

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24125

Date Submitted: 7/2/2025

APPLICATION FORM

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

Eligible Improvements Include:

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

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:*

2410-503-0108-000-6

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

Project Property Address:*

100 S 2nd St. Fort Pierce FL 34950

Property Owner (As recorded on Warranty Deed):*

Galleria at Downtown Fort Pierce LLC

Building's Existing Use(s):*

1700

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

n/a

Do you own or lease?*

- Own
 Lease

Lease Term (if applicable):

n/a

Applicant Information:

Applicant Name:*

Emily Fingerhut

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

Administrator

Email Address:*

emily@pierceharbor.com

Cell Phone Number: *

772-340-6967

Business Information:

Legal Business Name:

Galleria at Downtown Fort Pierce LLC

Federal Employer Identification Number / Tax ID:

46-4628068

Business Structure*

- Corporation
- LLC
- Partnership
- Nonprofit
- Sole Proprietorship

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

Retail

Business Phone Number*

772-801-5729

Website (If applicable)

Mailing Address (If different):

Number of Years in Business:*

11

Number of Years at Current Address:*

11

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

n/a

Project Details:

Grant amount requested?

\$20,788.75

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

What is the total estimated project cost?

\$41,577.50

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

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

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

Proposed Improvements:*

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

Detailed description of the project improvements to be made:*

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

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

Required Documentation:

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

Galleria Front 1.png

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

Galleria Front 2.png

Design Proposal/Construction Plans for the Proposed Improvements:*

Galleria Design .png

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

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

Funding Proof for Grant.pdf

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

Galleria Letter .pdf

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

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

Cost Estimates

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

Cost Estimate #1*

PSL Glass Galleria.pdf

Cost Estimate #2

DL SANDEEN Galleria Windows.pdf

Signature

Electronic Signature*

Emily Fingerhut

Public Records Disclosure:

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

Certification Statements for Commercial Façade Grant Program Application Submission

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





NO
PARKING
LOADING ZONE
Tues - 5:30pm

REAL ESTATE

BOTOX FILLERS - P90 HORMONE REPLACEMENT STEM CELL THERAPY





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

Hello,

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

Emily Fingerhut



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

Estimate

ADDRESS

Attn: Emily
 Pierce Harbor

SHIP TO

Attn: Emily
 Pierce Harbor

ESTIMATE # 3363

DATE 06/17/2025

P.O. NUMBER

Galleria-2nd Fl Arch Top S/F

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

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

Accepted By

Accepted Date



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

Estimate

ADDRESS

Attn: Emily
 Pierce Harbor

SHIP TO

Attn: Emily
 Pierce Harbor

ESTIMATE # 3361

DATE 06/17/2025

P.O. NUMBER

Galleria - 2nd Floor Single Off

DATE	SCOPE OF WORK	QTY	RATE	AMOUNT
	2nd Floor Single Office Space: Remove Existing Non-Impact Window Frame and Glass	15	8,500.00	127,500.00
	Furnish and Install (2) PGT SH 7700A Operable Windows With (1) Center Mullin (2) Thus 44" x 62"			
	Finish: White Glass: 7/16" Gray Impact #1816 Charcoal Screen Included			
	TOTAL CONTRACT PRICE: \$127,500.00			
	*Note this Quotation Includes: City of Ft Pierce Building Permit			
	**Bid Exclusions: Rebuilding of Existing Openings to Comply with City of Ft. Pierce Building Dept. for Wood Structure for Proper Installation and Fastening of Impact Windows as Required by FL Product Approval			

A 50% deposit is required upon ordering all materials and scheduling all scope of work and the balance will be due upon completion.	SUBTOTAL	127,500.00
	TAX	0.00
	TOTAL	\$127,500.00

Accepted By

Accepted Date

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

QUOTE
 060525100
 Date: 06/05/2025

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

To:
 Pierce Harbor Realty
 Fort Pierce, FL
 34950

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

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

TERMS & CONDITIONS

- For the price stated, D&L Sandeen General Contracting, LLC, now known as the Seller, agrees to furnish all materials (the "Materials") and labor for job described. This is a firm offer- Seller shall obtain the construction permit (if needed) to perform the work requested by Buyer. The permit cost will be added to contract total unless otherwise stated. Acceptance by the Buyer must be on the exact terms and conditions herein and any additional or different terms shall constitute a counteroffer by Buyer. In the event of typographical, mathematical or human error in this contract, as reasonably determined by Seller, the parties hereby agree to immediately correct such error in this contract. This proposal price will be honored for 30 days.
- This proposal does not become a contract until accepted and signed by an authorized representative or officer of Seller and, if not accepted, payment shall be returned (if received). Sellers terms shall prevail over Buyers terms at all times. Seller reserves the right to cancel this contract or any part thereof, without penalty, if Buyer fails to comply with the terms and conditions or fails to make any payments within the time specified. In addition, if this contract covers the installation of more than two residential dwellings, then Seller reserves the right to terminate this contract for any reason with respect to any residential dwelling which Seller has not commenced work with respect thereto by giving 3 days written notice to Buyer. Materials returned without the written permission of the Seller will not be accepted for replacement or credit. In the event this contract is signed by a corporation, the signer hereby agrees to guarantee payment personally.
- All balances due under this contract are due and payable upon COMPLETION OF INSTALLATION OF THE MATERIALS by Seller without notice or demand and shall bear interest from such date at the 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 _____

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

Dear Fort Pierce Redevelopment Agency Committee,

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

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

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

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

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

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

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

Sincerely,

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

From: [Katherine Calderon](#)
To: [Miriam Garcia](#)
Subject: RE: 100 S 2nd St - Lien Search
Date: Wednesday, July 16, 2025 4:31:49 PM
Attachments: [image003.png](#)

Please see the results below.

SEARCH REQUEST INFORMATION		
PROPERTY ADDRESS:	100 S 2nd St	<input checked="" type="checkbox"/> IS IN THE CITY
PARCEL ID#:	2410-503-0108-000-6	<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@cityoffortpierce.com>
Sent: Wednesday, July 9, 2025 9:20 AM
To: Katherine Calderon <kcalderon@cityoffortpierce.com>
Subject: 100 S 2nd St - Lien Search

Buenos Dias Kat,

The property owner of 100 S 2nd Street applied for the commercial façade grant.

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