



## **FPRA PROGRAMS AND ACTIVITIES SUMMARY**

As of June 2022

### **KING'S LANDING**

On February 7, 2022, the City Commission approved the site plan and all necessary development review applications for King's Landing. On March 8, 2022, the FPRA Board passed a resolution to convey the eleven parcels to Audubon Development and the FPRA executed the warranty deed transferring the parcels to Audubon Development. Audubon Development is responsible for meeting all benchmarks and deadlines as outlined in the amended and restated agreement that was executed on February 8, 2022. Audubon will begin the subsurface debris removal process with a contribution from the FPRA and must apply for building permits for Phase I this summer.

In tandem with the development of King's Landing, the City partnered with the Fort Pierce Utilities Authority and Economic Development Council to apply for a Florida Job Growth Grant through the Florida Department of Economic Opportunity. If awarded, this grant would provide necessary infrastructure improvements for the Downtown waterfront corridor including improvements to Indian River Drive, Moore's Creek Bridge, Backus Avenue, and utilities.

The City is also working with the Economic Development Council to put together an attractive incentive package for Mainsail Development, the prospective hotelier at King's Landing. This package is expected to go before the FPRA Board for approval within the next 30-60 days.

### **FISHERMAN'S WHARF**

City staff has been communicating regularly with the Pierce 1 development team and working to provide all requested information and documentation during the due diligence period which ended on December 14, 2021. On March 8, 2022, the FPRA Board approved an amendment to the agreement extending the City's deadline to cure the title objections and survey objections to September 1, 2022. Pierce 1 is developing their site plan and expects to submit their development review package this summer. City staff has also been coordinating with St. Lucie County on a potential land swap of Avenue M extension in exchange for two parcels at Fisherman's Wharf.

### **OLD ST. ANASTASIA SCHOOL**

On March 8, 2022, the FPRA terminated the lease agreement with The Lindsay School of the Arts due to lack of substantial progress in accordance with Article 2.2(a) of the First Amendment to Agreement to Lease and Improve the Old Anastasia Catholic School. The Lindsay School of the Arts has since vacated the premises and staff has been contacted by various parties interested in the redevelopment of this property. In preparation for the next solicitation, staff will seek FPRA Board approval to demolish the dilapidated accessory building behind the school to make the property more appealing and prime for development.



## **DOWNTOWN MASTER PLAN**

The City and FPRA have embarked upon numerous planning studies that address the downtown including the 2020 FPRA Redevelopment Plan, the 2020 Parking Study, the 2021 Retail Market Study and Strategies, the 2008 Downtown Waterfront Charrette, the 2020 Port of Fort Pierce Master Plan, the 2014 Martin and St. Lucie Regional Waterways Plan. With many new projects planned or underway, it is important for the FPRA to have a strong vision for the future with a plan that is both comprehensive and relevant. The FPRA seeks to establish a clear vision for future development within the Central Business District and adopt an implementation strategy to guide (re)development efforts. S&ME's approach seeks to foster sustainable growth while preserving and enhancing the City's unique character, in accordance with the recently adopted revisions of the City's Future Land Use designation. The FPRA approved S&ME's Scope of Work on March 8, 2022, and S&ME launched the project immediately thereafter. Task 1 is well underway with the kickoff meeting and data collection. Task 2: Public Engagement has also commenced with the development of a survey, interactive website and in-person public workshops scheduled for the week of June 27, 2022.

## **INFILL LIEN REDUCTION PROGRAM**

In January 2022, the City launched an Infill Lien Reduction Program to encourage new construction on vacant property throughout the entire city. The program promotes reinvestment and revitalization of vacant infill properties by providing the property owner relief from the liens levied prior to their ownership in exchange for the development of that vacant parcel. To be eligible for the program, the property must be an infill vacant lot within the city limits of Fort Pierce with no active code enforcement or nuisance abatement cases against it. The applicant must also affirm that they were not an owner or affiliated in any way with the property at the time the liens were originally recorded. Via development agreement, the City will waive all soft costs associated with the liens and provide a 50% refund of the hard costs paid. There will be specific time parameters associated with obtaining building permits and completing the new residential construction to be eligible for the refund. Staff has been working with several property owners interested in the program and has received two applications in the FPRA to date. Once the development agreements are executed by the property owner, they will go before the City Commission for approval.

## **SUNRISE CENTER**

The City issued a solicitation inviting interested firms to submit a proposal for the development, build-out, and lease of the vacant ground floor space in the City's downtown parking garage, also known as The Sunrise Center. The space is approximately 4,000 square feet and is conveniently located at 300 Orange Avenue in Downtown Fort Pierce. Colliers International assisted with the marketing of the space and solicitation. Colliers installed a banner on the side of the building, created digital flyer and e-flyer, sent monthly e-blasts to South Florida broker database, promoted the property on commercial real estate sites including CoStar, Loopnet and Colliers International website, and conducted several prospect tours. The City also promoted the solicitation on the city's website, Demand Star and by sending a press release. Unfortunately, no proposals were received, and staff is evaluating next steps for the future utilization of the space.



## **IMPACT FEE MORATORIUM**

The City passed ordinance 22-009 extending the moratorium on the imposition and collection of City impact fees within the Fort Pierce Redevelopment Area until September 7, 2022.

The intent of this moratorium is to assist businesses in the Fort Pierce Redevelopment Agency boundaries reduce their startup costs and to contribute to the sense of vitality that occurs when buildings are occupied. It is our hope that this moratorium will encourage and entice development within the FPRA boundaries. Since infill locations are within the urban core of our community, typically they already have much of the needed infrastructure. Unless extraordinary capital improvements are required, infrastructure costs can be substantially lower for infill development relative to a similar project in an undeveloped area.

## **COMMERCIAL FAÇADE GRANT**

The Commercial Façade Reimbursable Grants were awarded on April 12, 2022, to the following properties 809 Delaware Avenue, 825 N. Indian River Drive, 1105 Seaway Drive, and 906 Delaware Avenue. The recipients must obtain 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.

## **INTERIOR UPLIFT GRANT**

The Interior Uplift Grant is an incentive program available to commercial property owners and businesses for interior upgrades with a focus on projects that remedy degraded building systems and extend the economic viability of the building. The applications have been evaluated by staff and the recommendations will be reviewed by the CRA Advisory Committee at the July meeting. The CRA Advisory Committee will forward their recommendations and will be presented to the FPRA Board at the upcoming July meeting.



## **FORT PIERCE POLICE DEPARTMENT – SCHOOL RESOURCE OFFICERS**

Another Saint Lucie County School Year has come to an end, and thanks to funding from the Fort Pierce Redevelopment Agency, our School Resource Officers had another successful year. Officer Jorge Goz remained assigned to Chester A. Moore Elementary School, while Officer Mary Stephens finished the year at Dan McCarty Middle School. SRO alternate, Officer Clermise Smith, remained a backup SRO and assisted throughout the school year at both schools. All three of our SROs worked diligently throughout the year to ensure students and staff were provided a safe campus where learning and personal growth had the best opportunity to grow.

In her assignment at Dan McCarty, Officer Mery Stephens continued to develop and maintain comprehensive safety plans to ensure school safety and conducted regular campus patrols. Officer Stephens volunteered her time to assist with coaching both the girls' basketball team and volleyball team. Officer Stephens also mentored students twice a week throughout the school year via an afterschool student mentoring program. Officer Stephens was recognized for her efforts as the Fort Pierce Police Department's Officer of the Month at the St. Lucie Chamber of Commerce networking breakfast in May. Officer Stephens will be at Dan McCarty for this year's summer school session, where she will continue to coach and mentor students and provide for school safety.

Officer Jorge Goz finished a rewarding year at Chester A. Moore Elementary School. He continued to lead and participate in programs such as the fifth-grade Safety Patrol Unit and the "Rising Explorer" program. He also assembled a team to assist in the Great American Clean-Up on the C.A. Moore campus. As many know, Officer Goz is an integral part of the Saint Lucie County Law Enforcement Torch Run and Special Olympics Florida, where he assists in numerous fundraising initiatives for the Special Olympics throughout the year. In April, he participated in Autism Awareness Day at Treasure Coast High School, where a softball game was played honoring a student player with Autism. This past May, Officer Goz completed Autism Awareness Training provided by the Florida Department of Law Enforcement. Officer Goz will also be at C.A. Moore this summer and is looking forward to contributing to student success and assisting staff.



## **SUNRISE THEATRE**

January began a busy month of new and exciting shows at the Sunrise Theatre. For the first time since March of 2020 performances were held at 100% capacity. Touchless entry, new will call procedures, and stringent cleaning and disinfecting guidelines remained the norm at the facility assisted by our new bi-polar ionization air filtration system.

With seasonal residents and visitors returning to the area, more interest in seeing LIVE performances once again is important and it shows with inquiries to our box office! To facilitate the walk up traffic to the Sunrise Theatre Box Office, staff is now available for in person tickets sales and any questions about upcoming programming Monday - Saturday from 10am-2pm.

For those who may have never been inside the Sunrise or are visiting the area we also began hosting an “open house” every Wednesday and Saturday, inviting the public to come and view the inside and see what the Sunrise is all about. Oftentimes we have visitors that want to see inside the theatre when we are closed and now, they can, guided by a knowledgeable volunteer! Tours are Wednesday and Saturday from 10am - 2pm and you can enter to win a pair of tickets to an upcoming performance at the theatre!

Some of our events through March included:

Popovich Comedy Pet Theater, Strictly Sinatra, The Gin Blossoms, The National Dance Company of Ireland – Rhythm of the Dance, The Ultimate Tina Turner Tribute, The Robert Cray Band, Masters of Illusion, The PRICE Is Right, and many more!



## **OAKS AT MOORE'S CREEK – PHASE II**

The preliminary plat for the 15-lot single-family workforce affordable subdivision is scheduled to be reviewed by the Planning Board on Monday, June 13, 2022, and is expected to be scheduled for a July City Commission Meeting. The developers have launched the project website and has provided information to major employers in the City (300+ employees). They plan to track the responses received and update city staff the status of identifying potential homebuyers. Engineering is working closely with FPUA to design the plans for the infrastructure. The goal is to begin construction on the first set of three homes in January 2023.

## **THE ROOT**

The Lincoln Park Young Professionals will soon begin work to improve 1134 and 1138 Avenue D. All that remains is the submittal of subcontractor permits. The six cargo containers that will be used to create the outdoor community engagement destination have been delivered, but are being stored off sight nearby while the parcels are being prepared for their placement.

## **MEANS COURT RFP**

Incubate Neighborhood Center (INC) took possession of the Means Court Center in October and since then has transformed the historic school into a community resource hub that has launched several programs for business entrepreneurship, completed improvements to the outside and interior of the building, the first-floor of the two-story building includes an internet café, business technology center, shared office space for colocation, space for conducting seminars, space for community meetings, and a library.

## **HIGHWAYMEN MUSEUM**

In February, the FPRA was notified that the grant to create the City of Fort Pierce Florida Highwaymen Museum submitted to the Department of State Division of Arts and Culture had been approved funding. The grant was one of 152 reviewed by a panel in three days. The Highway Museum project received the fourth highest score. The State is currently working on developing a contract based on the scope of work and the revised budget. After verifying the estimated costs for each line item of the budget, there is a \$13,286.00 increase. The revised budget total is \$496,948.00.