

**July 9, 2026**

**Ms. Miriam Garcia**

Fort Pierce Redevelopment Agency

**Re: Request for Extension – FPRA Façade Improvement Grant  
207–209 Orange Avenue**

Dear Miriam,

Thank you for taking the time to speak with me today regarding my Façade Improvement Grant. As discussed, I respectfully request a **six-month extension** of the completion deadline for the grant for my property located at **207–209 Orange Avenue**.

On **February 23, 2026**, I requested a three-month extension, extending our grant deadline from April 10, 2026, to approximately July 9, 2026. At that time, we genuinely believed that 90 days would provide sufficient time to complete the Certificate of Appropriateness (COA) process, obtain the necessary permits, and move directly into construction.

Shortly after submitting that request, it became apparent that we would not be able to appear before the March FPRA Board as anticipated. We also needed to complete the Historic Preservation review process before moving forward. Because this property is a **locally designated contributing historic building**, the review process required additional coordination and approvals before construction could begin.

Recognizing that these additional steps would require more time, I contacted you on **April 1** and requested that the extension instead be increased to approximately **September 2026**. Unfortunately, because the April FPRA meeting agenda had already been finalized, I was advised it was too late to revise the request that was already before the Board. At that point, I had two options: wait until the May FPRA meeting to request the longer extension or move forward under the three-month extension that was already scheduled for Board consideration.

Believing we had resolved the major project obstacles and expected to move directly into construction, I chose to proceed with the three-month extension rather than delay the project another month.

In hindsight, we should have requested one longer extension from the outset rather than several shorter extensions. Our intention in requesting shorter extensions was to demonstrate to the FPRA Board that we remained committed to the project, were making continual progress, and anticipated moving forward as quickly as possible. Unfortunately, each extension required Board approval before we could proceed, and a significant portion of the time granted was consumed by the approval process itself. Looking back, a single longer extension would have been more efficient for both the Board and the project. That is certainly a lesson learned. Had we known in August what we know today, we unquestionably would have requested the longer extension at that time.

Since April, we have continued moving the project forward. We completed the tenant transition that had previously affected the project, including renovations to the two lower tenant spaces and the installation of a new air-conditioning system—improvements that were **not part of the Façade Grant**. We also continued working through the Historic Preservation process, submitted the building permit application for the colonial shutters, and expect that permit to be issued shortly. In addition, we have already purchased the flower boxes, security cameras, and Ring doorbells that are part of the approved project scope. These actions demonstrate our continued commitment to completing the project and our good-faith efforts to keep it moving forward.

Our intent was to move directly into the lower storefront improvements, which represent the largest and most significant portion of the grant.

However, once our contractor and storefront installer began deeply evaluating the existing storefront in preparation for construction and several unforeseen conditions became apparent that could not have been identified during the beginning design phase.

The lower storefront project involves replacing the existing plate-glass storefronts with custom hurricane-impact storefront systems while improving ADA accessibility and preserving the historic character of this locally designated contributing historic building. What initially appeared to be a straightforward storefront replacement became significantly more complex once field verification was performed.

Existing conditions—including the configuration of the storefront entrances, the limited wall space between doors and display windows, the relationship to the interior layout of the two tenant spaces, and the need to preserve the building's historic proportions—require a redesign of the lower storefront before permitting can proceed. Simply replacing the existing windows and doors will not accomplish the project's objectives while meeting ADA accessibility requirements, current building codes, and historic preservation standards.

Because these storefront systems are custom fabricated, we believe it would be imprudent to proceed with permitting and fabrication until these design issues are fully resolved. Once manufactured, modifications are extremely limited, and any design errors would result in substantial additional costs and unnecessary delays.

This request is not the result of inactivity or delay. Rather, it is the result of legitimate design challenges that were discovered only after field verification began. Addressing those challenges now will ensure the project is completed correctly while preserving the historic character of the building and achieving ADA accessibility.

The additional time requested is necessary because the lower storefront presented unforeseen conditions that were not discovered until the project transitioned from the design phase into the construction layout phase.

For the Board's convenience, I have attached photographs, field measurements, and design sketches illustrating the existing storefront dimensions and the challenges identified during construction planning. I hope these exhibits provide a clearer understanding of why additional design coordination is necessary before the lower storefront permit application can be completed.

I remain fully committed to completing this project and respectfully request a **six-month extension** of the grant completion deadline to allow sufficient time to finalize the redesigned storefront, obtain the remaining permits, order the custom hurricane-impact storefront systems, and complete construction.

Thank you for your continued support, guidance, and consideration. I truly appreciate the FPRA's investment in this project and remain committed to completing improvements that will enhance and preserve this historic building while contributing to the continued revitalization of Downtown Fort Pierce.

Respectfully,



Kris Einstein

JetSet Events, LLC



If looking from outside, this is the door to the far left

Door that leads to the upstairs that is ~36" wide, but can not currently open all the way and does not have much space on either side.

Water Main shut off for the entire building (Pipe extends into next unit, under the "window platform.") During this remodel, we are working on giving access to tenants in space next door to also be able to turn water off in case of emergency





The proposed placement and proportion of window and door openings are consistent with the historic pattern of the structure and are designed to retain the building’s traditional rhythm and spatial organization. The configuration preserves the ability for the property at 207–209 Orange Avenue to be reestablished as two distinct tenant spaces in the future, without requiring substantial alteration to the exterior fabric.

This approach is consistent with the Secretary of the Interior’s Standards for Rehabilitation, particularly in maintaining historic character-defining features, preserving spatial relationships, and ensuring that alterations remain reversible. The design supports the continued adaptive use of the building while protecting its architectural integrity and historic significance.”





209 Orange Ave  
(If facing building, the door to the far right)

