

**Print**

## **2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24107**

**Date Submitted: 6/17/2025**

### **APPLICATION FORM**

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

#### **Eligible Improvements Include:**

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

#### **Application Process Summary**

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

To review full grant program overview, visit:

[Commercial Façade Program Overview](#)

#### **Property Details:**

Parcel ID Number:\*

2410-509-0001-000-4

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

Project Property Address:\*

108 S 2ND ST Fort Pierce FL 34950

Property Owner (As recorded on Warranty Deed):\*

Galleria at Downtown Fort Pierce LLC

Building's Existing Use(s):\*

2100

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

n/a

Do you own or lease?\*

- Own
- Lease

Lease Term (if applicable):

n/a

## Applicant Information:

Applicant Name:\*

Emily Fingerhut

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

Admin Assistant

Email Address:\*

emily@pierceharbor.com

Cell Phone Number: \*

772-340-6967

### Business Information:

Legal Business Name:

Galleria at Downtown Fort Pierce LLC

Federal Employer Identification Number / Tax ID:

46-4628068

Business Structure\*

Corporation

LLC

Partnership

Nonprofit

Sole Proprietorship

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

Retail/Restaurant

Business Phone Number\*

772-801-5729

Website (If applicable)

Mailing Address (If different):

Number of Years in Business:\*

11

Number of Years at Current Address:\*

11

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

n/a

### Project Details:

Grant amount requested?

\$7,934.50

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

What is the total estimated project cost?

\$15,869.00

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

12/1/25

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

Proposed Improvements:\*

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

Detailed description of the project improvements to be made:\*

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

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

## Required Documentation:

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

108 Front 1.png

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

108 Front 2.png

Design Proposal/Construction Plans for the Proposed Improvements:\*

108 Design.png

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

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

THE BRAFORD LLC Account.pdf

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

Galleria 108 Letter.pdf

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

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

## Cost Estimates

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

### Cost Estimate #1\*

DL Fort Windows.pdf

### Cost Estimate #2

PSL Glass Fort Steakhouse.pdf

Signature

Electronic Signature\*

Emily Fingerhut

### **Public Records Disclosure:**

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

### **Certification Statements for Commercial Façade Grant Program Application Submission**

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

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

Dear Committee Members,

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

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

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

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

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

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

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

Sincerely,

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



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

# Estimate

**ADDRESS**

Attn: Emily  
 Pierce Harbor

**SHIP TO**

Attn: Emily  
 Pierce Harbor

**ESTIMATE #** 3362

**DATE** 06/17/2025

**P.O. NUMBER**

Galleria -Fort Steakhouse

DATE	SCOPE OF WORK	QTY	RATE	AMOUNT
	Remove Existing Non- Impact S/F Frame and Glass	1	15,869.00	15,869.00
	Furnish and Install YKK S/F: YKK YHS 50 FS Large Missile Impact			
	S/F Door: YKK 35H Large Missile Impact Door Hardware: Surface Mounted Closer, Emergency Panic Lock , ADA Compliant Thresholds and Standard Push/ Pull Bars			
	(1) Single 36" X 84" with Transom Door Frame			
	Elevations: (1) Thus 84" x 111"			
	Finish: White Glass: 9/16" Gray Impact			
	<b>TOTAL CONTRACT PRICE: \$15,869.00</b>			
	This Quotation Includes: City of Ft. Pierce Building Permit			
	<b>**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</b>			

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

SUBTOTAL	15,869.00
TAX	0.00
<b>TOTAL</b>	<b>\$15,869.00</b>

Accepted By

Accepted Date

859386

PROPOSAL NAME

The Fort

EXTERNAL PURCHASE ORDER ID The Fort

QUOTE ITEMS

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

<b>SIZE</b>	84" X 111"	<b>FBC CERTIFICATION</b>	
<b>WEIGHT</b>	534.95 LBS (243.16 KG )	INTERNAL PSF	EXTERNAL PSF
<b>AREA</b>	64.75 FT <sup>2</sup>	44.80	44.80
<b>FINISH</b>	AAMA 2604 WHITE	<b>CODE</b>	FL 17897.1
<b>GLASS</b>	1/4" GRAY HS + 0.09 PVB CLEAR + 1/4" CLEAR HS SB70	<b>NOA CERTIFICATION</b>	
<b>PANELS</b>	3	INTERNAL PSF	EXTERNAL PSF
<b>DOOR PANEL</b>	3	44.80	44.80
<b>DOOR GLASS</b>	1/4" GRAY HS + 0.09 PVB CLEAR + 1/4" CLEAR HS SB70	<b>CODE</b>	24-0321.07
<b>CLOSER</b>	NO	<b>NFRC CERTIFICATION</b>	
<b>MUNTIN</b>	NO	U FACTOR	SHGC
<b>MUNTINS</b>	NO	1.07	0.34
<b>OPENING</b>	LEFT OPENING (XL)		VT
<b>REVERSE</b>	NO		0.26
<b>LOCATION</b>	RIGHT		
<b>JAMB TYPE</b>	REGULAR (NO ANCHORED)		
<b>SILL TYPE</b>	SADDLE THRESHOLD (ES9015) (ALTERNATIVE ADA )		
<b>FRAME TYPE</b>	ES8000		
<b>SHIM SPACE</b>	3/8" SHIM SPACE		
<b>ANCHOR TYPE</b>	TYPE A 1/4 DIA ULTRACON		
<b>BOTTOM RAIL</b>	STANDARD BOTTOM RAIL		
<b>EQUAL LITES</b>	NO		
<b>EQUAL PANELS</b>	YES		
<b>REINFORCEMENT</b>	MD1		
<b>LOCK</b>	PUSH/PULL (NOT ELECTRIC)		
<b>MECHANISM</b>			
<b>COLOR</b>	CLEAR ANOD		
<b>THRESHOLD</b>			
<b>PROTECTIVE FILM</b>	BOTH		
<b>DIAMETER</b>	1/4		
<b>CLUSTER</b>			
<b>QUANTITY</b>	6		
<b>CLUSTER</b>			
<b>NUMBER OF ANCHORS</b>	2 ANCHORS AT EACH SIDE OF JAMB AND MULLION		
<b>D.L. OPG</b>			
<b>TRANSOM</b>	OTHER		
<b>HEIGHT</b>			
<b>PRE-GLAZED?</b>	YES		

2 002

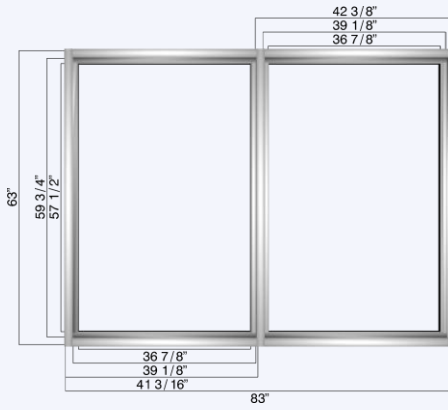
ES-8000 -  
STOREFRONT

1 LITE

\$2,533.53

2

\$5,067.05



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

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

QUOTE SUMMARY

ASSEMBLY SYSTEM	TOTAL QUANTITY	TOTAL AREA (SQ FT)
ES-8000 - STOREFRONT	3	137.38
<b>TOTAL</b>	<b>3</b>	<b>137.38</b>

Product Totals

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

Terms and Services

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

Totals

<b>TOTAL</b>	<b>\$18,574.54</b>
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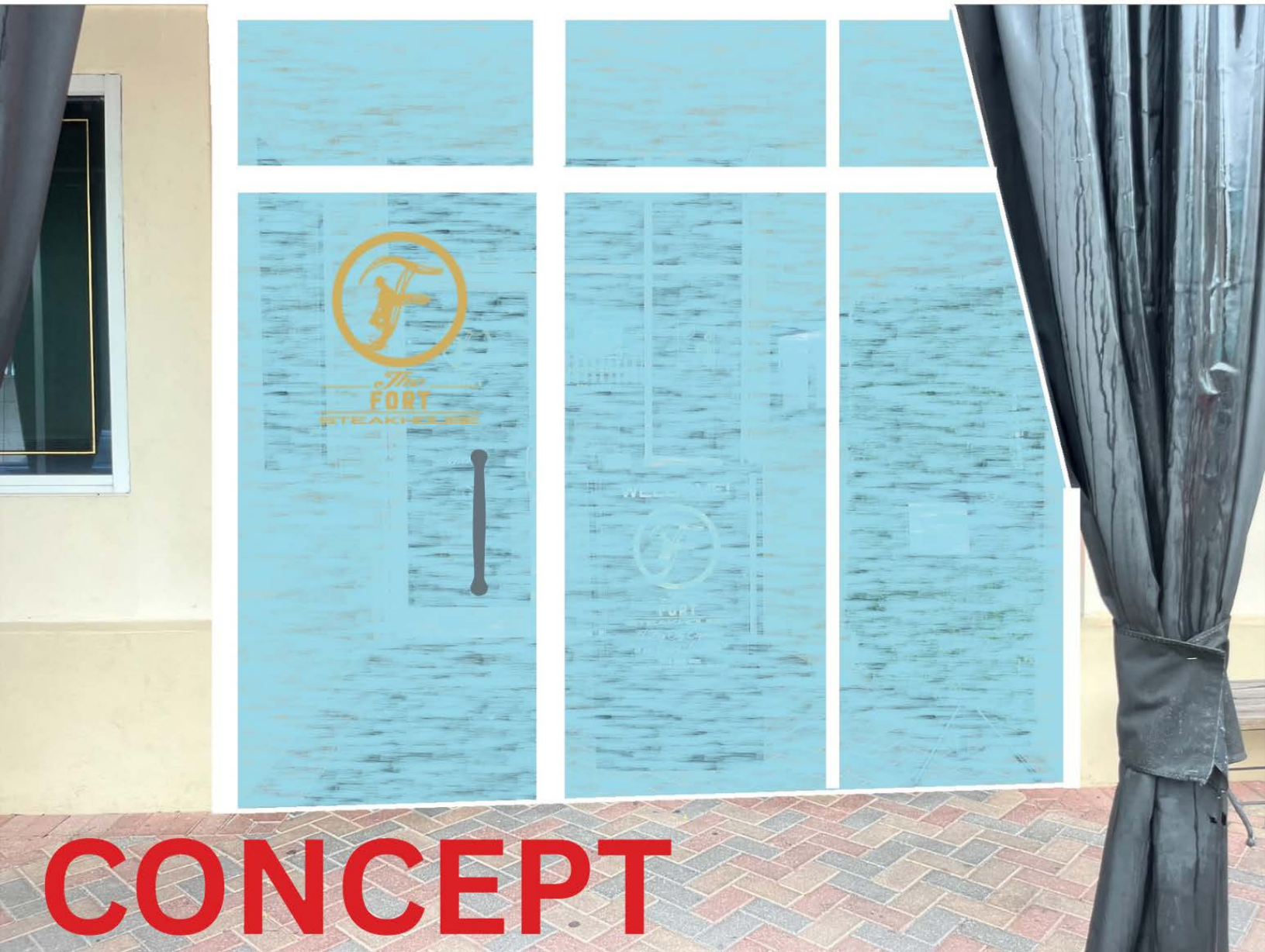


**EXISTING**



**EXISTING**



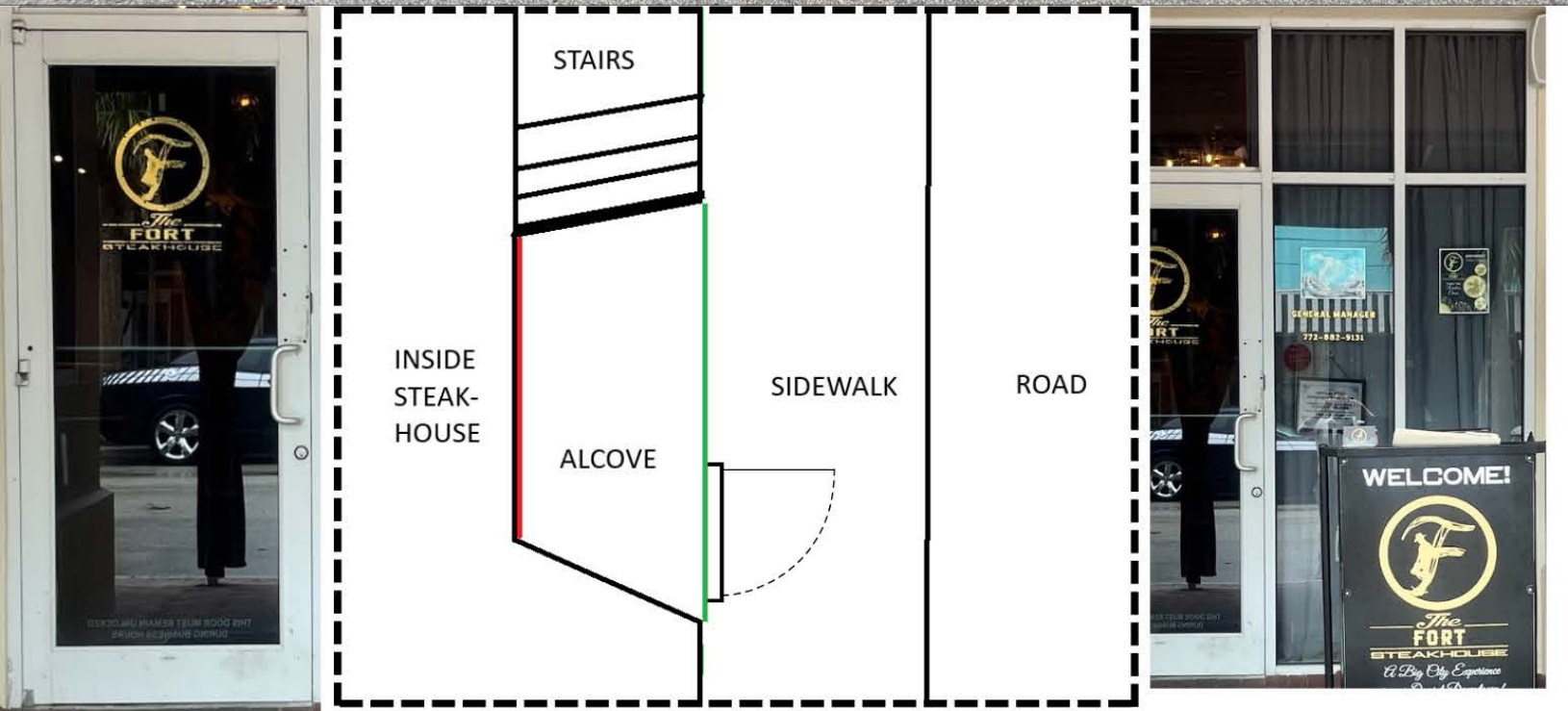


*The*  
**FORT**  
STEAKHOUSE



**CONCEPT**

# CONCEPT



**From:** [Katherine Calderon](#)  
**To:** [Miriam Garcia](#)  
**Subject:** RE: 108 S 2nd St - Lien Search  
**Date:** Wednesday, July 16, 2025 4:32:58 PM  
**Attachments:** [image003.png](#)

Please see the results below.

SEARCH REQUEST INFORMATION		
PROPERTY ADDRESS:	108 S 2nd St	<input checked="" type="checkbox"/> IS IN THE CITY
PARCEL ID#:	2410-509-0001-000-4	<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@cityoffortpierces.com](mailto:mgarcia@cityoffortpierces.com)>  
**Sent:** Wednesday, July 9, 2025 9:28 AM  
**To:** Katherine Calderon <[kcalderon@cityoffortpierces.com](mailto:kcalderon@cityoffortpierces.com)>  
**Subject:** 108 S 2nd St - Lien Search

Buenos Dias Kat,

The property owner of 108 S 2<sup>nd</sup> Street applied for the commercial façade grant.

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