

**FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, October 4, 2023 - 3:30 p.m.
City Hall - Second Floor Conference Room, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**
 - a. Approval of the Minutes from the September 6, 2023 Meeting

4. **OLD BUSINESS**
 - a. South Beach ROW update by Chairperson, Phil Thompson

5. **NEW BUSINESS**
 - a. North 29th St. Streetscape Plan
 - b. Commercial Facade Grant Program Overview
 - c. Peacock Arts District Mural Program Update

6. **PUBLIC COMMENT**

7. **STAFF AND COMMITTEE MEMBER COMMENTS**
 - a. FPRA Program & Activities Summary for August 2023

8. **ADJOURNMENT**

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

NOTE: All CRA Advisory Committee meetings are limited to one hour.

CRA Advisory Committee - 3:30 pm

Meeting Date: October 4, 2023

Re: Minutes

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

Information

SUBJECT

Approval of the Minutes from the September 6, 2023 Meeting

Attachments

Minutes



CITY OF FORT PIERCE CRA ADVISORY COMMITTEE

CRA Advisory Committee Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CRA ADVISORY COMMITTEE HELD ON WEDNESDAY, **SEPTEMBER 6**, IN FORT PIERCE 2ND FLOOR CONFERENCE ROOM, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. ROLL CALL

Present: Hoyt Murphy, Jr.; Michael Brown, Jr.; Carolyn Mann-Lurry; Phil Thompson; Daniel Lee; Chad Ingram

Absent: Al Johnson; Amanda Geller; Brandon Nobile

Staff Present: Marsha Commond, Redevelopment Specialist
Shyanne Harnage, Economic Development Manager

Motion was made by Chad Ingram, **and seconded by** Carolyn Mann-Lurry to excuse the absence of Al Johnson and Brandon Nobile.

AYE: Carolyn Mann-Lurry, Chad Ingram, Daniel Lee, Hoyt Murphy, Jr., Michael Brown, Jr., Phil Thompson

Passed

3. APPROVAL OF MINUTES

4. CHAIRMAN VIEWPOINTS

5. OLD BUSINESS

- a. South Beach ROW Improvement Recommendations for FPRA Board

Motion was made by Chad Ingram, **and seconded by** Michael Brown, Jr.

AYE: Carolyn Mann-Lurry, Chad Ingram, Daniel Lee, Hoyt Murphy, Jr., Michael Brown, Jr., Phil Thompson

Passed

The committee approved bringing the South Beach ROW Improvement Recommendation to the FPRA Board.

6. NEW BUSINESS

a. Election of Chair

Motion was made by Hoyt Murphy, Jr., **and seconded by** Michael Brown, Jr.

AYE: Carolyn Mann-Lurry, Chad Ingram, Daniel Lee, Hoyt Murphy, Jr., Michael Brown, Jr.,
Phil Thompson

Passed

Phil Thompson was elected as Chair of the CRA Committee.

b. Commercial Sign Grant Program Introduction

Shyanne Harnage gave a brief presentation on the new Commercial Sign Grant program.

7. PUBLIC COMMENT

8. STAFF AND COMMITTEE MEMBER COMMENTS

a. FPRA Program Updates by Marsha Commond

Marsha Commond updated the committee on the PAD Mural inauguration that will be taking place at the Murals on September 25, 2023.

b. Surplus Property discussion at the request of Chad Ingram

Committee members will send Miriam a list of ideas that will address FPRA surplus properties for infill reduction and/or affordable housing. Those ideas will be compiled and presented as an item to vote on so that a set of final recommendations can be presented to the FPRA Board for consideration.

9. ADJOURNMENT

CRA Advisory Committee - 3:30 pm

Meeting Date: October 4, 2023

Re: N. 29th St. Streetscape Plan

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

Information

SUBJECT

North 29th St. Streetscape Plan

Attachments

No file(s) attached.

CRA Advisory Committee - 3:30 pm

Meeting Date: October 4, 2023

Re: Commercial Facade Grant Program Overview

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

Information

SUBJECT

Commercial Facade Grant Program Overview

Attachments

Comm. Facade Presentation



Commercial Façade Grant Program

FPRA Plan Goals



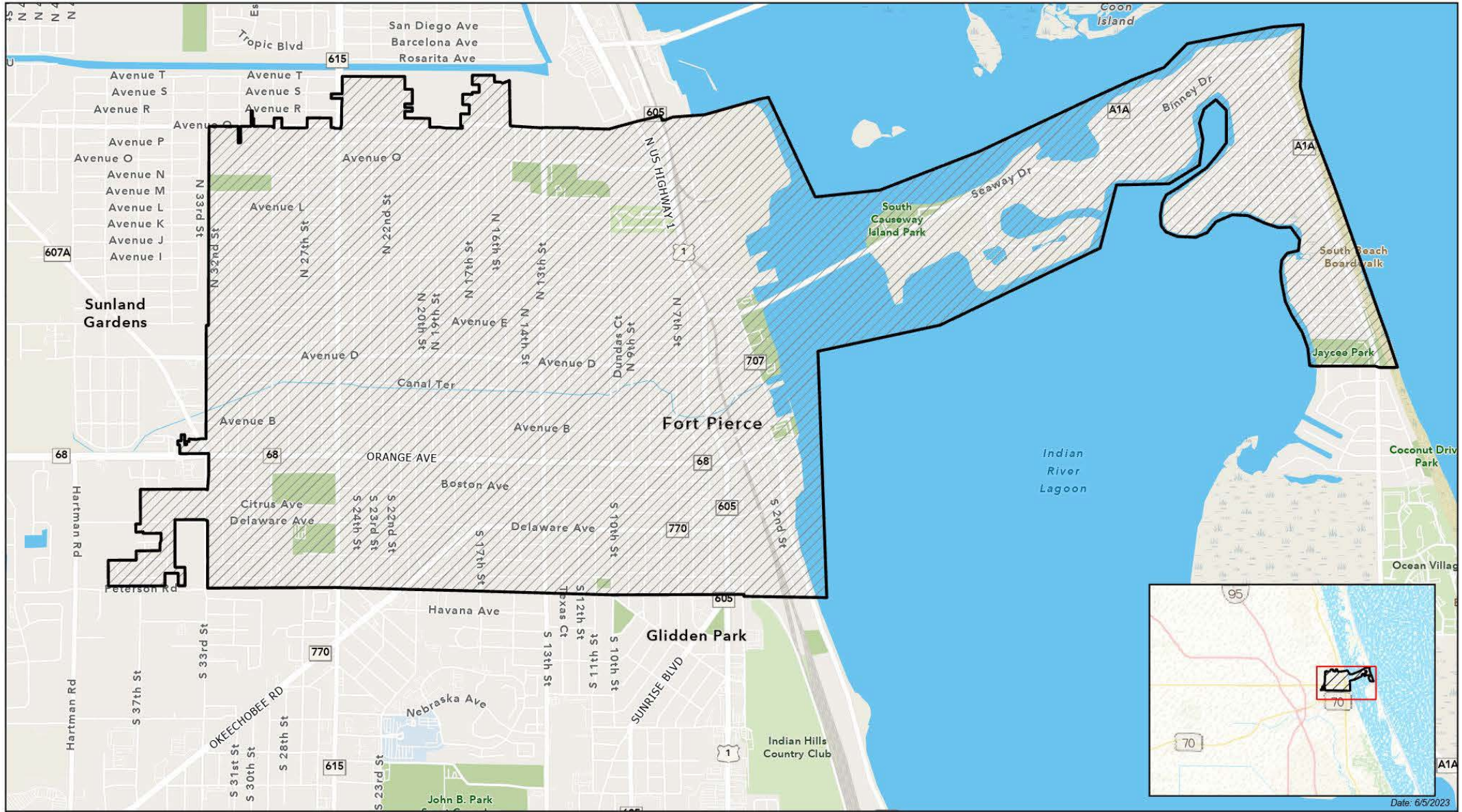
GOAL 7

The Fort Pierce Redevelopment Agency shall increase private sector investment and business development within the Community Redevelopment Area.



GOAL 9

The Fort Pierce Redevelopment Agency shall support small businesses, start-up businesses and support entrepreneurial activity within the Redevelopment Area.



Date: 6/5/2023



Fort Pierce Redevelopment Agency Boundary



Overview

The intent of the Commercial Façade Grant Program is to support the revitalization of the commercial corridors in the FPRA district by stimulating private investment in improvements that enhance the appearance of buildings and eliminate blight. The program offers financial assistance in the form of a reimbursable grant, matching 50% up to \$25,000.



Commercial Façade Grant Process

Application Period
October 17, 2023
November 17, 2023

City staff will evaluate application against evaluation criteria.

CRAAC will review rankings. FPRA Board will make final determination and execute Agreement.

Applicant shall incur all project costs.

Must apply for permits within 6 months.
Complete project within 12 months.

Check will be disbursed upon receipt of written notification, permits/CO, and copies of paid invoices.



Evaluation Criteria

Staff will evaluate the applications on the following evaluation criteria:

- Visual impact
- Activation of a vacant building
- Business Type - Business type has been identified as targeted tier in the Retail & Business Study
- Goals of the FPRA Plan



Social Media/Press
Release



Notice in Mail to
property owners



CRAAC/ Meetings



Small Business
Pathway Program
Sessions



Code Enforcement
Partnership

Outreach





Questions

CRA Advisory Committee - 3:30 pm

Meeting Date: October 4, 2023

Re: Peacock Arts District Mural Program Update

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

Information

SUBJECT

Peacock Arts District Mural Program Update

Attachments

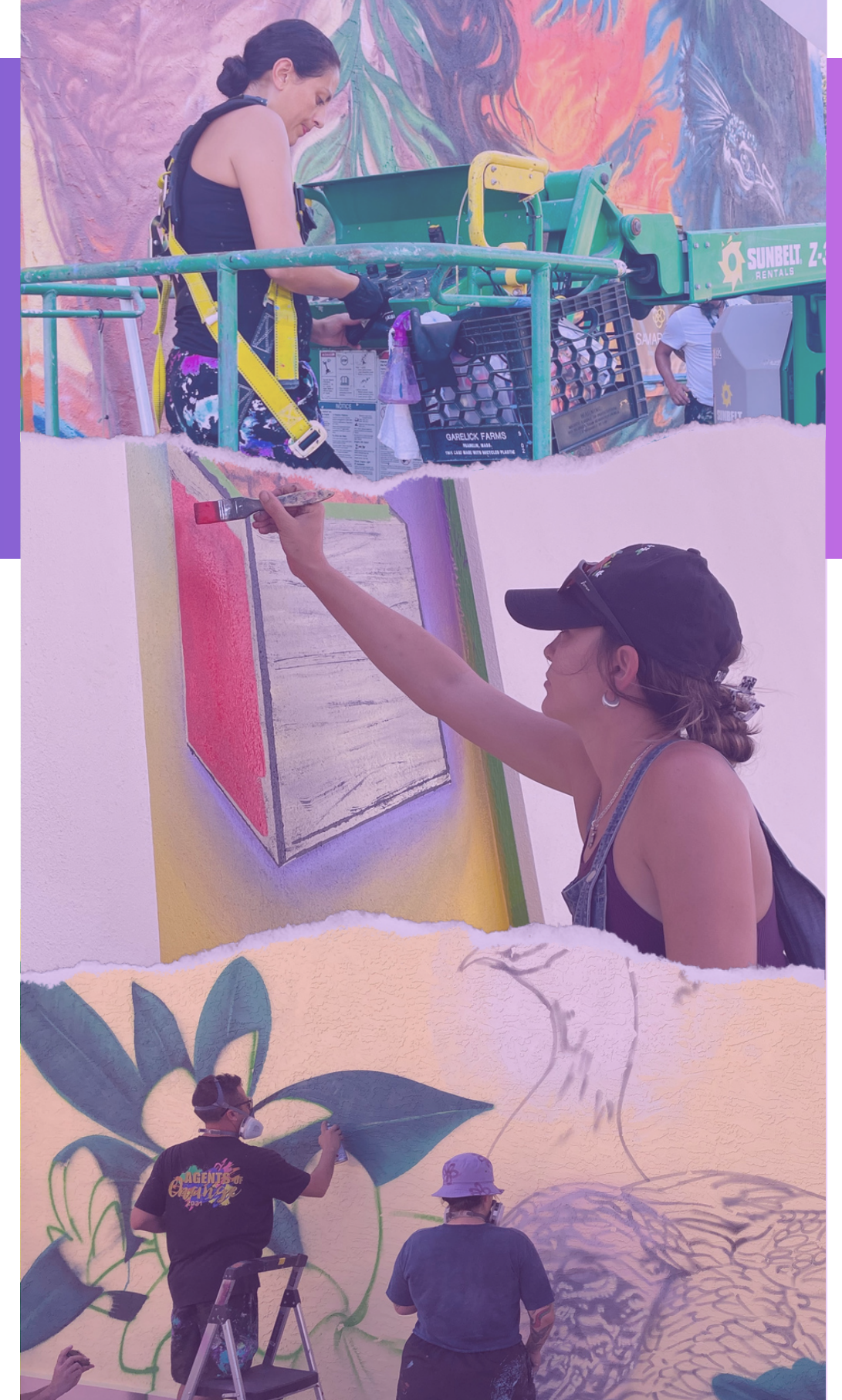
PAD Mural Update Presentation

PEACOCK ARTS DISTRICT MURAL PROGRAM UPDATE



Presented by

MARSHA COMMOND



LOCATION OF MURALS



2 Property Owners



3 Artists



4 Properties

PAD MURAL PROGRAM IMPLEMENTATION

22/23 FY



The Fort Pierce Redevelopment Agency created the #Peacock Arts District with improvements to help stimulate the economy in downtown Ft. Pierce. This morning, T.A. Walker is Shining A Light on the recently installed murals and how you can meet the artists!



Fort Pierce commissions woman artists to paint murals

by Gershon Harrell | Wed, August 16th 2023, 12:06 PM EDT



Nicole "Nico" Holderbaum, Zoey Bridges of Zoey Alyssa Art and Samara Ash were hired by the Fort Pierce Redevelopment Agency (FPRA) Peacock Arts District Mural Program to complete murals on Orange Ave. (City of Fort Pierce)

FORT PIERCE, Fla. (CBS12) — The City of Fort Pierce has commissioned three women artists to paint a total of four murals.

Nicole "Nico" Holderbaum, Zoey Bridges of Zoey Alyssa Art and Samara Ash were hired by the Fort Pierce Redevelopment Agency

Once completed, these murals will be revealed in a ceremony for the public to attend so be on the lookout for additional updates and a completion announcement! 🎉

Artists - [Zoey Alyssa Art](#) | [Samara Ash Studio](#) | Nicole "Nico" Holderbaum... See more



600

83 115

PROGRAM POPULARITY: LOCAL NEWS & SOCIAL MEDIA

A COMMUNITY EVENT



THE PEACOCK ARTS DISTRICT MURAL PROGRAM

Inauguration AND ARTWALK

MONDAY, SEPTEMBER 25, 2023 AT 10AM
CITY PARKING LOT ON ORANGE AVE & 7TH STREET

FREE ADMISSION

REGISTER
WWW.SURVEYMONKEY.COM/R/PADMURALS

Meet the Artists



Nico



Zoey



Samara



f i : use #paintthepad

CELEBRATE



FISCAL YEAR 24 PROGRAM PLAN



PROPERTY OWNER APPLICATIONS
OCT - NOV 2023



CALL FOR ARTISTS
NOV - DEC 2023



DESIGN SELECTIONS & MURAL
INSTALLATIONS
JAN-APRIL 2024





QUESTIONS?



CRA Advisory Committee - 3:30 pm

Meeting Date: October 4, 2023

Re: FPRA Programs & Activities Summary

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

Information

SUBJECT

FPRA Program & Activities Summary for August 2023

Attachments

Programs & Activities Update

FORT PIERCE REDEVELOPMENT AGENCY

PROGRAMS & ACTIVITIES SUMMARY

AUGUST 2023



KING'S LANDING

Audubon reports that they are on track to commence on or before 9/20/23 as required by our agreement. The initial construction will include all of the site work and infrastructure needed to facilitate the entire project. In addition to the infrastructure, Phase 1 also includes the Villas on Backus Avenue and the hotel both of which will naturally follow the infrastructure.



Over ten years ago, the City demolished the old H.D. King Power Plant and spent the last decade cleaning up the 7-acre site. The City of Fort Pierce and Fort Pierce Redevelopment Agency worked tirelessly for years to find the right redevelopment project for the former H.D. King Plant site in Downtown Fort Pierce and in 2019, history was made. Following a competitive bid process, the FPRA Board selected Audubon Development as the highest ranked bidder in June 2019. The redevelopment of the former H.D. King Power Plant Site remains a top priority for the City of Fort Pierce and FPRA. The development agreement with Audubon Development for the \$85-million-dollar King's Landing mixed-use development was executed in November 2019. Although the time provisions were extended due to the COVID-19 Pandemic, both parties worked together to complete all obligations in the agreement.

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 subsequently began the subsurface debris removal process with a \$170,000 contribution from the FPRA and applied for building permits for the Phase I infrastructure by the deadline of August 22, 2022.

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. On August 30, 2022, Governor Ron DeSantis awarded the City of Fort Pierce a \$2.7 million Florida Job Growth Grant to help fund infrastructure improvements in Downtown Fort Pierce. The critical infrastructure improvements include water, wastewater, electric, fiber, natural gas, roadway and sidewalk improvements. The infrastructure upgrades will stimulate more than \$72 million of private investment on along Indian River Drive.

Audubon Development recently received approval from the Planning Board and City Commission for the final plat of the Villas at King's Landing. This approval was needed as the Villas have been redesigned with rear-load garages and will now accommodate ten homes instead of the original eight.

KING'S LANDING



The project meets several objectives outlined in the FPRA 2020 Redevelopment Plan including:

- **GOAL 5.4.** The Fort Pierce Redevelopment Agency shall evaluate potential public-private redevelopment programming, partnerships and other legal mechanisms to assist in the development of residential housing stock.
- **GOAL 7.1.** The Fort Pierce Redevelopment Agency shall evaluate additional regulatory and financial incentives for potential implementation that encourages private sector investment and business development within the Redevelopment Area. Regulatory incentive examples may include but are not limited to: reduced/eliminated parking requirements, reduced open space requirements and increased building height limitations where appropriate; financial incentives may include but are not limited to: tax-increment recapture programs, tax abatement programs, City and County impact fee reductions or moratoriums, and rental subsidies for targeted businesses. The Fort Pierce Redevelopment Agency shall support the redevelopment of the former H.D. King Power site and other targeted redevelopment sites within the Redevelopment Area.
- **GOAL 8.1.** The Fort Pierce Redevelopment Agency shall coordinate with the St. Lucie County Economic Development Council and provide information regarding available sites and facilities that may accommodate or support water-based industries and businesses for potential private-sector recruitment and

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 us to have a strong vision for the future with a plan that is both comprehensive and relevant. Through the Downtown Master Plan, FPRA sought to establish a clear vision for future development within the Central Business District and adopted an implementation strategy to guide (re)development efforts.

In March 2022, the Fort Pierce Redevelopment Agency approved S&ME's proposal and initiated the Downtown Master Plan. The community was invited to participate in a series of interactive events in June 2022 as part of the Downtown Master Planning process. During the week, a team of design experts met with stakeholders like local citizens, businesses, community groups, and property owners to develop a shared vision for the future of Downtown Fort Pierce and adopt an implementation strategy to guide development. As part of this effort, the public had three opportunities to collaborate and share their ideas with the project team as well as to learn more about the Downtown Master Planning process. Stakeholders were also encouraged to provide their feedback online by visiting the Downtown Master Plan project website. This interactive platform allowed community members to share insights by taking a brief survey; commenting on development, mobility, arts and culture, and green space on an interactive map; and prioritizing spending with a budget game.

The final Downtown Master Plan was accepted by the FPRA Board in November 2022. The plan has created a sense of excitement among citizens and garnered significant interest from various community groups and HOAs. This engagement has sparked a renewed interest in Downtown Fort Pierce and a shared commitment to making it a vibrant and thriving hub of activity and growth.

The FPRA also incorporated the phase I projects into the FPRA Capital Improvement Plan for funding and implementation. This plan has set the stage for the FPRA to apply for a variety of funding opportunities and grants. By providing a clear and comprehensive vision for the future of Downtown Fort Pierce, the plan has given the FPRA the necessary information and imagery to successfully secure competitive grants.

The success of the Downtown Master Plan has not only stimulated much-needed progress but also ignited a sense of pride and optimism in the community. By leveraging the power of the Downtown Master Plan, the FPRA can attract valuable resources to help create a vibrant community that all residents and visitors can enjoy.

DOWNTOWN MASTER PLAN

As a continuation of the Downtown Master Plan, FPRA is currently developing a Request for Qualifications to solicit various professional services to initiate planning, design, and implementation of the Phase 1 projects.



INFILL LIEN REDUCTION PROGRAM

To date, three development agreements have been executed. Two houses are complete and the other is in the building permit application phase. All properties are located within FPRA boundaries.

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.







**INFILL LIEN
REDUCTION PROGRAM**

ABOUT THE PROGRAM

The City of Fort Pierce is pleased to offer the 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 liens levied prior to their ownership in exchange for the development of that vacant parcel.




CHECKLIST

- Request a Lien Search from City of Fort Pierce Code Enforcement. A Lien Search can be requested by emailing kcalderon@cityoffortpiece.com. There is a \$25.00 fee.
- Submit a signed and notarized application form with the lien search.
- Provide plans for the specified improvements to be made to the property.
- Email completed application form along with required attachments above to the City Manager's Office at ecodev@cityoffortpiece.com.

ELIGIBILITY

- The property must be an infill vacant lot within the City of Fort Pierce. Visit the St. Lucie County Property Appraiser website (scan QR code) to determine whether or not your property is within the city limits of Fort Pierce.
- The property is not eligible if it is involved in a City-initiated foreclosure case.
- Only the current owner of may apply.
- The property must no have any active code enforcement or nuisance abatement cases.
- The applicant shall not have been an owner of the property at the time the liens were originally recorded.



www.choosefortpiece.com

APPLICATION

Scan QR code for the application.



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. This program will be available on an individual basis.

WAYFINDING

The service agreement was approved by the FPRA Board August 8, 2023 and final design modifications are underway.

The City of Fort Pierce/Fort Pierce Redevelopment Agency issued a Request for Proposals (RFP) for the design, permitting, production, and installation of various types and quantities of wayfinding signs throughout the city. RFP 2023-010 was issued on December 28, 2021 and ten (10) proposals were received by the deadline of February 21, 2023. Staff received authorization to negotiate a contract with the highest ranked respondent, Don Bell Signs, Inc. of Port Orange, Florida for a Comprehensive Wayfinding Program consisting of approximately 62 sign assets (Gateway/Entrance Signs, Wayfinding Directional Signs, District Brand Signs and Public Parking Signs) on May 9, 2023.

4-point Action Plan – Foster Arts + Culture. Arts are at the foundation of Fort Pierce's identity. Providing connections and access to the City's existing cultural attractions and cores will reach across the entirety of the community. Additional community and neighborhood gateways are also proposed to help define the extents and entrances of these unique areas, adding to the sense of place and arrival.



Wayfinding meets several objectives outlined in the FPRA 2020 Redevelopment Plan including:

- **GOAL 10.** The Fort Pierce Redevelopment Agency shall enhance the Agency's community presence and awareness and develop the area as a regional destination.
- **GOAL 10.4.** The Fort Pierce Redevelopment Agency shall use the 'brand' to develop unique features in the Community Redevelopment Area (e.g. wayfinding signs, paver patterns/styles, shade structures, transit stops, amenities, etc.) and incorporate these items into the built environment.

OLD CITY HALL

Phase I of this project will be to improve the exterior of the building. The restoration improvements will consist of pressure washing the exterior, patching holes and cracks, replacing windows due to window frame rot. Staff will commence on the solicitation process - Request for Proposals (RFP) for a contractor to restore the exterior.



The project meets several objectives outlined in the FPRA 2020 Redevelopment Plan including:

- **GOAL 12.5.** The Fort Pierce Redevelopment Agency shall evaluate opportunities to utilize and improve City-owned sites, facilities and public spaces to accommodate and encourage outdoor events, activities, and performances and festivals.
- **GOAL 13.** The FPRA shall celebrate and support historic preservation and cultural heritage activities within the Redevelopment Area.

COMMERCIAL FAÇADE GRANTS

The primary objective of the Fort Pierce Redevelopment Agency (FPRA) Commercial Façade Grant is to promote the revitalization of commercial corridors within the FPRA district. The grant's primary objective is to encourage private investments that will enhance the overall look of buildings and properties, while also addressing issues related to blight and non-conforming design standards.

By participating in this program, property owners and businesses are motivated to enhance the visual appeal of their establishments, leading to a positive impact on property values, higher tenant occupancy rates, and fostering economic development.

On April 12, 2022, the Commercial Façade Reimbursable Grants were granted to four properties: 809 Delaware Avenue, 825 N. Indian River Drive, 1105 Seaway Drive, and 906 Delaware Avenue. Currently, the projects at 1105 Seaway Drive and 906 Delaware Avenue have been successfully completed, and they have already submitted their reimbursement requests.

The project at 825 N. Indian River Drive, known as Captain's Galley Restaurant, has successfully finished constructing an appealing and inviting deck to accommodate outdoor seating for their customers. Currently, they are waiting for final permit approvals. The deadline for submitting reimbursement requests for this property is October 2023.

Construction at Dean Properties, located at 809 Delaware Avenue, commenced in August 2023. We are eagerly anticipating the development of this location into a bake shop and bistro, complete with live entertainment and various arts-related activities. They are required to finish the construction by February 2024 to be eligible for reimbursement.



CAPTAIN'S GALLEY
825 N INDIAN RIVER DR



DEAN PROPERTIES
809 DELWARE AVE



We are excited to announce that we plan to launch the FPRA Commercial Façade Grant program for the fiscal year 2023-2024.

INTERIOR UPLIFT GRANTS

The Fort Pierce Redevelopment Agency (FPRA) Commercial Interior Uplift Grant is a program offered to commercial property owners and businesses for interior upgrades. The primary focus of this initiative is to address the degraded building systems and contribute to the long-term economic sustainability of the property. Our goal is to eliminate functional obsolescence, remedy deterioration, and enhance the energy efficiency of existing buildings within the FPRA District.

By bringing these buildings up to current building codes and making them more suitable for occupancy, we strive to improve the overall appeal and viability of the area and contribute to the revitalization of the FPRA District.

The Interior Uplift Grants were awarded on August 9, 2022, to the following properties 616 Atlantic Avenue, 118 N 9th Street, 709 S 5th Street, 300 S 6th Street, and 710 Orange Avenue. The recipients were given 18 months to complete their projects and submit their requests for reimbursement.



FORT PIERCE CHARTER DEVELOPMENT
300 S 5TH ST



NEW HORIZONS OF THE TREASURE COAST
709 S 5TH ST



The grants meet several objectives outlined in the FPRA 2020 Redevelopment Plan including:

- **GOAL 7.** The Fort Pierce Redevelopment Agency shall increase private sector investment and business development within the Community Redevelopment Area.
- **GOAL 7.1.** The Fort Pierce Redevelopment Agency shall evaluate additional regulatory and financial incentives for potential implementation that encourages private sector investment and business development within the Redevelopment Area.
- **GOAL 9.** The Fort Pierce Redevelopment Agency shall support small businesses, start-up businesses and support entrepreneurial activity within the Redevelopment Area.

PAINT PROGRAM



The FPRA Paint Program was established to encourage commercial and residential property owners to improve the exterior of their structures. The purpose of this program is to brighten and transform both residential and commercial properties situated within the FPRA District. The program offers financial support in the form of a reimbursable grant, providing up to \$1,000 per home or business to cover the expenses related to exterior paint and paint supplies.

The FPRA Paint Program is successfully achieving the goals by helping property owners to revitalize and renovate their commercial and residential properties within our district. This program sets in motion the catalytic effect of making neighborhoods more welcoming and enticing to visitors, residents, and potential homebuyers.

We have approved a total of twenty-seven properties for reimbursement, amounting to \$21,395.59. As a result, we currently have \$28,604.41 remaining funds for the program.

Out of the approved properties, thirteen are commercial and fourteen are residential.

Our ultimate goal is to create a thriving and vibrant community that becomes a sought-after destination for both businesses and residents.



PAINT PROGRAM



Exciting news! The FPRA Board has recently approved additional funding for the upcoming 2023-2024 fiscal year.

The program meets several objectives outlined in the FPRA 2020 Redevelopment Plan including:

- **GOAL 5.7.** The Fort Pierce Redevelopment Agency shall evaluate for implementation additional residential improvement programming for existing homeowners within the Redevelopment Area.
- **GOAL 5.9.** The Fort Pierce Redevelopment Agency shall establish a residential improvement and stabilization grant program to provide funding that encourages the redevelopment and repair of owner-occupied single family residential structures within the Redevelopment Area.
- **GOAL 7.** The Fort Pierce Redevelopment Agency shall increase private sector investment and business development.



SURPLUS PROPERTY



The restoration of Fort Pierce’s neighborhoods is a key strategy to revitalizing the Fort Pierce Redevelopment Area (FPRA). An effective strategy to accomplish this goal is by selling surplus property owned by the FPRA. When the FPRA Board formally designates a property as surplus, it will be put up for sale to the public through a Request for Proposals (RFP) process. This will allow interested parties to submit their proposals for the development or utilization of the surplus property, thereby contributing to the overall revitalization efforts of the area.

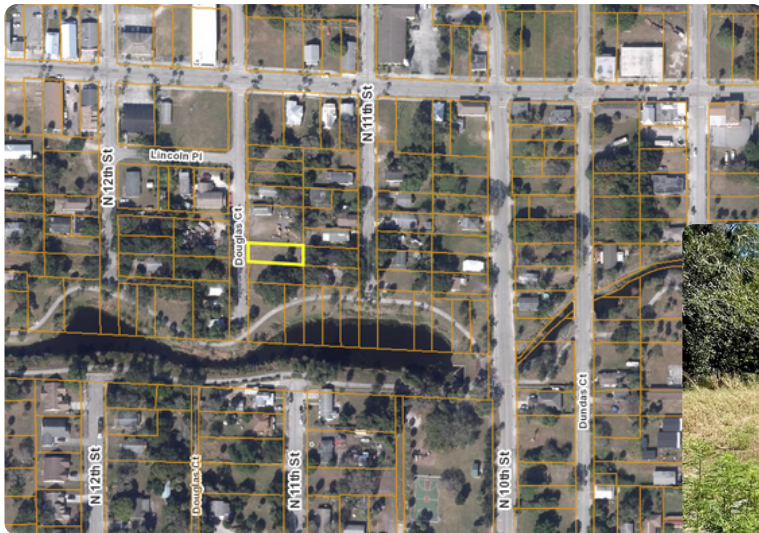
The evaluation criteria used by the City to assess proposals will include, but are not limited to, the following factors:

- Proposed improvements or utilization of the property.
- Project timeline for the development
- The economic impact the proposed project may have on the area.
- The experience of the developer or the narrative from the owner/occupant, if applicable.

It is anticipated that there will be next round of properties ready for sale through the Purchasing Department bid process in the Fall.

The program meets several objectives outlined in the FPRA 2020 Redevelopment Plan including:

- **GOAL 5.** The Fort Pierce Redevelopment Agency shall diversify area housing stock, improve substandard homes and provide a mix of above and below-market rate housing.
- **GOAL 6.** The Fort Pierce Redevelopment Agency shall support affordable alternatives to the area’s traditional single family housing stock.



SMALL BUSINESS INITIATIVES

CITY OF FORT PIERCE SMALL BUSINESS PATHWAY PROGRAM

The Fort Pierce Redevelopment Agency (FPRA) will hold its first Small Business Pathway Program beginning in late September. The program will cover topics such as Finding Financing, Small Business Support Services, Marketing & Promotion, and Recruitment and Retention. The program originated from the input of small business owners that responded to the Business Development Poll in December of 2022. Results of the survey demonstrate an interest and need for developmental programs to assist small businesses in our community. Small business owners can learn more and apply to participate through the city's website at cityoffortpiece.com/1083/Small-Business-Pathway-Program. 22 applications have been received so far. Spots are limited and applications close **September 17th at 11:45 p.m.**

HOW TO DO BUSINESS WITH THE CITY INSTRUCTIONAL VIDEOS

The Fort Pierce Redevelopment Agency will be working with the communications division to create engaging videos that will inform local small businesses on a variety of topics related to doing business with the City of Fort Pierce. Topics that will be covered are: How to Become a Vendor, Business Tax Receipts, Vacation Rental Registration, Understanding Zoning, and The Permit Process. This project is a result of the Small Business Development Poll, and it aims to support local small businesses that may not be aware of the city's policies or processes for the use of commercial spaces, building and zoning regulations, and making the City a client or customer. The videos will include translations in both Haitian Creole and Spanish, staff is following procurement procedures to acquire a third-party vendor for that. Once the videos are completed, they will be shared through the city's communication channels. Videos are expected to be completed in late October or early November.



The City of Fort Pierce
Small Business Pathway Program
Helping small businesses thrive.

The City of Fort Pierce and the Fort Pierce Redevelopment Agency are offering four **FREE** informational sessions to small business owners and entrepreneurs that are located in Fort Pierce.

All sessions will be held virtually, from 6:00 p.m.-7:30 p.m.

- ✓ No Money? No Problem: Find the Funding You Need - Thurs. September 28, 2023
- ✓ It's All At Your Fingertips: Small Biz Opportunities in Your Community - Tues. Oct. 3, 2023
- ✓ Show and Tell: Market and Promote with Ease - Tues. Oct. 10, 2023
- ✓ Build and Keep Your Dream Team - Tues. Oct. 17, 2023



Apply Now
<https://rb.gy/teano>

Grow your network and earn a spotlight on the City's & SBDC's Communication Platforms
Spots are limited. Applications close Sun. Sept. 17 at 11:45pm

In partnership:



Contact Us 772-742-9834 mcommond@cityoffortpiece.com

OLD ST. ANASTASIA



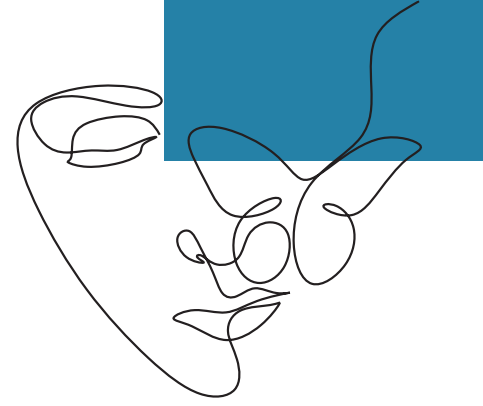
Earlier this year, the Fort Pierce Redevelopment Agency (FPRA) authorized staff to issue a request for proposal to obtain a contractor that can improve the outward appearance of the Old St. Anastasia Catholic School Building, which is located on 10th Street and Orange Avenue. Old St. Anastasia was built in 1914 and later sold to the FPRA in the 1980s. For the 2022-2023 Fiscal Year Budget, the FPRA Board approved the allocation of \$500,000 towards the exterior restoration of the building as part of a multi-phased approach toward the redevelopment of the site it sits on.



By restoring the exterior structure, it will aid in the FPRA's purpose of eliminating slum and blight in the community and creating an inviting environment for all to enjoy. Restoration will consist of repairing and refreshing the current structure so that it resembles its original look. On August 8, 2023, the Fort Pierce Redevelopment Agency (FPRA) selected a contractor known as Innovative Masonry Restoration, LLC, through the competitive bid process to restore the exterior structure.

The project meets several objectives outlined in the FPRA 2020 Redevelopment Plan including:

- **GOAL 12.1.** The Fort Pierce Redevelopment Agency shall evaluate and identify for potential acquisition, restoration and redevelopment, abandoned and/or historically-significant structures for potential reuse as community centers, event or performance spaces, rentable commercial kitchens and/or shared workspaces.
- **GOAL 12.5.** The Fort Pierce Redevelopment Agency shall evaluate opportunities to utilize and improve City-owned sites, facilities and public spaces to accommodate and encourage outdoor events, activities, and performances and festivals.
- **GOAL 13.** The FPRA shall celebrate and support historic preservation and cultural heritage activities within the Redevelopment Area.

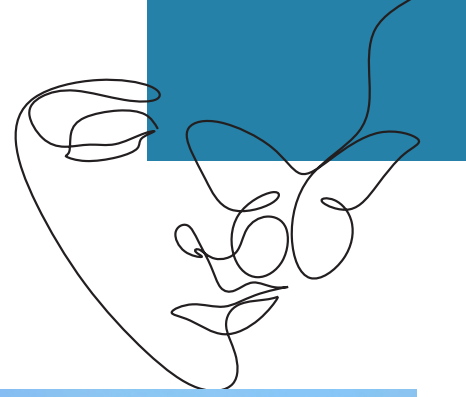


710 ORANGE AVE



500 ORANGE AVE

ZOEY BRIDGES



SAMARA ASH

616 ATLANTIC AVE



The program meets several objectives outlined in the FPRA 2020 Redevelopment Plan including:

- **GOAL 11.3.** The Fort Pierce Redevelopment Agency will support the development of public art, art-related development, and art-related activities and events within the Redevelopment Area.
- **GOAL 12.** The Fort Pierce Redevelopment Agency shall enhance and develop the Peacocks Arts District.

The Fort Pierce Redevelopment Agency (FPRA) is on the move! Three talented artists completed murals that can be found along Orange Avenue from US-1 to 7th Street. This was done as part of the FPRA's effort to further establish the Peacock Arts District with more public art that can be easily seen and enjoyed by the community. There is power in art to attract positive attention, spur economic development and beautify an area, and that is a goal of the program. Murals are located at the following properties: 500 Orange Avenue, 605 Orange Avenue, 616 Atlantic Avenue, and 710 Orange Avenue. To celebrate this achievement, the FPRA will be holding the PAD Mural Program Inauguration on September 25, 2023 to recognize the program participants and kick-off the first of many ArtWalks and activities to come. Artists that are participating in the program are Zoey A. Bridges, Nicole "Nico" Holderbaum, and Samara Ash. The Property Owners of where the murals are located are Gustavo Gutierrez and Stan Synkoski. For more information about the program please visit <https://cityoffortpierce.com/1056/Peacock-Arts-District-Mural-Program>.

A COMMUNITY EVENT



THE PEACOCK ARTS DISTRICT
MURAL PROGRAM

Inauguration
AND ARTWALK

MONDAY, SEPTEMBER 25, 2023 AT 10AM
CITY PARKING LOT ON ORANGE AVE &
7TH STREET

FREE ADMISSION

REGISTER

WWW.SURVEYMONKEY.COM/R/PADMURALS

Meet the Artists



Nico



Zoey



Samara



f  : use #paintthepad



Oaks at Moore's Creek

The City of Fort Pierce (COFP) and the Fort Pierce Redevelopment Agency (FPRA) collaborated to create aesthetically appealing, affordable housing in the area now known as The Oaks at Moore's Creek. Phase 2 of The Oaks at Moore's Creek encompasses the construction of fifteen (15) affordable workforce homes, ranging from 1,500-2,000 square feet. Phase 2 is a public/private partnership that seeks to continue the standard set by Phase 1 to offer affordable residential products suitable for the community. COFP and the FPRA provided funding for infrastructure improvements and once completed the property will be conveyed to the developers at no cost. The development is in the Lincoln Park District on approximately 3.67 acres and is bounded to the north by the beautiful Moore's Creek Linear Park. The homes feature a pleasant integration of traditional architectural styles and features.



The ROOT

The proposed concept involves the creation of an open-air community engagement space utilizing repurposed shipping containers. The ROOT, which stands for Recognizing Ourselves and Others Together, is a concept led by Lincoln Park Young Professionals. The shipping containers will become classrooms, a library, and a kitchen. The outdoor entertainment venue will also feature a food truck, a sound booth, and pop-up events for local small business owners.

Lincoln Park Young Professionals are working with Remnant Construction, the new contractor of record for the project, to determine how much progress was made and what work has been done by and the previous contractor. Once this review is complete, the organization will be able to ascertain how work still needs to be done and what permits are needed to complete the project. Construction site fencing has been installed at 1134 and 1138 Avenue D, signaling the commencement of work. **The projected completion date is November 2023.**

Highwaymen Museum

The City of Fort Pierce was awarded an African American Cultural and Historical Grant from the Department of State in the amount of \$483,662 for the renovation of the Jackie L. Caynon Building to create the City of Fort Pierce Florida Highwaymen Museum. Slated to open in January 2024, the museum, honoring historic African American Highwaymen artists, will showcase works of art that originated in Fort Pierce.





Means Court Center

The project, proposed by the Incubate Neighborhood Center, to transform the historically significant Means Court Center into a multi-service community resource hub that offers classes to help startup companies and entrepreneurs develop their businesses as well as homeownership, workforce development, and financial-lending programs. The multi-purpose facility will provide space for co-located nonprofits to offer social services in one central location on the first level, along with meeting spaces, classrooms, and media production facilities. The second level will be a business incubator.

Since meeting with Incubate Neighborhood Center, the primary occupant of the building, the organization's design professional has provided weekly updates regarding developing the plans to submit for the Change of Use application. It is estimated that the plans will be completed and submitted to the Building Department by August 1, 2023.



Ave D Model Block Project

Through a multi-agency partnership, St. Lucie County Government, the City of Fort Pierce, and the Fort Pierce Redevelopment Agency (FPRA) are working together to bring a mixed-use development with affordable housing to the Lincoln Park District. The proposed site consists primarily of county-owned parcels located at Ave. D and 7th Street and a few parcels belonging to the City and FPRA.

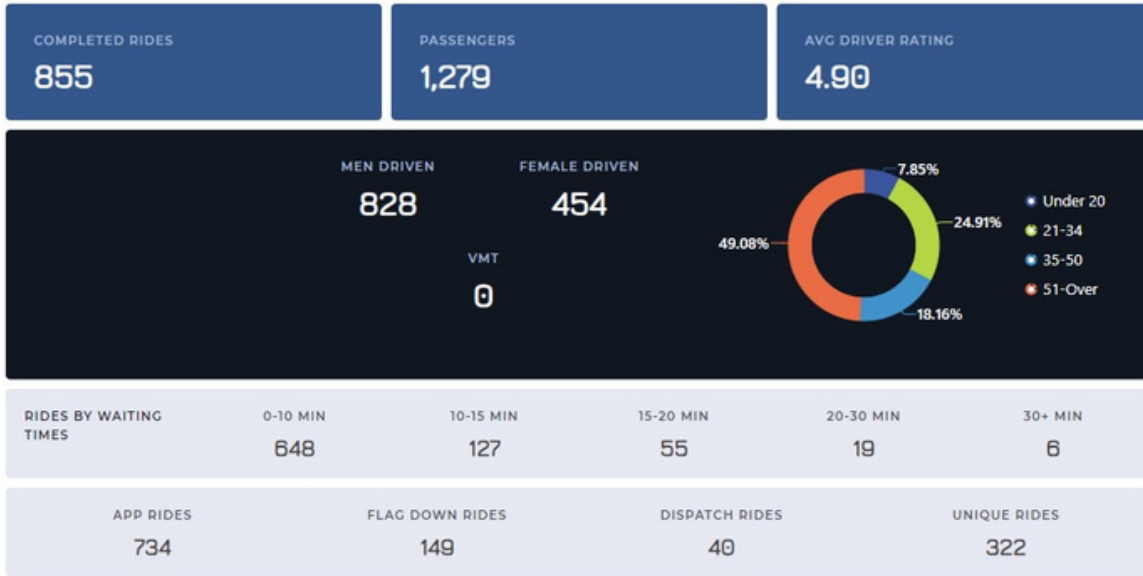
In April of 2023, the County, City, and FPRA entered into an interlocal agreement and recently issued a Request For Information (RFI) through the County's Procurement Department to obtain input from members of the real estate development community on this opportunity. In addition, a developer outreach meeting was held on July 20th to attract attention and share information communicated through the RFI. The RFI will be used to gauge interest and ideas from developers on how goals and objectives for this project can be met. The RFI is not a competitive bid and was solely for information gathering purposes.

The RFI recently closed on August 25, 2023, and County, City, and FPRA staff will be convening together as a committee to review responses to the RFI and to determine the next steps.



FREEBEE - AUGUST RIDERSHIP

ZONE SUMMARY



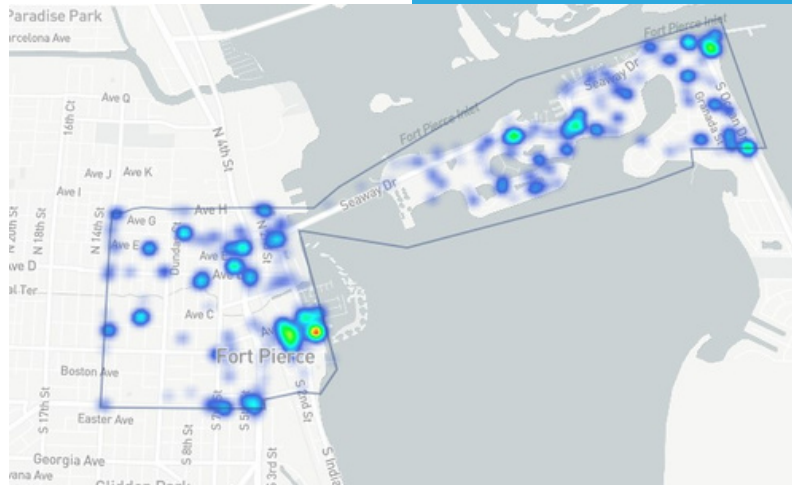
PASSENGERS & RIDES BY MONTH



Passengers and Rides by Week (YTD)



HEAT MAP



DOWNTOWN DETAIL

The Off-Duty Officers working the Downtown Detail are expected to be ambassadors for the City and ensure the safety and security of the downtown area. Some of their duties consist of:

- **Making contact with business owners:** Officers are instructed to make contact with owners or staff of the downtown businesses periodically throughout their shifts. The goal of these interactions is for the FPRA Detail Officers to establish a rapport with business owners and staff and discuss any issues regarding their business or the downtown area.
- **Responses to disturbance calls:** These are nonviolent nuisance crimes or complaints such as about drinking in public, noise, suspicious behavior, domestic arguments, indecent exposure or disorderly conduct.
- **Directed close patrols:** Directed patrols conducted in locations where the need for frequent inspection is deemed necessary. These areas as it pertains to the Downtown area are but not limited to: city parking garage, alleyways and breezeways, fishing piers, Marina Square, City Marina and docks etc.
- **Traffic related concerns:** The officer may issue traffic citations, warning tickets and parking tickets.
- **Trespass warnings:** A communication from an owner or lessee, or a person authorized, to an undesired person warning him to depart the property and not to return. This action is facilitated by a Sworn Law Enforcement Officer and logged at 911 Emergency Operations Center.
- **Conduct field interviews of persons causing disturbances:** The brief detainment of an individual, whether on foot or in a vehicle, based on reasonable suspicion, for the purposes of determining the individual's identity and resolving the officer's suspicions concerning criminal activity, such as [CFA 18.09 a]: 1. Has reasonable suspicion that the subject may have committed, may be committing, or may be about to commit a crime. 2. Believes the subject may be a hazard. 3. Believes the interview may have a preventive effect.

PATROL AREA

The Downtown area is east of US1, between Seaway Drive and Citrus Avenue with extra patrol of the Galleria (Orange / Avenue 2nd Street) and the alleyways between 113 and 121 N 2nd (Kraaz and Kraaz Building and FRLS building).

OFFICERS NEEDED

Two officers are needed for general security and foot patrol for the Downtown area of Fort Pierce.

MODE OF TRANSPORTATION

The officers patrol the downtown via foot, segway (if trained), and bicycle (if certified).

HOURS OF PATROL

Fridays	Saturdays	Sundays
6:30pm – 2:30am	8:00am – 2:00pm	8:00am – 12:00pm
	3:00pm – 9:00pm	
	9:00pm – 3:00am	

Off-Duty Officers of the Fort Pierce Police Department continued to patrol the downtown area, via foot patrols, Segway, and bicycles throughout the month of August 2023. Officers continued to check with our local businesses within the downtown area and are providing positive feedback from the owners and staff as well as the visiting public. Officers responded to several calls for service to include misdemeanor traffic issues, parking concerns, and minor disturbances. Several field interviews and trespass warnings were documented during this time frame.

The values below are approximate based on Computed Aided Dispatch Logs and incidents reported by officers on the Fort Pierce Police Departments "Off-Duty Detail Report".



79

Businesses
Contacted



124

Directed Close
Patrols



3

Traffic Related
Issues/Parking
Concerns



1

Response to
Rescue Calls



4

Responses to
Disturbance Calls



4

Trespass
Warnings Issued



1

Arrests



3

Field
Interviews
Conducted



3

Warning
Tickets

SCHOOL RESOURCE OFFICERS

Saint Lucie County Schools 2023-2024 school year started on August 10th, 2023. SRO'S were excited to meet new students and reconnect with returning students at their Schools.



SRO Mary Stephens Dan McCarty Middle School

Officer Stephens participated in the tunnel of hope welcome back to Dan McCarty Middle School campus on 8/14/23. Dan McCarty Middle School participated in the monthly code red/ fire drills as required by Marjory Stoneman Douglas Act. Officer Stephens is eager to begin assisting as an athletic coach as continue her Student Mentoring Program.

SRO Jorge Goz C.A. Moore

Officer Goz participated in the tunnel of hope welcome back to C.A Moore campus on 8/15/23. Officer Goz is involved in the mentor program at C.A Moore and has been meeting with a 4th grade student to provide support and mentorship during the school year. Chester A. Moore staff and Officer Goz participated in the monthly code red/ fire drills as required by Marjory Stoneman Douglas Act.

Training attended by SRO's during the month of August 2023

- Officer Goz attended web-based training on 8/24/2023 through U.S Secret Service – Enhancing School Safety Using threat assessment model.

SUNRISE THEATRE

The Sunrise Theatre is gearing up for a very busy season, featuring a variety of new shows, comics, favorite sell-out tributes, and rentals. The Sunrise Theatre continues to work with the downtown businesses as the season approaches, and who share their excitement of being busy during show season. The Sunrise Theatre recently completed its next year Grant Application from the State which was recently approved to continue to aid in the theatre's marketing efforts, and hope to look further into historic grants to assist with other renovative efforts as the new Marketing Director continues getting settled in.

CELEBRATING 100 YEARS

THE TREASURE COAST'S #1 DESTINATION FOR LIVE ENTERTAINMENT

100TH

ANNIVERSARY
1923-2023

2023/24 SEASON ON SALE SEPTEMBER 5TH

 KILLER QUEEN A TRIBUTE TO QUEEN OCT 8	 BORED TEACHERS COMEDY TOUR OCT 14	 EMO ORCHESTRA Featuring HAWTHORNE HEIGHTS OCT 18	 NEWSBOYS LET THE MUSIC SPEAK OCT 19	 HOTEL CALIFORNIA OCT 20	 1964 THE TRIBUTE NOV 10
 CELEBRATING BILLY JOEL NOV 14	 TOM SEGURA LIVE NOV 24	 TOM SEGURA LIVE NOV 25	 DAVE KOZ CHRISTMAS TOUR NOV 28	 THE PHOPHECY SHOW DEC 7	 THREE DOG NIGHT DEC 8
 ANDY SUMMERS DEC 9	 ALLMAN BETTS FAMILY REVIVAL DEC 10	 CHRISTMAS CONCERT DEC 13	 CINDERELLA DEC 27	 JAY LENO JAN 12	 ULTIMATE DONNA SUMMER TRIBUTE JAN 13
 CLASSIC SEGER TRIBUTE JAN 18	 THE FOUR PHANTOMS JAN 20	 LOU GRAMM JAN 24	 THE TEMPTATIONS JAN 26	 MEMORIES OF ELVIS JAN 27	 PIFF THE MAGIC DRAGON FEB 10
 FLOYD NATION FEB 17	 THE EDWARDS TWINNS FEB 20	 NY ROCKABILLY ROCKETS FEB 21	 CHRIS BOTTI FEB 22	 MANIA THE ABBA TRIBUTE FEB 23	 MIKE DELGUIDICE & HIS BAND FEB 24
 THE IMMEDIATE FAMILY FEB 27	 JOHNNY CASH EXPERIENCE FEB 28	 iLUMINATE FEB 29	 ONES MAR 1	 LITTLE RIVER BAND MAR 8	 THE HIT MEN MAR 16
 GET THE LED OUT MAR 21	 THE DOO WOP PROJECT MAR 29	 DAVID BRIGHTON'S SPACE ODDITY MAR 30	 ALAN CUMMING APR 5	 THE GUESS WHO APR 10	 CREEDENCE REVIVED APR 13

SUNRISE THEATRE

SUNRISETHEATRE.COM

117 SOUTH 2ND STREET

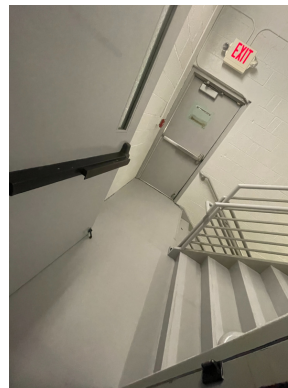
HISTORIC DOWNTOWN FORT PIERCE

BOX OFFICE: 772.461.4775

MON-FRI: 10AM - 2PM

FOLLOW US

The Sunrise Theatre is thrilled to have Holland Ryan, our new Technical and Operations Director who has hit the ground running. Mr. Ryan is currently getting the inside of the theatre revamped, adding fresh new paint to the interior walls and stairs back stage, as well knocking out so much needed pavement cleaning. Mr. Ryan wants to ensure our guest entertainers that their experience will be among the best while performing.





Contact Us



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