

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24066

Date Submitted: 5/28/2025

APPLICATION FORM

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

Eligible Improvements Include:

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

Application Process Summary

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

To review full grant program overview, visit:

[Commercial Façade Program Overview](#)

Property Details:

Parcel ID Number:*

2409-823-0027-000-3

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

Project Property Address:*

1109 Delaware Ave

Property Owner (As recorded on Warranty Deed):*

Monarch Lee Homes LLC

Building's Existing Use(s):*

office

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

office

Do you own or lease?*

- Own
- Lease

Lease Term (if applicable):

Applicant Information:

Applicant Name:*

Monarch Lee Homes LLC

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

Owner

Email Address:*

yvonnep0206@gmail.com

Cell Phone Number: *

7725796355

Business Information:

Legal Business Name:

Monarch Lee Homes LLC

Federal Employer Identification Number / Tax ID:

83-2271778

Business Structure*

Corporation

LLC

Partnership

Nonprofit

Sole Proprietorship

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

Office

Business Phone Number*

7725796356

Website (If applicable)

Mailing Address (If different):

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

Number of Years in Business:*

7

Number of Years at Current Address:*

4

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

25

Project Details:

Grant amount requested?

\$25,000

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

What is the total estimated project cost?

\$51,000

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

30 to 45 days

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

Proposed Improvements:*

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

Detailed description of the project improvements to be made:*

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

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

Required Documentation:

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

1109 Delaware Front .jpg

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

1109 Delaware Front 2.jpg

Design Proposal/Construction Plans for the Proposed Improvements:*

1109.png

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

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

Screenshot 2025-05-28 105639.png

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

1109 Del APP.pdf

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

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

Cost Estimates

Cost estimates from a licensed contractor issued within the previous 90 days of this application submission. Estimates should be broken out in detail, especially if any non-eligible improvements are being completed, as this allows FPRA to compare based on only grant eligible improvements being performed

Cost Estimate #1*

1109 Delaware JPM.pdf

Cost Estimate #2

1109 Delaware letter of intent.pdf

Signature

Electronic Signature*

yvonne poindexter

Public Records Disclosure:

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

Certification Statements for Commercial Façade Grant Program Application Submission

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

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

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

1. Why This Property Should Be Selected for Funding

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

2. Need for Financial Assistance

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

3. Elimination of Slum and Blight

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

4. Design Innovation and Neighborhood Compatibility

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

5. Community Benefit and Positive Public Outcomes

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

6. Alignment with FPRA Plan Goals

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

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

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



413 SW Silver Palm Cove Port St Lucie, FL 34986

July 7, 2025 Amended July 29, 2025

PROJECT ESTIMATE

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

Total Cost: \$51,000

Scope of Work

- Supply labor and materials to stucco exterior.
- Supply labor and materials to paint the exterior.
- Supply labor and materials to install impact windows and doors.
- Supply labor and materials to landscape front and sides of building
- Supply labor and materials to build handicap ramp.
- Remove and dispose of all debris
- Permit related fees.

Timeline

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



LETTER OF INTENT

June 10, 2025

Dear Monarch Lee Homes,

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

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

STUCCO

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

EXTERIOR PAINT

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

WINDOWS / DOORS

Windows: Supply the labor and material to replace exterior windows

The following is quoted:

PGT VINYL

Glass color: clear

Frame color:

Turtle code: no

Low E: none

Privacy glass: none

Screen type : none

Grid type: none

Key lock: none

Lead time for windows (from order) :

Hardware pricing is not included / Customer to Provide

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

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

Price does not include any painting

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

GENERAL CONDITIONS

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

Permit Document preparation is included

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

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

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

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

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



ONLINE SERVICES

LICENSEE DETAILS

2:34:49 PM 6/18/2025

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

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

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

Special Qualifications	Qualification Effective
Construction Business	10/19/2010

Alternate Names

ONLINE SERVICES**LICENSEE DETAILS**

5:01:20 PM 7/8/2025

- [Apply for a License](#)
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- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

Licensee Information

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

License Information

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

Special Qualifications Qualification Effective

Construction Business	11/18/2024
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Alternate Names

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[View Related License Information](#)[View License Complaint](#)













From: [Lauryn Bly](#)
To: [Miriam Garcia](#)
Cc: [Katherine Calderon](#)
Subject: RE: 1109 Delaware Ave - 2409-823-0027-000-3
Date: Thursday, May 29, 2025 2:16:41 PM
Attachments: [image003.png](#)

Please see the results below.

SEARCH REQUEST INFORMATION		
PROPERTY ADDRESS:	1109 Delaware Ave	<input checked="" type="checkbox"/> IS IN THE CITY
PARCEL ID#:	2409-823-0027-000-3	<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 28, 2025 12:05 PM
To: Lauryn Bly <lbly@cityoffortpierce.com>; Katherine Calderon <kcalderon@cityoffortpierce.com>
Subject: 1109 Delaware Ave - 2409-823-0027-000-3

Good afternoon,

The property owner of 1109 Delaware applied for a commercial façade grant.

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