

**Print**

## **2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24180**

**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:\*

2409-823-0039-000-0

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

Project Property Address:\*

1217 Delaware Avenue, Fort Pierce, FL 34950

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

EJ09, LLC

Building's Existing Use(s):\*

Office space. Currently vacant

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

Do you own or lease?\*

- Own  
 Lease

Lease Term (if applicable):

## Applicant Information:

Applicant Name:\*

Jose Bernazar

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

Member

Email Address:\*

jose.bernazar@gmail.com

Cell Phone Number: \*

7722759103

### Business Information:

Legal Business Name:

EJ09, LLC

Federal Employer Identification Number / Tax ID:

992125758

Business Structure\*

Corporation

LLC

Partnership

Nonprofit

Sole Proprietorship

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

Office

Business Phone Number\*

7722759103

Website (If applicable)

Mailing Address (If different):

223 Orange Avenue, Fort Pierce, FL 34950

Number of Years in Business:\*

2

Number of Years at Current Address:\*

2

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

Jan 2026

### Project Details:

Grant amount requested?

6000

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?

12000

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

4 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 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 checked="" type="checkbox"/> Patio & Deck Improvements               | <input checked="" 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:\*

Property has been vacant. Ramp is in dire need of repair. Lawn is in need of new sod and sprinkler system to maintain it. Siding needs to be repaired and treated.

**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):\*

IMG.jpg

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

IMG.jpg

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

1217 Delaware pictures.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.\*

PNC snapshot 072925.jpg

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

1217 Delaware Narrative Letter 072925.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\*

1217 Delaware estimates 073025.pdf

#### Cost Estimate #2

No file chosen

Signature

Electronic Signature\*

Jose Bernazar

#### **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**



1217

**911 BAIL BONDS**

CUSTOMERS  
PARKING  
IN REAR



1217

911 BAIL  
BONDS

CUSTOMER  
PARKING  
IN REAR



7/29/2025

Jose Bernazar  
EJ09, LLC  
223 Orange Avenue  
Fort Pierce, FL 34950

To the governing members and advisory members of the Fort Pierce Redevelopment Agency;

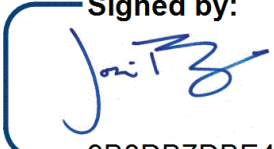
We would like to express our sincere appreciation for the opportunity to participate in Fort Pierce's beautification movement. Below is an explanation why our property should be selected for the façade grant.

1217 Delaware Avenue is conveniently located in a high-pedestrian, high-visibility corridor just eight blocks west of U.S. Highway 1, minutes from Downtown Fort Pierce's Indian River Drive, the marina, restaurants, and City Hall—making it an ideal candidate for a visual uplift. The existing building is a one-story historic structure built in 1923. It occupies approximately 1,380 ft<sup>2</sup>. Although this building was renovated in 2013, it currently presents muted façade finishes and dated signage that do not reflect the growing vibrancy of its environment. We recently acquired this property and have not been able to facilitate a curb appeal makeover due to budget constraints. As a small-scale property owner without large capital reserves, access to a 50% reimbursable grant would enable exterior improvements that would otherwise remain deferred. This relief is critical to help cover the costs of quality materials and expedite a professional installation that the property would have to wait for if we had to fund this project alone. Injecting grant-supported improvements at this location would showcase how even the most modest, well-designed investments can transform the character of the commercial corridor. Its location within the FPRA District ensures the project aligns with broader redevelopment goals the City of Fort Pierce envisions.

The proposed façade revisions will introduce an appeal that is currently absent. These modest revisions would also ensure that signs of wear, faded paint, and dated finishes that contribute to visual blight in the corridor, are transformed into a refreshed, inviting presence without compromising Fort Pierce's classic "old-Florida charm" or the FPRA's goals. The improved façade will attract tenants and customers, strengthen local economic activity and stimulate additional investment.

By selecting 1217 Delaware Avenue for funding, the FPRA will catalyze a small but potent demonstration of how targeted façade investment can reinforce Fort Pierce’s historic character, support local small business viability, and inspire broader corridor revitalization as outlined within the Redevelopment Plan.

With utmost gratitude and respect,

**Signed by:**  
  
9B8DB7DBE42A410...  
Jose Bernazar



ilana shilin <ilanashilin@gmail.com>

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## Estimate

2 messages

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**Kat Charlie** <kcmobilehomerepair@gmail.com>  
To: "ilanashilin@gmail.com" <ilanashilin@gmail.com>

Fri, Aug 15, 2025 at 2:32 PM

KC Mobile Home Repair LLC  
(321)514-2970

Estimate

Date:8-15-2025

Customer name: ilana Shilin  
Address:1217 Delaware Ave. Ft peirce FL. 33950  
Job description: Repair wheelchair ramp  
Price estimate: \$4,000

Estimate is good for 45 days.

Thank you for your business!!!!!!

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**ilana shilin** <ilanashilin@gmail.com>  
To: Kat Charlie <kcmobilehomerepair@gmail.com>

Fri, Aug 15, 2025 at 2:34 PM

Received. Sending to the city right now to see if they will accept. Will let you know what they say.

Thank you.

[Quoted text hidden]

# ROSA'S CUSTOM PAINTING, LLC

40 years' experience

## PROPOSAL

Rosa Lawrence 772-302-1954  
772-302-1376

Date: 8/6/25

### Contractor / Owner Address:

Rosa + Jeff Lawrence  
2609 S. 29<sup>TH</sup>  
Ft. Pierce, FL

### Project Address:

ILANA + JOSE BERNAZAN  
1217 DELAWARE AVE  
Ft. Pierce, FL

### Scope of Work:

WASH HOUSE, REPAIR ANY HOLES, CAULK ALL  
OPENINGS, REPAINT HOUSE - FASCIA, SILL &  
BODY

Proposal Amount: LABOR + MATERIALS - 5,500.00

Gerardo Herardo

Evelyn Garcia (772) 370 3094

**JOSE SOLORZANO IRRIGATION INC**  
***Sprinkler Systems***

Po Box 5593  
Fort Pierce, Fl. 34954  
(772)370-5094  
[solorzanoiirrigat@hotmail.com](mailto:solorzanoiirrigat@hotmail.com)

**DATE:** 08/07/25  
**Estimate** 25-0057

Ilana  
1217 Delaware Ave  
Ft. Pierce, Fl.34950

DESCRIPTION	UNIT	AMOUNT
4- zones of irrigation, new valves and new timer		\$2500.00
4- pallets of San Agustin Sod installed		\$1500.00
	TOTAL	\$4000.00

**THANK YOU FOR YOUR BUSINESS!**

# ESTIMATE



## Service Address

1217 Delaware Ave  
Ft Pierce, Fl 34980

## Prepared For

Jose Bernazar  
(305) 345-4551

## Diversified Custom Carpentry

5114 Myrtle Drive  
Ft. Pierce , Fl 34982  
Phone: (407) 338-1648  
Email: floridaconstruction20@gmail.com

Estimate # 24835  
Date 07/28/2025  
PO # 1217delaware  
Business / Tax # L21000430919

Description	Rate	Quantity	Total
Veranda stone grey	\$20.98	42	\$881.16
4"x4"	\$13.28	6	\$79.68
6"x6"	\$36.88	9	\$331.92
Deckmate screws	\$38.97	1	\$38.97
2"x6"x8'	\$8.38	28	\$234.64
3" wood screws	\$11.98	2	\$23.96
Concrete	\$4.48	15	\$67.20

Delivery/disposal	\$175.00	1	\$175.00
<hr/>			
Demo/installation	\$20.00	135	\$2,700.00
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Wood Porch railing	\$59.98	3	\$179.94
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Electrical sign removal/installation	\$250.00	1	\$250.00
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Lag bolts 3/8" x 2"	\$19.82	2	\$39.64
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Aluminum railing removal and installation	\$175.00	1	\$175.00
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<b>Subtotal</b>	\$5,177.11
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State Tax	\$168.94
Administration	\$147.55
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<b>Total</b>	<b>\$5,493.60</b>

All debts be paid in full at the end of the job. credit cards payments add 3.5% to billing.

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Jose Bernazar



# INVOICE

# 184

**Clinton Family Construction LLC**

Date: Jul 30, 2025

Payment Terms: 2850

Bill To:  
EJ09 LLC

Ship To:  
2319 Northeast 18th  
Court Jensen Beach  
Florida 3495

**Balance Due: \$2,850.00**

Item	Quantity	Rate	Amount
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Apply New Paint On Outside Of The Building. Paint Whole Building 2 Coats Of Paint. Paint Outside Ramp, Front Stairs And Back Stairs.	1	\$2,850.00	\$2,850.00
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Total: \$2,850.00

Notes:  
Materials Are Included In The Price With Labor.

Terms:  
300 Deposit For Labor Included After First Day Of Work

