representation, warranty, or agreement which is not set forth in Miting in this contract. This contract is the entire agreement between the parties. No attempted modification of this contract shall be enforceable unless signed by the party against which such modification is to be enforced. No sale representative, contractor, or agent of Seller has the authority to modify, alter, or waive any terms of this contract. This contract shall not be assigned by Buyer. Seller may assign this contract without the consent of Buyer.
- The installation timeline provided on this agreement is an estimate and may be subject to changes due to factors beyond our control, such as manufacturing delays, D&L Sandeen General Contracting, LLC's schedule, weather conditions, and other unforeseen circumstances. Early delivery or the product to D&L sandeen General Contracting, LLC does not guarantee installation before the estimated dates on page (1) While D&L Sandeen General Contracting, LLC is committed to making its best efforts for prompt installation upon product arrival at our warehouse, the parties acknowledge that the schedule is subject to external influences.
- If and only if Buyer is a consumer, then Buyer may cancel this contract at any time prior to midnight of the third (3rd) business day after the date of this contract. Cancellation Fee is 50% of contract after the 3 day right of rescission.

BUYERS SIGNATURE _____

DATE _____

Attached are 3 estimates, 1 for each improvement, that have the more expensive price of the estimates we received. These are the estimates we plan to reject.



Mar 19, 2025

5V 26 Gauge Striated Metal Roof

Pierce Harbor Realty
jonna.moriarty.pierceharbor@gmail.com
724 Orange Avenue
Fort Pierce, FL 34950

Level Best Roofing

Located in Florida. Mainly residential, but some commercial. Retail roofing and storm restoration roofing.

(844) 458-5237

office@levelbestroofing.com

5V 26 Gauge Straited Metal Roof (Mill Finish)

Item

Section Name

Roof Replacement

Removal of existing Metal Roofing System and replace with **5V 26 Gauge Straited Metal Roof (Mill Finish)**. This estimate includes a complete roof re-decking to meet Florida code. Estimate is for rear building with pitched metal roof, flat is not included.

DAMAGED WOOD: (Replace as needed at additional cost)

Fascia @ \$15.00 / LF

Warranty: (7) Year Labor and Workmanship

Extras: Any additional repairs that need to be made in addition to the reroof in order to bring the project up to Florida code will be additional expense for the property owner.

Recommendation: Please consult with the St. Lucie County Historical Society to ensure that all requirements are being met for the property.

Estimate subtotal

\$22,350.00

Level Best Roofing

Located in Florida. Mainly residential, but some commercial. Retail roofing and storm restoration roofing.

(844) 458-5237

office@levelbestroofing.com

Summary

Please review and sign the proposal with any notes.

5V 26 Gauge Straited Metal Roof (Mill Finish)

\$22,350.00

Total

\$22,350.00

Customer notes

Pierce Harbor Realty

Date

By signing this document you agree to the statement of works provided by Located in Florida. Mainly residential, but some commercial. Retail roofing and storm restoration roofing. and in accordance with any terms described within.

Level Best Roofing

Located in Florida. Mainly residential, but some commercial. Retail roofing and storm restoration roofing.

(844) 458-5237

office@levelbestroofing.com

1160 S Rogers Circle
Boca Raton, FL, 33487
sales@statewideimpactwindows.com
www.statewideimpactwindows.com



Office: 561-202-1412
Fax: 561-202-1416
License # **SCC131152028**

CUSTOMER PROPOSAL

Botanical Sanctuary, LLC
Botanical Sanctuary, LLC
117 Orange Ave
Fort Pierce FL 33495

Emily Cell - Point of contact for project:
772-340-6967
Emily.fingerhut.pierceharbor@gmail.com

Date: 04/22/2025
Rep: Jordan Weinstein

Statewide offers the design, product knowledge and expertise to provide you with new windows in your home to transform it into the paradise you deserve. From new construction to redesign and remodeling, we can bring the beauty of the outdoors inside your home and protect the inside from outside elements. Statewide’s experienced team can assist with any building project from design to completion.

Our team will work side by side with you to find the best products at the best prices for your project. From single units, waterfront estates, commercial properties and multifamily buildings, our staff will be there with you to achieve all the goals of cost efficiency, code compliance and guide you through all the choices of product selection to build the most attractive, safe and cost-effective projects.



Scope of Work Summary

Package Selected	ES 8000 Storefront
Total Windows:	3
Total Doors & Sidelites:	1
Total Custom Products:	0
Permit & Permit Fees	INCLUDED
New PT Wood Bucking	INCLUDED
Certified In-House Statewide Installation	INCLUDED
Full Warranty Coverage	INCLUDED
OSI Sealant 15 Year Leak Warranty	INCLUDED
Notes:	Revised 4.22.25

Impact Windows & Doors

<p>1 - Entry</p> 	<p>Type Glass Color Frame Color Glass Type Hardware</p>	<p>French Door - 1 Panel Tinted Gray Anodized Laminated ES9000 Push/Pull</p>	<p>Brand Size Frame Type Configuration</p>	<p>ES9000 37 1/2 x 79 3/4 Aluminum DuraStar 2604 Hinge Right Outswing</p>
<p>1-2 - Mullion</p> 	<p>Type Size</p>	<p>Mull Bars 76"</p>	<p>Brand Frame Type</p>	<p>ES Mull Bar Aluminum DuraStar 2604</p>
<p>2 - Entry</p> 	<p>Type Glass Color Frame Type</p>	<p>Window - Storefront Tinted Gray Aluminum DuraStar 2604</p>	<p>Brand Frame Color Glass Type Notes</p>	<p>ES8000 Tinted Anodized Aluminum Laminated 36"x29"</p>
<p>3 - Entry</p> 	<p>Type Glass Color Frame Type</p>	<p>Window - Storefront Tinted Gray Aluminum DuraStar 2604</p>	<p>Brand Frame Color Glass Type Notes</p>	<p>ES8000J Tinted Anodized Aluminum Laminated 121"x71"</p>
<p>3-4 - Mullion</p> 	<p>Type Size</p>	<p>Mull Bars 76"</p>	<p>Brand Frame Type</p>	<p>ES Mull Bar Aluminum DuraStar 2604</p>
<p>4 - Entry</p> 	<p>Type Glass Color Frame Type</p>	<p>Window - Storefront Tinted Gray Aluminum DuraStar 2604</p>	<p>Brand Frame Color Glass Type Notes</p>	<p>ES8000 Tinted Anodized Aluminum Laminated 37"x71"</p>

Additional Labor

<p>Engineering - Condo</p>	<p>1</p>
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Payment

MSRP	\$38,815.08
Discount Applied Manager Discount 45	-\$17,293.27
Total Price	<u>\$21,521.81</u>
Selected Terms	50%-40-5-5%
Deposit Due Today:	\$10,760.91
Deposit Form of Payment	E-Check

Proposal Terms

Statewide Windows & Doors, Inc. ("COMPANY") agrees to measure, supply, and install the products listed on this quote for the amount listed above guaranteed for 30 days. All work will be completed in a professional manner and in accordance to the manufacturers' recommendations. Manufacturer's Warranty on supplied products may be sent to Property Owner at completion upon request.



ESTIMATE



Prepared For

Emily Fingerhut
726 Orange Ave
Fort Pierce, FL 34950
(772) 340-6967

Garcia And Sons Construction LLC

1947 Sw Biltmore St
Port Saint Lucie, FL 34984
Phone: (561) 631-2025
Email: info@garciaandsonsconstruct.com
Web: Garciaandsonsconstruct.com

Estimate # 10239
Date 04/24/2025
Business / Tax # 46-5377257

Description

Total

Commercial Services

\$14,600.00

Alleyway

\$14,600.00

prepare ground and level for new white crushed concrete gravel installation
spread gravel in area instructed by owner
materials included

Subtotal

\$14,600.00

Total

\$14,600.00

"Our Reputation Is Our Biggest Asset and We Will Always Make It Right, Hire the Best and See the Difference in quality attention and professionalism at its finest" - CEO

QUALITY

PROFESSIONALISM

ATTENTION TO DETAIL

GREAT COMMUNICATION

OUTSTANDING REPUATION AND RELIABILTY- 5 STARS

ONE YEAR WARRANTY ON ALL WORK AND MATERIALS SUPPLIED TO OWNER FROM COMPLETION DATE STANDARD. -excludes normal wear and tear and settlement issues. ask about our warranty details and extra warranties for longer periods of time.

"OUR WARRANTY IS OUR REPUATION"!

STATE CERTIFIED GENERAL CONTRACTOR

License Number CGC-1527750

Insured And Bonded

WE ACCEPT ALL FORMS OF PAYMENT.

NO FEES ASSOCIATED WITH PREFERED METHOD OF PAYMENT WHICH IS-

*CASH - *CHECKS - *WIRE TRANSFERS

ONLINE PAYMENTS MADE WITH DEBIT/CREDIT CARDS AND E-CHECKS WILL BE SUBJECT TO A 3.5% CREDIT CARD PROCCESING FEE ON AMOUNT BEING PAID.

PHONE PAYMENTS MADE WITH OPERATOR USING A DEBIT/CREDIT CARD WILL BE 1.5% MORE FROM TRANSACTION.

PLEASE ADVISE BEFORE MAKING ONLINE PAYMENT.

EXTRA WORK FROM TIME OF ESTIMATE TO BE CHARGED HOURLY UPON APPROVAL OF OWNER
\$95 THE HOUR PER PERSON
MATERIALS SEPERATE

PLEASE CALL OUR OFFICE IF YOU HAVE ANY QUESTIONS OR CONCERNS (561) 631-2025

COME VISIT OUR KITCHEN AND BATH SHOWROOM LOCATED AT 1947 SW BILTMORE ST PORT SAINT LUCIE FL 34984

MONDAY-FRIDAY 8am-5pm

CABINETS-*COUNTERTOPS *-*TILE*-*PLANKING FLOORS* -*CEILING DESIGNS*-*TRIM*-

DRYWALL-*STUCCO*-*FRAMING*-*BATHROOMS*-*KITCHENS* AND MANY MORE!

EXPERIENCE THE DIFFERENCE WITH A TOP NOTCH 5 STAR SERVICE FROM OUR TEAM AT GARCIA AND SONS CONSTRUCTION LLC

By signing this document the customer agrees to services conditions and payment schedule as outlined in this document.

In any dispute involving monies owed to Garcia and Sons Construction LLC, Garcia and Sons Construction LLC shall be entitled to all costs of collection, including reasonable attorney's fees and interest at 15% per annum or the highest rate allowed by law, whichever is less, unless a lower amount is agreed to by Garcia and Sons Construction LLC.

The Customer agrees to indemnify, defend, and hold Garcia And Sons Construction LLC harmless from any claims and/or liability, fines, penalties and/or attorneys' fees arising from the services performed or customers materials/supplies, belonging and/or any conduct of the Customer, including but not limited to the inaccuracy of measurements, or specifications provided by owner by Customer or its agent or representative, which violates any Federal, State and/or other laws, and further agrees to indemnify and hold Garcia and Sons Construction LLC harmless against any and all liability, loss, damages, costs, claims, penalties, fines and/or expenses, including but not limited to reasonable attorney's fees, which the Company may hereafter incur, suffer or be required to pay by reason of such claims; in the event that any claim, suit or proceeding is brought against the Company, it shall give notice in writing to the Customer by mail at its address on file with the Company.

Non-Defamation. Each party agrees not to intentionally defame the other with respect to matters arising prior and after the date of the execution of this Agreement. You agree that you will not, directly or indirectly, make or ratify any defamatory comments or remarks as defined by law, in writing, orally or electronically, about Garcia And Sons Construction LLC or its associates. In the event either party defames the other that party shall be entitled to reasonable attorney's fees and direct and punitive damages.

MATERIAL ALLOWANCE: The amount of money allocated to cover the cost of material(s) and any applicable sales tax only, excluding the labor to install the specified material(s), overhead and profit not included. Owner(s) understand and agree that the MATERIAL ALLOWANCE AMOUNT may be more or less than the figure specified in this Contract, and that any adjustments will be made on the final billing for this job.

If the cost of the Owner-selected materials exceeds the MATERIAL ALLOWANCE AMOUNT, then that amount will be added to the next progress payment or final payment. If the amount is less than the MATERIAL ALLOWANCE AMOUNT, then that amount will be subtracted from the final amount of the Contract.

INSTALLED ALLOWANCE AMOUNT: An amount designated by CONTRACTOR to approximately represent CONTRACTOR's cost for all labor and material to install that particular item(s) and any applicable sales tax. This amount, at its final accounting, could be more or less depending on Owner's selection(s) and/or a third party's actual charges to CONTRACTOR. CONTRACTOR will add 25% markup to the final billing for the Installed Allowance Amount.

If the cost of the INSTALLED ALLOWANCE AMOUNT exceeds the amount specified, then that

amount will be added to the next progress payment or final payment. If the amount is less than the INSTALLED ALLOWANCE AMOUNT, then that amount will be subtracted from the final amount of the Contract.

Severability. The parties agree that any provisions in the agreement that may be deemed invalid, either partially or fully, can be struck from the agreement and the remainder of it will

PROGRESS OF THE WORK.

(a) The Contractor shall proceed and shall achieve Substantial completion.

(b) Owner shall have the right to visit the property from time to time during construction provided that

Owner shall not interfere with the work of any workmen on the job site. Such periodic entry onto the construction site shall be at Owner's risk.

(c) Owner agrees that all matters pertaining to this Contract shall be handled with Contractor's designated

representatives on site or at Contractor's main office, Monday through Friday 8AM - 5PM only, and not with construction supervisors, foremen or workmen.

(d) The Contractor may be delayed at any time in the progress of the work by labor disputes, fire, weather,

unusual delay in deliveries, delays in supplies, unavoidable casualties, sicknesses, diseases, or other causes beyond the Contractor's control.

FLORIDA'S CONSTRUCTION LIEN LAW WRITTEN NOTICE ON DIRECT CONTRACTS GREATER THAN \$2,500

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001/713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB/SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST OUR WIL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU, SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

489.1425 Duty of contractor to notify residential property owner of recovery fund -

(1) Each agreement or contract for repair, restoration, improvement, or construction to residential real property must contain a written statement explaining the consumer's rights under the recovery fund, except where the value of all labor and materials does not exceed \$2,500. The written statement must be signed substantially in the following form:

(2)(a) If the contract is written, the notice must be in the contract document. If the contract is oral or implied, the notice must be provided in a document referencing the contract.

(b) The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.

(c) This section may not be construed to adversely affect the lien and bond rights of lienors who are not in privity with the owner. This does not apply when the owner is a contractor licensed under the chapter 489 or is a person who created parcels or offers parcels for sale or lease in the ordinary course of business.

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY PM A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-1039. PHONE: 850-487-1395

DISCLAIMER

This document provides information about the laws affecting the Florida construction industry. We do not give legal advice, which is the application of law to an individual's specific circumstances. Although we go to great lengths to make sure our information is accurate and useful, we recommend you consult a lawyer if you want professional assurance that our information and you interpretation of it appropriate to your particular situation

Emily Fingerhut

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



PROPOSAL

To: Pierce Harbor Realty

Job Address: 726 Orange Ave, Ft. Pierce, FL 34950

Date of Plan: May 16th, 2025

We hereby submit specifications and estimates:

Furnish and installation of construction grade pavers
Excavate area for new pavers per survey approx 850 SF
Delivery and removal included

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

Ten thousand Four Hundred (\$10,400.00)

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

