



FPRA PROGRAMS AND ACTIVITIES SUMMARY

FY2020 – 4th Quarter

KING'S LANDING

On March 25, 2020, the City of Fort Pierce, Fort Pierce Redevelopment Agency, and Audubon Development executed a Memorandum of Understanding to suspend all deadlines set forth in the development agreement due to the COVID-19 Pandemic. The pandemic constituted a catastrophic Force Majeure Event in accordance with Section 17 of the agreement. However, both parties have been working diligently on tasks that are within control. On September 4, 2020 Governor DeSantis extended his emergency declaration for an additional 60 days therefore extending the tolling of the deadlines associated with the development agreement.

See action item updates below:

- All land development approvals required by the development agreement have been completed including rezoning, future land use, and abandonments. The sovereign submerged lands issue has also been resolved by the state.
- Audubon Development submitted a preliminary site plan for cursory review by city departments. The feedback has been communicated to the development team and they are working to submit a formal site plan as soon as possible.
- Audubon Development is actively working to secure a hotelier for the development and has several candidates currently in negotiation.
- City/FPRA staff has a standing conference call with the Audubon team to maintain open lines of communication to keep this monumental project on track.

LINDSAY SCHOOL OF THE ARTS

On March 26, 2020, the Fort Pierce Redevelopment Agency and The Lindsay School of the Arts, Inc. (LSA) executed a Memorandum of Understanding to suspend all deadlines set forth in the development agreement due to the COVID-19 Pandemic. The pandemic constituted a catastrophic Force Majeure Event in accordance with Section 18.8 of the agreement. On September 4, 2020 Governor DeSantis extended his emergency declaration for an additional 60 days therefore extending the tolling of the deadlines associated with the development agreement.

See action item updates below:

- The field verification phase has been completed by the architect. The schematic design phase has commenced.
- LSA is working on the environmental phase for the removal of the lead paint, mold and asbestos. They are working with LEB Demolition and a state contractor to assist.
- LSA will be hosting a cleanup day with their contractor and the public on Saturday, October 17.
- LSA has completed sponsorship packets with naming packages available. LSA staff hosts private tours with donors regularly.
- LSA is forming many relationships and community partners to assist with this project.
- LSA has compiled a list of all grants the project is eligible for. City staff will assist with grants as needed.
- A community garden will be constructed behind the building in partnership with the City of Fort Pierce/CDBG.

RETAIL/BUSINESS RECRUITMENT

Colliers International was selected as real estate consultants in response to RFP No. 2020-08 – Fort Pierce Retail and Business Recruitment Plan. Following a presentation to the FPRA Board on July 28, 2020 and a kick-off call with City staff on August 5, 2020, the Colliers International team commenced work on the first phase of the project. Phase 1 involves a Comprehensive Market and Retail Feasibility Study evaluating the community retail needs by understanding the demographic and psychographic trends of the community, identifying spending patterns of local consumers, conducting a retail void (or “GAP”) analysis, peering Fort Pierce against comparable cities with viable success stories, and cataloging opportunities for the City’s focus districts. In November, Colliers International will commence work on Phase 2 of the project “A Strategic Retail Plan for the Community Redevelopment Area and Other Commercial Corridors” which entails an optimal tenant mix strategy and a roadmap to recruiting targeted retailers, including recommendations on economic development initiatives. Colliers International will deliver Phase 1 of the report to the City by mid-November, and the final report with Phase 2 complete by the end of January 2021.

SURPLUS PROPERTY

The restoration of Fort Pierce’s neighborhoods is a key strategy to revitalizing the Fort Pierce Redevelopment Area and has been identified in our updated FPRA Plan. One way to accomplish this goal is to dispose of surplus residential property owned by the FPRA. A database of FPRA-Owned Property has recently been created. The database contains information regarding each property owned by the Fort Pierce Redevelopment Agency and its surplus status. This list is currently being reviewed to identify clusters of property suitable for redevelopment. These clusters will go before the FPRA Board for approval to solicit bids in the near future. Deed restrictions or reverter clauses should be considered when disposing of these properties to ensure that the proposed utilization is accomplished in a timely manner.

OAKS AT MOORE’S CREEK – PHASE II

Staff and representatives of Stuart and Shelby Development and East to West Development had an initial meeting to begin negotiating the terms of the agreement regarding the development of Oaks at Moore’s Creek Phase II. The draft document is currently being reviewed by the City Attorney for format and structure.

SUNRISE THEATRE

Sunrise Theatre representatives are currently planning for reopening and the coming season anticipating a January 2021 kickoff. New shows have been announced and additional shows have been added to the performance schedule. This varied and exciting line up is sure to have something for everyone. Comedy Corner is continuing in the Black Box and has been very successful. Planning is underway for a showing of the movie The Rocky Horror Picture Show. An ongoing monthly rental has been added in the Black Box (Expansion Church) which will continue through December 2020. September kicked off our new virtual Sunrise Sunday’s performances. These diverse performances will run every Sunday through December 2020.

Staff has been working behind the scenes to finalize plans to revitalize the Adopt-a-Seat in the Sunrise Theatre fundraising campaign. Contributors can Adopt-a-Seat in the Sunrise Theatre with a beautiful brass commemorative plaque, engraved with a name to honor a relative, friend, or organization. The plaque will remain in place for the lifetime of these seats.

Staff members are assessing and changing infrastructure of the theatre as well as the logistical aspects of having an event in a 1200 seat venue while following recommended CDC and local guidelines for safety. Research has been conducted on a touchless environment, i.e. printing at home tickets, ticket scanners at entry point, mobile ordering for concessions, creating an additional service window at the box office on an event night, new signage to direct the audience flow, additional stanchions to control and maintain limited social distancing, automatic soap dispensers and sanitization stations to name a few. Special consideration has been given to improving air and surface quality. Masks were ordered with the Sunrise Theatre logo and are available to our returning volunteers, members, staff patrons and artists. With funding assistance through the CARES Act we have and will continue to purchase, install, and implement these important safety measures which will allow the theatre to open and operate as safely as possible. Membership sales have been continuing and the feedback received from surveys suggests that the public is anxious to get back to the Theatre as long as guidelines are being followed.

The Sunrise Theatre 2020/21 15th Crystal Anniversary will start a little later this year but that will not dull the shine that this gem offers as the anchor to the downtown Fort Pierce area. Staff, with the help of our volunteers/ushers is getting ready to present another dazzling year of entertainment for both the City and the Community we serve.

FPRA-Owned Property 9-23-2020

Parcel ID	Address	Owner	Land Size	Assessed Value	Market Value	Vacant	Declared Surplus	Status
2401-501-0109-000-9	301 S OCEAN DR	Fort Pierce Redevelopment Agency	0.48	\$583,400	\$583,400	N	N	Temporary surface parking.
2401-501-0112-000-3	306 HERNANDO ST	Fort Pierce Redevelopment Agency	0.17	\$64,130	\$64,500	Y	N	Temporary surface parking.
2403-432-0002-000-4	125 FISHERMANS WHARF	Fort Pierce Redevelopment Agency	0.81	\$593,200	\$593,200	N		RFQ 2020-023
2403-432-0002-010-7	125 FISHERMANS WHARF	Fort Pierce Redevelopment Agency LESSOR	0.81	\$256,000	\$256,000	N		RFQ 2020-023
2403-432-0003-000-1	201 FISHERMANS WHARF	Fort Pierce Redevelopment Agency	0.86	\$521,800	\$521,800	Y		RFQ 2020-023
2403-705-0132-000-1	414 Avenue D	Fort Pierce Redevelopment Agen	0.11	\$22,500	\$22,500	Y	Y 4/18/2016	CRAAC recommend bid 9/16, going to FPRA Board on 10/27
2403-711-0001-000-3	DUNDAS CT	Fort Pierce Redevelopment Agen	0.17	\$2,725	\$5,100	Y	Y 1/16/2018	
2404-609-0111-000-6	2002 Avenue M	Fort Pierce Redevelopment Agen	0.16	\$2,532	\$4,800	Y	Y 1/16/2018	
2404-710-0017-000-8	N 22nd ST	Fort Pierce Redevelopment Agen	0.16	\$2,336	\$4,900	Y	Y 1/16/2018	
2404-710-0067-000-3	612 N 25th ST	Fort Pierce Redevelopment Agen	0.14	\$2,336	\$4,500	Y	Y 1/16/2018	
2404-711-0019-000-5	708 N 18th ST	Fort Pierce Redevelopment Agen	0.15	\$2,532	\$4,800	Y	Y 1/16/2018	
2404-801-0031-000-1	Avenue M	Fort Pierce Redevelopment Agen	0.16	\$2,532	\$4,900	Y	Y 1/16/2018	
2404-808-0021-000-9	1306 N 16th ST	Fort Pierce Redevelopment Agen	0.17	\$2,532	\$5,100	Y	Y 1/16/2018	
2404-810-0004-000-1	1409 Avenue J	Fort Pierce Redevelopment Agen	0.23	\$3,504	\$6,200	Y	Y 1/16/2018	
2404-812-0009-000-2	Avenue I	Fort Pierce Redevelopment Agen	0.12	\$1,948	\$4,200	Y	Y 1/16/2018	
2408-121-0000-000-0	Avenue D	Fort Pierce Redevelopment Agency	6.82	\$2,916,000	\$2,916,000	N	N	IRSC Blackburn/Percy Peek Gymnasium
2409-131-0001-000-1	321 N 13th ST, Unit A/B	Fort Pierce Redevelopment Agency	0.17	\$4,600	\$4,600	Y	Y 1/16/2018	
2409-501-0003-000-0	1234 Avenue D	Fort Pierce Redevelopment Agen	0.07	\$199,144	\$219,900	N	N	Lincoln Park Main Street
2409-501-0173-000-2	426 N 11th ST	Fort Pierce Redevelopment Agency	0.12	\$1,948	\$4,100	Y	Y 1/16/2018	
2409-501-0199-000-0	424 DOUGLAS CT	Fort Pierce Redevelopment Agency	0.11	\$1,948	\$4,100	Y	Y 4/18/2016	
2409-501-0200-000-1	426 DOUGLAS CT	Fort Pierce Redevelopment Agency	0.11	\$1,948	\$4,000	Y	Y 4/18/2016	
2409-501-0256-000-8	1217 Avenue D	Fort Pierce Redevelopment Agency	0.11	\$4,800	\$4,800	Y	Y 4/18/2016	
2409-501-0257-000-5	1213 Avenue D	Fort Pierce Redevelopment Agen	0.1	\$17,500	\$17,500	Y	Y 4/18/2016	
2409-501-0258-000-2	1212 Avenue D	Fort Pierce Redevelopment Agen	0.11	\$18,300	\$18,300	Y	Y 4/18/2016	
2409-501-0282-000-9	1241 Avenue D	Fort Pierce Redevelopment Agen	0.21	\$3,300	\$5,700	Y	Y 1/16/2018	
2409-501-0293-000-9	433 MEANS CT	Fort Pierce Redevelopment Agen	0.11	\$1,948	\$4,000	Y	Y 1/16/2018	
2409-501-0305-000-7	1134 Avenue D	Fort Pierce Redevelopment Agen	0.12	\$5,200	\$5,200	Y	Y 11/12/2019	RFP 2020-013 LPYP Lease going before FPRA 10/27
2409-501-0306-000-4	1138 Avenue D	Fort Pierce Redevelopment Agen	0.12	\$5,200	\$5,200	Y	Y 11/12/2019	RFP 2020-013 LPYP Lease going before FPRA 10/27
2409-503-0033-000-5	434 N 15th ST	Fort Pierce Redevelopment Agen	0.16	\$2,336	\$4,900	Y	Y 1/16/2018	
2409-506-0038-000-9	427 N 16th ST	Fort Pierce Redevelopment Agen	0.18	\$2,725	\$5,300	Y	Y 1/16/2018	
2409-511-0016-000-5	318 N 17th ST	Fort Pierce Redevelopment Agen	0.17	\$4,600	\$4,600	Y	Y 1/16/2018	
2409-516-0043-000-8	324 N 12th ST	Fort Pierce Redevelopment Agen	0.15	\$4,300	\$4,300	Y	Y 1/16/2018	
2409-517-0024-000-2	324 MEANS CT	Fort Pierce Redevelopment Agency	0.15	\$5,474	\$5,600	Y	Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-517-0025-000-9	322 MEANS CT	Fort Pierce Redevelopment Agen	0.15	\$5,474	\$7,400		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-517-0026-000-6	320 MEANS CT	Fort Pierce Redevelopment Agen	0.15	\$5,152	\$5,600		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-517-0027-000-3	318 MEANS CT	Fort Pierce Redevelopment Agency	0.15	\$5,474	\$5,600		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-517-0028-000-0	316 MEANS CT	Fort Pierce Redevelopment Agency	0.15	\$5,474	\$7,400		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-517-0029-000-7	314 MEANS CT	Fort Pierce Redevelopment Agen	0.15	\$5,152	\$5,600		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-517-0030-000-7	312 MEANS CT	Fort Pierce Redevelopment Agency	0.15	\$4,300	\$4,300		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-517-0031-000-4	310 MEANS CT	Fort Pierce Redevelopment Agency	0.15	\$5,474	\$7,400		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-517-0032-000-1	308 MEANS CT	Fort Pierce Redevelopment Agency	0.15	\$5,474	\$7,400		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-517-0033-000-8	306 MEANS CT	Fort Pierce Redevelopment Agen	0.15	\$5,152	\$5,600		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-517-0038-000-3	307 MEANS CT	Fort Pierce Redevelopment Agency	0.45	\$12,200	\$12,200		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-517-0041-000-7	313 MEANS CT	Fort Pierce Redevelopment Agen	0.27	\$11,755	\$12,700		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-517-0043-000-1	317 MEANS CT	Fort Pierce Redevelopment Agency	0.18	\$6,441	\$8,200		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-517-0044-000-8	319 MEANS CT	Fort Pierce Redevelopment Agency	0.07	\$2,736	\$3,300		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II

FPRA-Owned Property 9-23-2020

2409-517-0045-000-5	325 MEANS CT	Fort Pierce Redevelopment Agency	0.37	\$11,755	\$13,700		Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-518-0001-000-8	1206 Avenue B	Fort Pierce Redevelopment Agen	0.15	\$4,991	\$5,700	Y	Y 1/16/2018	
2409-521-0007-000-0	312 N 13th ST	Fort Pierce Redevelopment Agency	0.18	\$6,300	\$6,300	Y	Y 1/16/2018	RFP 2020-031 Oaks at Moore's Creek Phase II
2409-602-0222-000-1	513 N 20th ST	Fort Pierce Redevelopment Agen	0.15	\$2,336	\$4,700	Y	Y 1/16/2018	
2409-603-0072-000-7	432 N 19th ST	Fort Pierce Redevelopment Agen	0.18	\$2,725	\$5,200	Y	Y 1/16/2018	
2410-503-0012-010-9	125 A E Backus AVE	Fort Pierce Redevelopment Agency	0.69	\$435,800	\$435,800	Y	Y 12/05/2016	RFP 2019-003 King Plant Redevelopment / King's Landing
2410-503-0019-000-5	N 2nd ST	Fort Pierce Redevelopment Agency	0.1	\$63,200	\$63,200	Y	Y 12/05/2016	RFP 2019-003 King Plant Redevelopment / King's Landing
2410-503-0020-000-5	N 2nd ST	Fort Pierce Redevelopment Agency	0.41	\$259,000	\$259,000	Y	Y 12/05/2016	RFP 2019-003 King Plant Redevelopment / King's Landing
2410-503-0036-010-3	208 Avenue A	Fort Pierce Redevelopment Agency	0.07	\$0	\$0			RFP 2019-003 King Plant Redevelopment / King's Landing
2410-503-0041-020-4	322 N 2nd ST	Fort Pierce Redevelopment Agency	3.75	\$2,842,300	\$2,842,300	Y	Y 12/05/2016	RFP 2019-003 King Plant Redevelopment / King's Landing
2410-503-0042-010-8	200 INDIAN RIVER DR	Fort Pierce Redevelopment Agency	0.51	\$504,790	\$569,600	N	N	Cobb's Landing (15 yr lease expires 06/30/2021)
2410-601-0034-000-7	415 N 9th ST	Fort Pierce Redevelopment Agency		\$2,142	\$4,100	Y	Y 1/16/2018	Retain
2410-601-0046-000-4	424 N 9th ST	Fort Pierce Redevelopment Agency	0.17	\$3,659	\$6,800	N	N	Community Garden
2410-601-0119-000-7	806 Avenue E	Fort Pierce Redevelopment Agen	0.14	\$2,336	\$4,500	Y	Y 1/16/2018	
2410-601-0182-000-9	N 7th ST	Fort Pierce Redevelopment Agen	0.25	\$10,900	\$10,900	N	N	Moore's Creek Linear Park
2410-601-0183-000-6	N 7th ST	Fort Pierce Redevelopment Agen	0.46	\$20,000	\$20,000	N	N	Moore's Creek Linear Park
2410-604-0049-000-4	108 N 9th ST	Fort Pierce Redevelopment Agen	0.17	\$7,500	\$7,500	Y	N	
2410-604-0134-000-7	Avenue B	Fort Pierce Redevelopment Agen	0.17	\$4,700	\$4,700	Y	Y 1/16/2018	
2410-604-0141-000-9	Avenue B	Fort Pierce Redevelopment Agency	2.02	\$316,800	\$316,800	Y		RFP 2019-008 / The Lindsay School of the Arts
2410-604-0156-000-7	DUNDAS CT	Fort Pierce Redevelopment Agen	0.14	\$4,200	\$4,200	Y	Y 1/16/2018	
2410-604-0169-000-1	110 N 10th ST	Fort Pierce Redevelopment Agency	0.79	\$65,000	\$65,000	Y		RFP 2019-008 / The Lindsay School of the Arts
2410-604-0173-000-2	110 N 10th ST	Fort Pierce Redevelopment Agency	0.71	\$124,300	\$124,600	N		RFP 2019-008 / The Lindsay School of the Arts