

**GRANT AGREEMENT FOR
COMMERCIAL FAÇADE IMPROVEMENT**

THIS AGREEMENT (“Agreement”) made and entered into this ____ day of November 2025, (“Effective Date”) between the Fort Pierce Redevelopment Agency, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the “FPRA”) and VEDEX, LLC., a Florida Limited Liability Company, (“Recipient”), (collectively, “Parties”).

WITNESSETH:

WHEREAS, as part of its mission to alleviate slum and blight and, in order to encourage redevelopment of the FPRA district by enhancing its visual aesthetics, the FPRA, a Dependent Special District of the City of Fort Pierce, Florida, established the Commercial Façade Grant Program; and

WHEREAS, the Commercial Façade Grant Program currently offers financial assistance to commercial property and business owners looking to improve the façades of commercial buildings within the FPRA community redevelopment area; and

WHEREAS, the Recipient submitted a Commercial Façade Grant Program application to the FPRA requesting a grant for façade renovations at the property located at 2210 Orange Avenue, Fort Pierce, FL (Parcel ID: 2409-602-0010-000-2) (the “Property”); and

WHEREAS, the purpose of the intended renovation is to substantially improve the façade of the Property by applying a stucco finish on walls and columns, installing new windows and doors, installing security cameras, adding permanent landscaping, upgrading the parking lot, installing new awnings and canopies, and installing an ADA-compliant entrance; and

WHEREAS, the Property is located within the FPRA district boundaries and the renovation of the Property coincides with the FPRA plan; and

WHEREAS, the FPRA Board desires to approve a reimbursable Commercial Façade Grant award in an amount up to one half of the approved cost of eligible improvements, not to exceed \$25,000 to Recipient for the façade renovation of the Property; and

WHEREAS, the Recipient desires to participate in the Commercial Façade Grant Program pursuant to the terms and provisions of this Agreement; and

WHEREAS, the Recipient has represented to the FPRA that it will complete the project set forth in its completed Commercial Façade Grant application package submitted to the FPRA (“Project”), and that the Project, located at 2210 Orange Avenue, will further the intent of the Commercial Façade Grant Program by significantly enhancing the appearance of a building within the FPRA district.

NOW, THEREFORE, the Parties do hereby agree to the following:

1. **Grant of Funds.** The FPRA shall pay to the Recipient, on a reimbursement basis, an amount up to fifty percent (50%) of eligible project costs, not to exceed Twenty-Five Thousand Dollars (\$25,000.00) (“Grant”) for the Recipient’s completion of the Project. Provided the Recipient is in compliance with the terms and conditions of this Agreement, the FPRA shall make such payment within sixty (60) days after the Recipient’s request for payment of the Grant funds and submission of invoices and any other information necessary to substantiate Recipient’s compliance with this Agreement. Nothing herein shall be construed to grant the FPRA any ownership interests in the Project, and the FPRA shall have no liability whatsoever related to the Project.

2. **Compliance.** The Recipient shall complete the Project and comply with all the terms and conditions of this Agreement, including but not limited to (i) complying with the Project Development Plan, which is attached hereto as Appendix A, and (ii) complying with the Recipient's completed Commercial Façade Grant Application package that was reviewed by City staff and approved by the FPRA Board, which is set forth in Appendix B ("Application"). Additionally, the Project Development Plan, to include the overall look and composition of the façade, must adhere to the City of Fort Pierce's Architectural Design Standards.
3. **Appendices.** All appendices referenced in this Agreement are attached to this Agreement and made a part hereof by reference.
4. **Project Deadlines/Term.** The Recipient must receive the building permits within six months of the Effective Date and shall complete the Project within twelve months after the issuance of the building permits. This eighteen-month period shall be considered the Agreement Term (the "Term"). The FPRA shall have a right to terminate this Agreement in the event the Recipient fails to meet the Project Deadlines. During this period the Recipient shall provide evidence of building permit approval to the FPRA within six months of the Effective Date. For projects not requiring a building permit, within six months of the Effective Date, the Recipient shall notify the FPRA of when it will start the Project within the aforementioned period.
5. **Extension.** The FPRA, in its sole and absolute discretion, may authorize an extension of the Project Deadlines to allow the Recipient to complete its obligations set forth in this Agreement in a timely manner if the Recipient is in compliance with this Agreement and the Recipient is taking reasonable steps to complete its obligations set forth in this Agreement. Any authorization to extend the Project Deadlines shall be in writing and approved by the FPRA Board.
6. **Compliance with Laws.** The Recipient shall comply at all times with all federal, state, and local statutes, rules, regulations and ordinances, the federal and state constitutions, and the orders and decrees of lawful authorities having jurisdiction over the matter at issue (collectively, "Laws"), including but not limited to Florida laws regarding public records.
7. **Publicity.** Publications, press releases, media productions, etc., produced by the Recipient regarding the project shall include the following statement: *Sponsored in part by the Fort Pierce Redevelopment Agency's Commercial Façade Grant Program* from the Effective Date to six months after the date the project is completed.
8. **Progress Reports.** Upon request by the FPRA, Recipient agrees to submit written progress/status reports, including, but not limited to such reports which provide a list of activities and expenditures for the project.
9. **Records, Reports and Inspection.**
 - A. The Recipient shall maintain financial books, records, and accounting information related to this Agreement. These books, records, and information shall comply with generally accepted accounting principles. Nothing herein shall be construed to allow destruction of records that may be required to be retained longer by the statutes of the State of Florida.
 - B. The Recipient shall, at any reasonable time requested by the FPRA and as often as the FPRA may deem necessary, make available to the FPRA for examination all of its books, records and information with respect to all matters covered by this Agreement and shall permit the FPRA or its designated authorized representatives to audit and inspect all such books, records and

information, including but not limited to invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement.

- C. The FPRA shall have the right, at any reasonable time during the Term, to inspect the Project site and to determine that the Property use is consistent with the uses described in the Project Development Plan, in accordance with this Agreement.

10. Default and Termination.

- A. The FPRA may terminate this Agreement in the event of failure by the Recipient to observe or perform any term or condition of this Agreement if such failure continues for ten (10) days after written notice thereof from the FPRA to the Recipient in accordance with Paragraph 13 of this Agreement.
- B. The FPRA's liability and obligations to the Recipient or any person having a claim pursuant to this Agreement or to the completion of the Project provided by the herein described Grant funds shall be limited solely to the amount and terms and conditions of this Agreement.
- C. If this Agreement is terminated by the FPRA, the FPRA shall have no obligation to pay any of the Grant funds to the Recipient.

11. Indemnification. The Recipient shall defend at its expense, pay on behalf of, hold harmless and indemnify the FPRA, its officers, employees, agents, elected and appointed officials and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, liens, liabilities, penalties, fines, fees, judgments, losses and damages (collectively, "Claims"), whether or not a lawsuit is filed, including but not limited to Claims for damage to property or bodily or personal injuries, including death at any time resulting therefrom, sustained by any persons or entities; and costs, expenses and attorneys' and experts' fees at trial and on appeal, which Claims are alleged or claimed to have arisen out of or in connection with, in whole or in part, directly or indirectly:

- A. The performance of this Agreement (including changes and amendments thereto) and any work performed on the Project by the Recipient, its employees, agents, representatives, contractors, subcontractors, or volunteers; or
- B. The failure of the Recipient, its employees, agents, representatives, contractors, subcontractors, or volunteers to comply and conform with any applicable Laws; or
- C. Any negligent act or omission of the Recipient, its employees, agents, representatives, contractors, subcontractors, or volunteers, whether or not such negligence is claimed to be either solely that of the Recipient, its employees, agents, representatives, contractors, subcontractors or volunteers or to be in conjunction with the claimed negligence of others, including that of any of the Indemnified Parties; or
- D. Any reckless or intentional wrongful act or omission of the Recipient, its employees, agents, representatives, contractors, subcontractors, or volunteers.

The provisions of this paragraph are independent of, and will not be limited by, any insurance required to be obtained by the Recipient pursuant to this Agreement or otherwise obtained by the Recipient and shall survive the expiration or earlier termination of this Agreement with respect to any Claims or liability arising in connection with any event occurring prior to such expiration or termination.

12. **Insurance.** The Recipient shall maintain insurance coverage in the form and amount deemed adequate by the FPRA for all risks inherent in the functions and aspects of its operation, including but not limited to, risks of fire, casualty, automobile coverage as required by law, workers' compensation insurance as required by law, employers' liability insurance, and general liability insurance for personal injury, property damage and contractual liability under this Agreement.

13. **Notices.** Unless and to the extent otherwise provided in this Agreement, all notices, demands, requests for approvals or other communications which are required to be given by either party to the other shall be in writing and shall be deemed given and delivered on the date delivered in person to the authorized representative of the notice recipient provided below, or upon the expiration of five (5) business days following the date mailed by registered or certified mail, postage prepaid, return receipt requested to the authorized representative of the notice recipient at the address provided below, or upon the date delivered by overnight courier (signature required) to the authorized representative of the notice recipient at the address provided below.

Fort Pierce Redevelopment Agency:

City of Fort Pierce
Attn: Fort Pierce Redevelopment Agency
100 North US Highway 1
Fort Pierce, FL 34950

Copy:

City of Fort Pierce
Attn: City Attorney
100 North US Highway 1
Fort Pierce, FL 34950

Recipient:

Vedex, LLC
5991 NW Baynard Drive
Port St Lucie, FL 34986

14. **Assignment.** The Recipient shall not assign this Agreement without the prior written consent of the FPRA. Any assignment of this Agreement contrary to this paragraph shall be void and shall confer no rights upon the assignee. The Recipient shall notify the FPRA thirty (30) days prior to any conveyance or sale, granting or transferring any real property underlying the Project or portion thereof, to any heirs, successors, assigns or grantees, including, without limitation, the conveyance of any security interest in said real property.

15. **Due Authority.** Each party to this Agreement represents and warrants to the other party that: (i) it is a duly organized, qualified and existing entity under the laws of the State of Florida; and (ii) all appropriate action has been taken so as to duly authorize the persons executing this Agreement to so execute the same and fully bind the parties on whose behalf he or she is executing.

16. **Headings.** The paragraph headings are inserted herein for convenience and reference only, and in no way define, limit, or otherwise describe the scope or intent of any provisions hereof.

17. **No Third-Party Beneficiaries.** Notwithstanding anything to the contrary contained in this Agreement, persons, or entities not a party to this Agreement may not claim any benefit hereunder or as third-party beneficiaries hereto.

18. **Entire Agreement and Modification.** This Agreement constitutes the entire agreement between the Parties pertaining to the subject matters covered herein and there are no oral representations, arrangements, or understandings between or among the Parties relating to the subject matters of

this Agreement. No change to this Agreement will be valid unless made by a written amendment executed by the Parties.

19. **Waiver.** No provision of this Agreement will be deemed waived by the FPRA unless expressly waived in writing by the FPRA. No waiver shall be implied by delay or any other act or omission of the FPRA. No waiver by the FPRA of any provision of this Agreement shall be deemed a waiver of such provision with respect to any subsequent matter relating to such provision, and the FPRA's consent respecting any action by the Recipient shall not constitute waiver of the requirement for obtaining the FPRA's consent respecting any subsequent actions.
20. **Severability.** Should any paragraph or portion of any paragraph of this Agreement be rendered void, invalid, or unenforceable by any court of law, for any reason, such a determination shall not render void, invalid, or unenforceable any other section or any part of any section of this Agreement.
21. **FPRA Consent and Action.** For purposes of this Agreement, any required written permission, consent, acceptance, approval, or agreement by the FPRA means the approval of the FPRA Board or their authorized designee, unless otherwise set forth in this Agreement or unless otherwise required by the City Charter or applicable Laws.
22. **Survival.** All obligations and rights of any party arising during or attributable to the period prior to expiration or earlier termination of this Agreement, including but not limited to those obligations and rights related to indemnification, shall survive such expiration or earlier termination.
23. **Governing Law and Venue.** This Agreement and the rights of the Parties shall be governed by and construed or enforced in accordance with the laws of the State of Florida. Venue for any action arising out of this Agreement is in the courts of St. Lucie County, Florida. Any action shall be tried as a non-jury case.

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly-authorized representatives, as of the date first above written.

OWNER/RECIPIENT WITNESSES:

Sign: Christina Troesch
Print: Christina Troesch
Date: 11-5-2025

Sign: L. Lehner
Print: Lorelle Lehner
Date: 11-5-25

CITY WITNESSES:

Sign: _____
Print: _____
Date: _____

Sign: _____
Print: _____
Date: _____

OWNER/RECIPIENT:

VEDEX, LLC by

Sign: [Signature]
Print: Claudet Romulus
Title: President
Date: 11/05/25

ACCEPTED FOR THE FORT PIERCE REDEVELOPMENT AGENCY:

Sign: _____
Print: Linda Hudson
As its: Chair
Date: _____

APPROVED AS TO FORM & CORRECTNESS:

Sara Hedges, Esq.
Agency Attorney

APPENDIX "A"

PROJECT DEVELOPMENT PLAN

2210 ORANGE AVENUE FORT PIERCE, FL 34950

Project Description

This Commercial Façade Grant is awarded to Vedex, LLC., for the renovation of property located at 2210 Orange Avenue. This grant will provide funds to assist the Recipient improve the property. The purpose of the intended renovation is to substantially improve the façade of the Property by applying a stucco finish on walls and columns, installing new windows and doors, installing security cameras, adding permanent landscaping, upgrading the parking lot, installing new awnings and canopies, and installing an ADA-compliant entrance.

The Recipient will provide to the FPRA a Final Report documenting all construction costs incurred in association with the improvement included in the Application (Appendix "B") prior to receiving reimbursement payment(s). Recipient must include:

- A. FPRA Reimbursement Request Form
- B. Completed W-9, as required by law, for the Recipient of the grant funds.
- C. Copies of all required closed permits.
- D. Copies of all invoices
- E. Proof of payment (Cancelled checks or bank statements)
- F. Photographs of the work undertaken
- G. Releases of liens (if applicable)
- H. Occupancy certificates (if applicable)

Maximum FPRA Grant Award : Fifty percent (50%) of eligible costs, not to exceed Twenty-Five Thousand Dollars (\$25,000.00).

Project Timelines

1. The Recipient must receive the building permits within six months of the Effective Date. During this time period, the Recipient shall provide evidence of the building permit approval to the FPRA.
2. The Recipient shall complete the Project within twelve months after the issuance of the building permits.
3. For projects not requiring a building permit, within six months of the Effective Date, the Recipient shall notify the FPRA of when it will start the Project within the aforementioned period.
4. The Recipient must provide written progress updates upon request by the FPRA.
5. Requests for payment to the FPRA, shall include the Final Report documentation itemized above.
6. Completion and/or occupancy and full operation of the services described in this Agreement shall be achieved by May 12, 2027.

These reports/request can be sent electronic or by postal mail:

Fort Pierce Redevelopment Agency

100 N US Hwy 1

Fort Pierce, FL 34950

fpra@cityoffortpierce.com

APPENDIX "B"

APPLICATION PACKET

2210 ORANGE AVENUE FORT PIERCE, FL 34950

Print

2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24181

Date Submitted: 7/30/2025

APPLICATION FORM

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

Eligible Improvements Include:

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

Application Process Summary

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

To review full grant program overview, visit:

[Commercial Façade Program Overview](#)

Property Details:

Parcel ID Number:*

2409-602-0010-000-2

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

Project Property Address:*

2210 Orange Ave Fort Pierce, FL 34950

Property Owner (As recorded on Warranty Deed):*

Vedex, LLC

Building's Existing Use(s):*

Retail

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

Childcare

Do you own or lease?*

- Own
 Lease

Lease Term (if applicable):

Applicant Information:

Applicant Name:*

Claudel Romulus

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

Owner

Email Address:*

marshallclaudel5@gmail.com

Cell Phone Number: *

5615317113

Business Information:

Legal Business Name:

Vedex, LLC

Federal Employer Identification Number / Tax ID:

920317515

Business Structure*

Corporation

LLC

Partnership

Nonprofit

Sole Proprietorship

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

Real Estate

Business Phone Number*

5615317113

Website (If applicable)

Mailing Address (If different):

5991 NW Baynard Drive Port Saint Lucie, FL 34986

Number of Years in Business:*

2 years 10 months

Number of Years at Current Address:*

4 months

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

February 2026

Project Details:

Grant amount requested?

\$25,000

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

What is the total estimated project cost?

100,900

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

6 months

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

Proposed Improvements:*

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

Detailed description of the project improvements to be made:*

columns, ADA improvements

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

Required Documentation:

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

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

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

2210 photo 2.jpg

Design Proposal/Construction Plans for the Proposed Improvements:*

2210 plans.pdf

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

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

20250730195750.pdf

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

2210 Orange Ave Narrative.docx

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

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

Cost Estimates

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

Cost Estimate #1*

2210 quote .docx

Cost Estimate #2

2210 Stucco proposal.pdf

Signature

Electronic Signature*

Claudel Romulus

Public Records Disclosure:

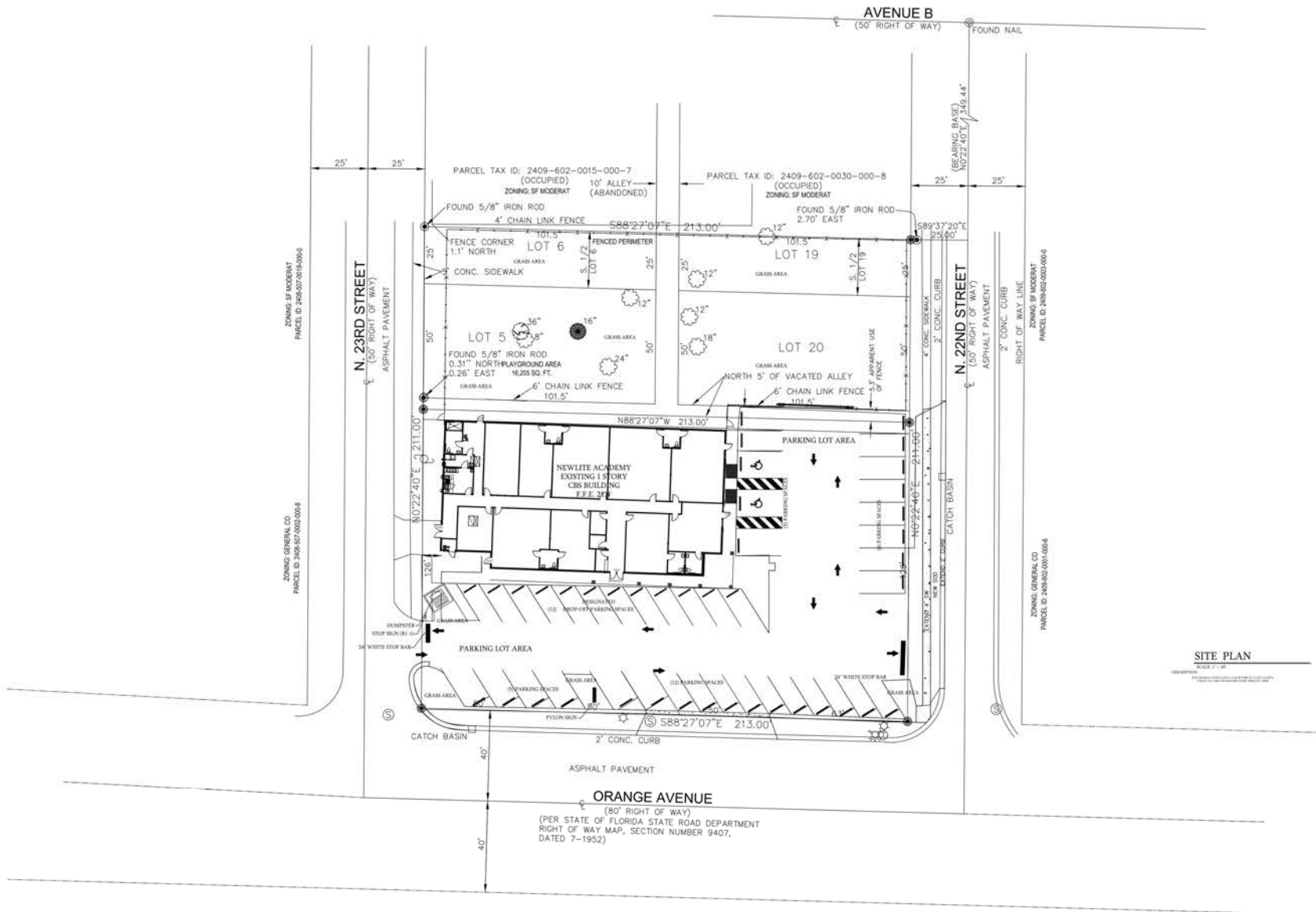
If you choose to provide information through any form on this site, unless specifically exempted by Florida Statutes, such information is a public record under Florida's Government in the Sunshine Laws and available for public inspection upon demand.

Certification Statements for Commercial Façade Grant Program Application Submission

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



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



SITE PLAN
SCALE 1"=10'

AE Taylor Design and Construction Corporation

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

SHEET NO
A-1
 OF SHEETS

JOSEPH SIMMONS III, P.E.

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

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



CONSULTING ENGINEERS
 JOSEPH SIMMONS III, P.E., S19H
 DESIGN CORPORATION
 2210 ORANGE AVENUE
 SUITE 300
 KISSIMMEE, FL 34741

CONSTRUCTION: HAMBOR WIND SPEED 2, BUILDING WIND EXPOSURE: CATEGORY C, AND WIND IMPORTANCE MEETS OR EXCEEDS RESISTANCE AND CURRENT COUNTY BUILDING CODES

CONSULTING ENGINEERS
 JOSEPH SIMMONS III, P.E., S19H
 DESIGN CORPORATION
 2210 ORANGE AVENUE
 SUITE 300
 KISSIMMEE, FL 34741

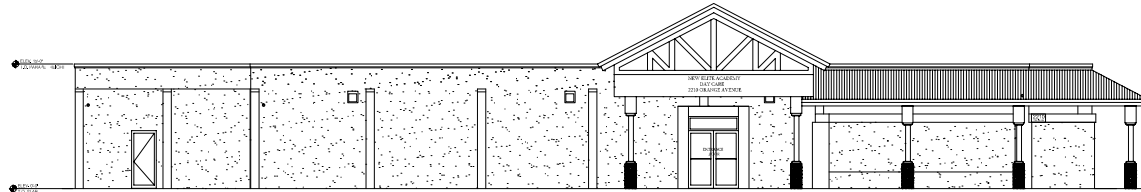
AS SHOWN
 DATE: 5/7/2025
 DRAWN BY: JT
 CHECKED BY: JS
 TAYLOR WEST ASSOCIATES
 111 E. Monument Ave. Ste. 300, Kissimmee, FL 34741
 CELL: (202) 514-4221
 taylordcc@gmail.com
 designwestassoc@aol.com

AS SHOWN

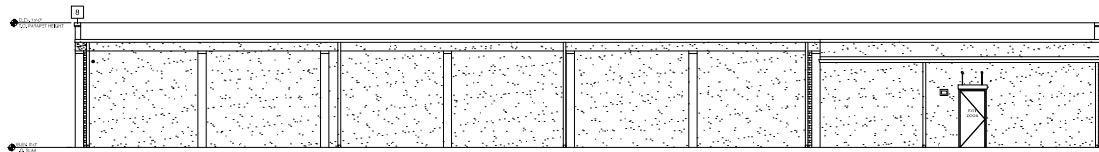
JOSEPH SIMMONS III, P.E.

This item has been digitally signed and sealed by JOSEPH SIMMONS III on the date adjacent to the seal.
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Building designed with 2023 Florida Building Code 8th Edition and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category). All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)



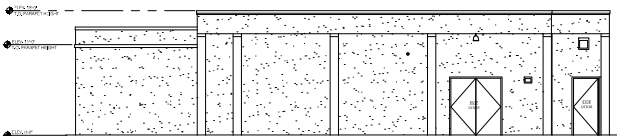
South(Front) Elevation
SCALE: 1/4" = 1'-0"



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



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



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

James Taylor Design and Construction Corporation

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

CONSTRUCTION METHOD, WIND SPEED, 2. BUILDING WIND EXPOSURE CATEGORY C, AND WIND IMPORTANCE
MULTIPLY EXCEPT PRESENT VALUE AND CURRENT COUNTY BUILDING CODES
CONSULT WITH ENERGY ACCESSIBILITY, LIFE SAFETY, FIRE CODE AND IBC 2023
NEW ELITE ACADEMY
DAY CARE
INTERIOR ALTERATIONS
2210 ORANGE AVENUE
FORT PIERCE, FL 34950

DATE	DESCRIPTION	BY	CHK
05/08/2025	REVISED	JT	JS
SCALE	AS SHOWN	DATE	05/08/2025
SUBMITTAL	AS SHOWN	DATE	05/08/2025

SHEET NO
A-6
OF SHEETS

JOSEPH SIMMONS III, P.E.



This item has been digitally signed and sealed by JOSEPH SIMMONS, III on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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

Proposal

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

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

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

Scope of Work

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

Compensation

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

Contractor: Zakari Valsaint

Client:

(Signature)

(Date)

(Signature)

(Date)

Date: 7/28/ 25

From: Roderick Waller, CEO

Sunrise City Community Housing Development Organization Inc.

130 S Indian River Drive Suite 202

Fort Pierce, FL, 34950

Proposal

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

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

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

Scope of Work

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

\$115,000 Total Cost

1/2 Due Upon Acceptance

1/2 Due Upon Completion

Contractor: Roderick Waller

Client:

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

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

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

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

2. Need for Financial Assistance and Why Funding Is Critical

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

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

3. Enhancing Visual Appeal and Eliminating Slum and Blight

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

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

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

4. Innovative or Visually Appealing Elements of the Façade Design

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

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

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

5. Community Benefits and Positive Outcomes

- **Increased Childcare Access:** The high-capacity childcare center will serve a large number of families, particularly low- and moderate-income households, addressing the critical need for affordable, quality childcare in Fort Pierce. This aligns with the broader need for accessible childcare in Florida, as highlighted by resources like the First Five Years Fund.
 - **Economic Impact:** By enabling parents to work while their children are in care, the childcare center will support local economic stability. Additionally, the facility will create jobs for teachers, administrative staff, and support personnel, contributing to economic vitality in the FPRA district.
 - **Community Pride and Safety:** A modern, attractive childcare center will enhance the neighborhood's aesthetic, fostering civic pride and creating a safer, more welcoming environment for families.
 - **Educational Opportunities:** The childcare center can serve as a hub for early childhood education, potentially integrating state-approved curricula like those supported by Procare Solutions, which align with Florida's School Readiness Program standards. This will promote literacy, nutrition, and physical activity, benefiting children's long-term development.
- These outcomes align with the FPRA's mission to foster vibrant, equitable communities and leverage resources for public benefit, particularly for underserved populations.

6. Alignment with the FPRA Plan

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

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

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

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

Conclusion

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

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

Miriam Garcia

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

Miriam,

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

Please let me know if you have any other questions.

Thanks

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

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

Phone: 772.467.3143

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



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

Good morning,

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

Kindest regards,

Miriam Garcia, FRA-RP
Redevelopment Specialist



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

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

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

Please see the results below.

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

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

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

Best Regards,

Katherine Calderon | Executive Assistant | City of Fort Pierce

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



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

Hi Kat,

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

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

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

Kindest regards,



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

NEW CASE

- Summary
- Details
- Location
- Additional Info
- Workflow
- Linked Records
- Holds (1)
- Contacts (2)
- Fees
- Activities
- Files (8)
- Print Documents
- Tasks
- Internal Notes
- Inspection Cases

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

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

\$ 0.00

PAY FEES

Recent Workflow Activity

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

Recent Location Activity



Could not find Recent Location Activity

Code Case Description



NO CODE CASE DESCRIPTION



Vedex LLC

ID-000015906

Property ... Violator

Phone

Email

Unresolved Violations



No Unresolved Violations

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Explanation of Other Charges		

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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



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