

**FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, December 6, 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 October 4, 2023 Meeting

4. **CHAIRMAN VIEWPOINTS**

5. **OLD BUSINESS**

6. **NEW BUSINESS**
 - a. Review and recommend Commercial Facade Grant Awards

 - b. Discussion on Promoting Infill Development and Affordable Housing

7. **PUBLIC COMMENT**

8. **STAFF AND COMMITTEE MEMBER COMMENTS**

9. **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: December 6, 2023

Re: Approval of the Minutes from the October 4, 2023 Meeting

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

Information

SUBJECT

Approval of the Minutes from the October 4, 2023 Meeting

Attachments

No file(s) attached.

CRA Advisory Committee - 3:30 pm

Meeting Date: December 6, 2023

Re: Review and recommend Commercial Facade Grant Awards

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

Information

SUBJECT

Review and recommend Commercial Facade Grant Awards

Attachments

Memo - Recommendation

Evaluation Criteria

Cumulative Evaluation Results

Retail & Business Study

FPRA Plan

215 N 2nd Street Application

2203 Orange Ave Application

500 Orange Ave Application

701 Atlantic Ave Application

710 Orange Ave Application



TO: CRA Advisory Committee

THRU: Nicolas C. Mimms, P.E., ICMA-CM, City Manager
Shyanne Harnage, Economic Development Manager

FROM: Miriam Garcia, Redevelopment Specialist

RE: **Commercial Façade Grant Recommendation**

DATE: November 30, 2023

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 properties and eliminate blight and non-conforming design standards. This program is designed to encourage redevelopment of the FPRA by enhancing its visual aesthetics which will lead to increased property values, tenant occupancy, economic development, and job creation.

The applications were evaluated on the following evaluation criteria: visual impact, activation of a vacant building, business type, and goals of the FPRA Plan. The cumulative evaluation sheet of the applications is attached.

The qualified application for the grant is listed below:

- **215 N. 2nd Street**, owned by Gloria Roa Bodin, P.A. achieved a score of **205** of 300 points. The property owner plans to enhance the property significantly by incorporating a porch, upgrading the existing driveway, adding pavers to the unimproved driveway, updating the landscaping, and enhancing the building's illumination. This business will also be improving the ADA access to the building. The estimated expenses for these improvements total \$62,000 and the request for the grant is \$25,000.

Recommendation

Staff recommends that the CRA Advisory Committee forward a recommendation of approval for 212 N. 2nd Street to the FPRA Board.

COMMERCIAL FAÇADE GRANT EVALUATION CRITERIA

EVALUATION CRITERIA	POINTS
<p><u>Visual Impact</u> The project's ability to aesthetically transform the building. Does the project eliminate blight? Does the project raise the visual appeal of the FPRA?</p>	<p><u>50 points possible</u></p>
<p><u>Activation</u> Will this project activate a vacant building or portion of a building?</p>	<p><u>20 points possible</u></p>
<p><u>Type</u> Business type has been identified as <u>targeted tier</u> in the Retail & Business Study</p>	<p><u>15 points possible</u></p>
<p><u>FPRA Plan</u> Does this project meet the goals and objects of the FPRA Plan?</p>	<p><u>15 points possible</u></p>

COMMERCIAL FAÇADE APPLICATIONS CUMULATIVE EVALUATION RESULTS

APPLICANTS	CRITERIA						
	Visual Impact 150 points	Activation 60 points	Business Type 45 points	FPRA Plan 45 points	TOTAL 300	Total Investment	Total Requested
215 N 2nd Street - Gloria Roa Bodin P.A.	150	0	10	45	205	\$62,000	\$25,000
2203 Orange Ave - Fort Pierce PAL	75	0	45	45	165	\$65,000	\$25,000
500 Orange Ave - Stan Synkoski	40	0	45	40	125	\$38,782	\$19,391
701 Atlantic Ave - Michael D'Addesi	45	15	0	35	95	\$60,000	\$25,000
710 Orange Ave - Botanical Sanctuary LLC	50	0	0	35	85	\$50,000	\$25,000

Downtown Fort Pierce Targeted Tenant Mix

- Hotels
- Full-service restaurants
- Bars/pubs
- Coffee shops
- Quick service restaurant (QSR)
- Clothing, shoe and accessories stores
- Entertainment
- Cosmetics, beauty-supply and perfume stores
- Hair and nail salons
- Fitness centers/gyms
- Martial arts, dance and yoga studios
- Furniture and home furnishings stores
- Pharmacies/drugstores
- Sporting goods, hobby, book and music stores
- Office supply, stationery and gift stores
- Beer, wine and liquor stores

Hotels

COURTYARD
BY HARRIOTT



Full-Service Restaurants



Bars/Pubs



Coffee Shops



Quick-Service Restaurants



Clothing, Shoes, Accessories



Entertainment



Cosmetics, and beauty-supply stores



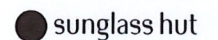
Hair and Nail Salons



Fitness Centers and Gyms



Others



Lincoln Park Targeted Tenant Mix

- Convenience stores
- Business services
- Groceries
- Laundry services
- Pharmacies/drugstores
- Full-service restaurants
- Quick service restaurant (QSR)
- Coffee shops
- Hair and nail salons
- Financial services
- Opticians'/Doctors' offices
- Sporting goods, hobby, book and music stores
- Martial arts, dance and yoga studios
- Bars/pubs
- Office supply, stationery and gift stores
- Fitness centers/gyms
- Cosmetics, beauty-supply and perfume stores
- Clothing, shoe and accessories stores
- Electronics and appliance stores

Business Services



Groceries



Pharmacies/Drugstores



Full-Service Restaurant



Quick Service Restaurant



Coffee Shops



Hair and Nail Salons



Financial Services



Optician's/Doctors Offices



Bars/Pubs



Fitness Centers/Gyms



Others



Peacock Arts District Targeted Tenant Mix

- Convenience stores
- Business services
- Groceries
- Laundry services
- Pharmacies/drugstores
- Beer, wine and liquor stores
- Full-service restaurants
- Quick service restaurant (QSR)
- Coffee shops
- Entertainment
- Hair and nail salons
- Financial services
- Opticians'/Doctors' offices
- Sporting goods, hobby, book and music stores
- Martial arts, dance and yoga studios
- Bars/pubs
- Office supply, stationery and gift stores
- Fitness centers/gyms
- Cosmetics, beauty-supply and perfume stores
- Clothing, shoe and accessories stores
- Electronics and appliance stores

Business Services



Grocery



Pharmacy/Drugstores



Full-Service Restaurants



Quick-Service Restaurants



Entertainment



Hair and Nail Salons



Opticians/Doctors Offices



Cosmetics and beauty-supply Sores



Clothing, Shoes and Accessory



Coffee Shops



Fisherman's Wharf Targeted Tenant Mix

Hotels
 Full-service restaurants
 Coffee shops
 Quick service restaurant (QSR)
 Bars/pubs
 Clothing, shoe and accessories stores
 Pharmacies/drugstores
 Hair and nail salons
 Sporting goods, hobby, book and music stores
 Martial arts, dance and yoga studios
 Office supply, stationery and gift stores
 Fitness centers/gyms
 Cosmetics, beauty-supply and perfume stores
 Beer, wine and liquor stores

Hotel



element
BY WESTIN

Full-Service Restaurant



Coffee Shops



Quick Service Restaurants



Bar's/Pubs



Sporting Goods



Pharmacies/Drugstores



Hair and Nail Salons



Clothing, shoe and accessories



Others



South Beach Targeted Tenant Mix

- Hotels
- Full-service restaurants
- Bars/pubs
- Coffee shops
- Quick service restaurant
- Clothing, shoe and accessories stores
- Pharmacies/drugstores
- Hair and nail salons
- Sporting goods, hobby, book and music stores
- Martial arts, dance and yoga studios
- Office supply, stationery and gift stores
- Fitness centers/gyms
- Cosmetics, beauty-supply and perfume stores
- Beer, wine and liquor stores
- Furniture and home furnishings stores

Hotel



Full-Service Restaurants



Bars/Pubs



Tommy Bahama

HILLSTONE
RESTAURANT GROUP

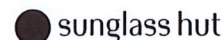


Quick Service Restaurants



Jamba Juice

Clothing, Shoe, Accessories



Fitness Centers/Gyms



Coffee Shops



Hair and Nails



Pharmacies/Drugstores



Sporting goods, hobby, book and music stores



Beer, Wine and Liquor



Furniture and Home Furnishings



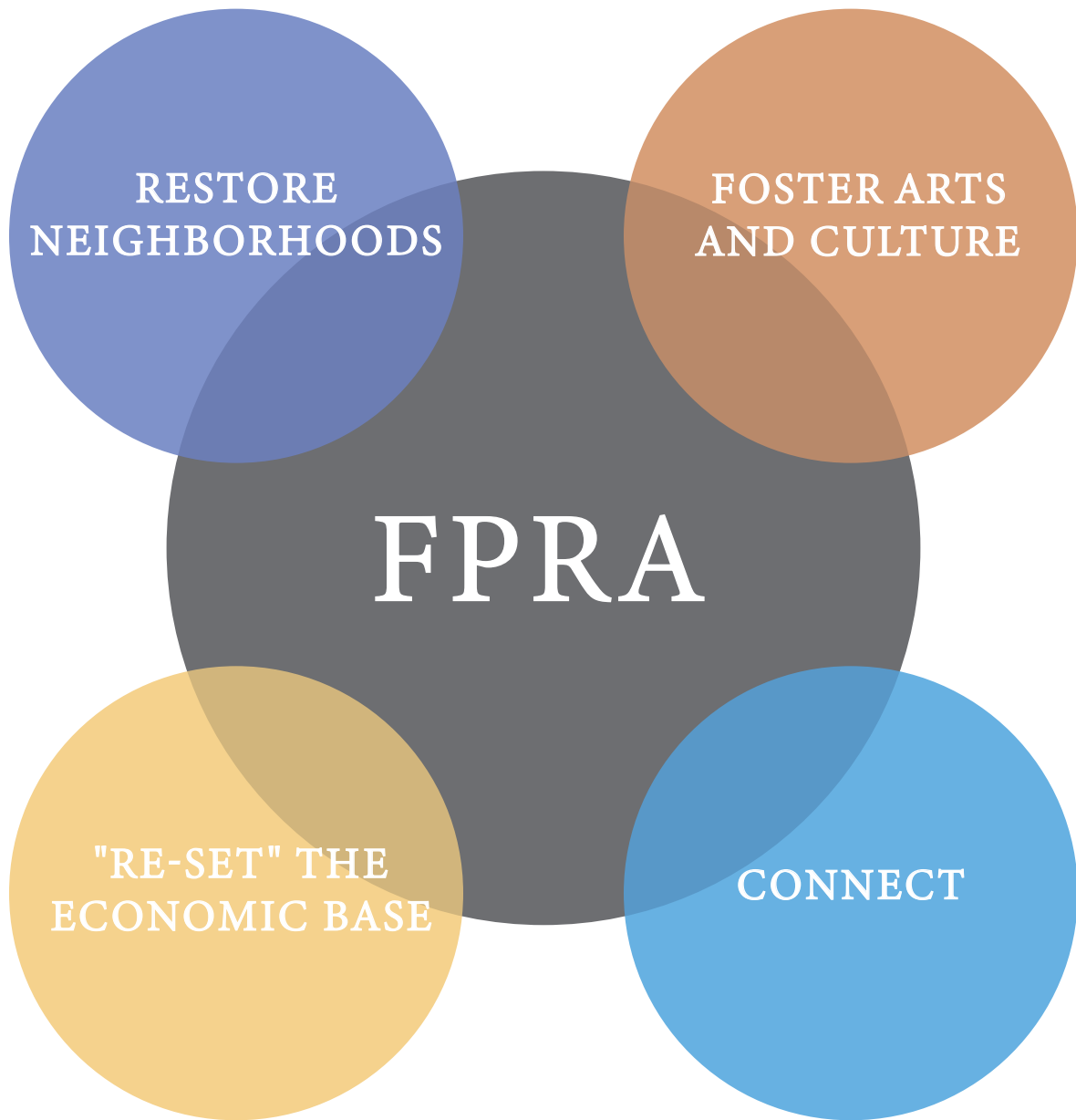


FPPRA

Redevelopment Plan

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EXECUTIVE SUMMARY

The 2020 FPRA Community Redevelopment Plan builds upon the previous accomplishments of the Fort Pierce Redevelopment Agency. These successes include the restoration of the Fort Pierce Marina, the beautification and development of Moore's Creek, restoration of the Sunrise Theatre and the rehabilitation for redevelopment of the former HD King Power Plant site. The 2020 FPRA Plan update addresses contemporary challenges to investment and redevelopment within the Fort Pierce Redevelopment Area, identifies targeted investment areas and provides a vision for the continuing redevelopment of the Fort Pierce Redevelopment Area.

The Fort Pierce Community Redevelopment Plan presents a four (4) point Action Plan that focuses on: Restoring the Neighborhoods within the Redevelopment Area; Fostering Arts and Culture; Re-Setting the Economic Base of the Fort Pierce Redevelopment Area; and, Connecting neighborhoods, destinations and employment centers.

HISTORICAL PERSPECTIVE

The City of Fort Pierce, named after a local Second Seminole War military fort of the same name, was first incorporated in 1901 with few area amenities other than a small number of homes and a general store (as pictured to the right). However, the City quickly exploded in size and population with the construction of local rail stations in 1915, which rapidly spurred the construction of new homes, schools, stores, and government buildings in the proceeding decades. Many of the historic Mediterranean-style structures that still stand today were built during this time, such as Old City Hall (1925) and the First United Methodist Church (1926). This growth largely continued through World War II, where the City was also home to an active naval combat training facility. Although Fort Pierce capitalized on the post-war development boon for several decades, investment ground to a halt during the 1980's American recession. During this time, many neighborhoods fell into disrepair, homes and businesses were abandoned, and many residents were without gainful employment for extended periods of time.



Figures 1, 2, 3, and 4 from State Archives of Florida. See Appendix for full source information.

ESTABLISHMENT OF THE COMMUNITY REDEVELOPMENT AGENCY

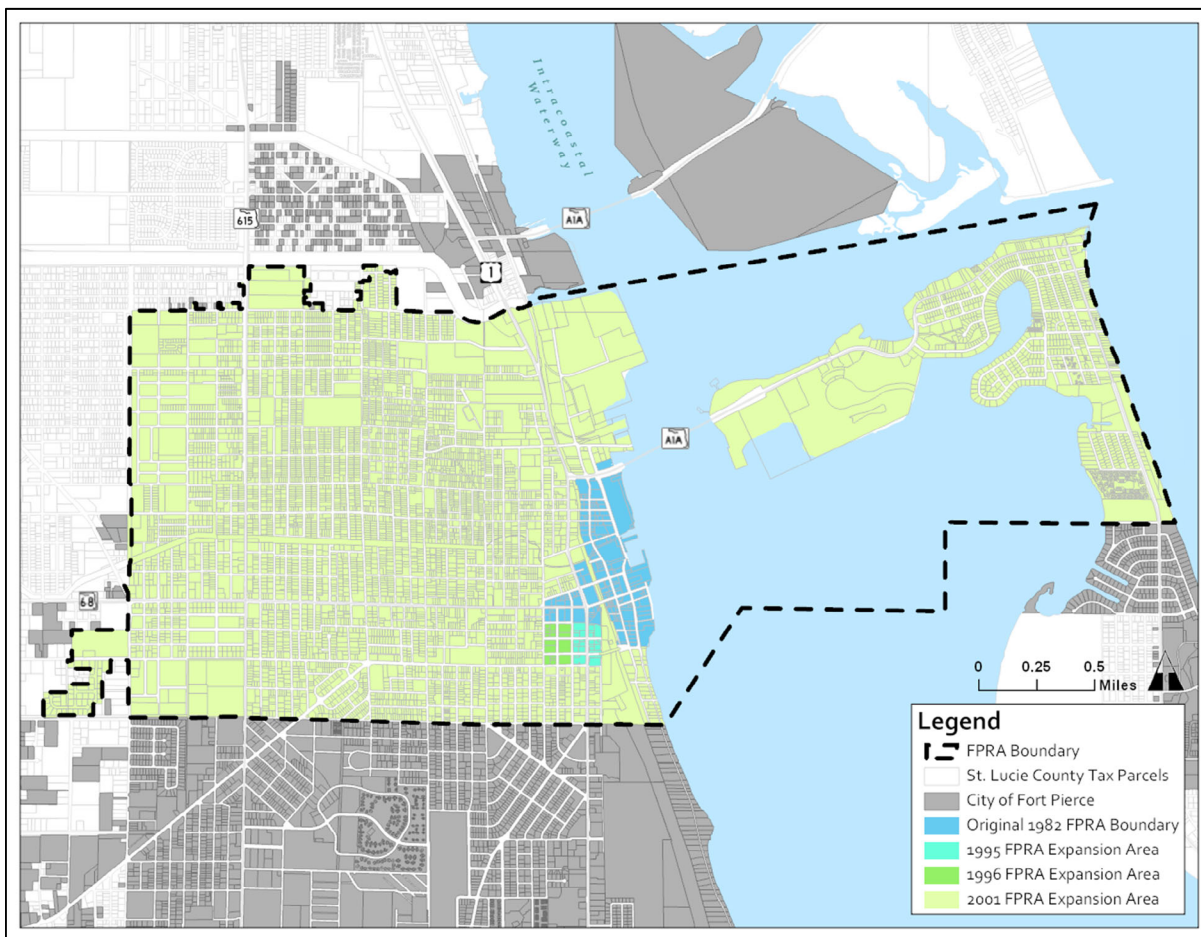
Thus, the City began to strategically focus its recovery efforts on Downtown Fort Pierce and viewed revitalization and rehabilitation of its central core as a principal strategy in combating declining economic conditions throughout the City. To guide the City in its efforts to redevelop both the physical and economic environment of its Downtown, the City established the Fort Pierce Redevelopment Agency (FPRA) in 1982 with the adoption of Ordinance No. H-239. Noting that other areas of the community also need targeted redevelopment activity as well, the City Commission expanded the boundaries of the Redevelopment Area in 1995 & 1996 to include the areas south of Atlantic Avenue to Citrus Avenue and Delaware Avenue. Seeing the success of the FPRA in encouraging redevelopment within the City's core and noting the state of decline for other areas of the City, the Commission substantially expanded the boundaries of the Redevelopment Area again in 2000 to include the neighborhoods west of 7th Street, the Port, and South Beach. The boundary for the original Redevelopment Area (as well as all subsequent expansions) are found on the map on the following page. One year later, the FPRA updated their Redevelopment Plan to include new strategies for supporting redevelopment in the 21st century.

LOOKING TO THE FUTURE

CURRENT STATE OF THE FPRA

Nearly two decades later, the original plan is in need of an update. Since 2001, the Redevelopment Area has experienced an economic recession, the collapse and recovery of the housing market, and multiple, catastrophic hurricanes. Despite these challenges, the FPRA has continued to realize many successes, such as the restoration of the Fort Pierce Marina, the beautification and development of Moore's Creek, and the rehabilitation and potential redevelopment of the former HD King Power Plant site. Now in 2020, the Community Redevelopment Plan is being updated once again to ensure that contemporary barriers to investment continue to be identified and addressed while supporting targeted redevelopment opportunities.

Fort Pierce Redevelopment Area Boundary and Subsequent Expansions



FOUR POINT ACTION PLAN

A Vision for the Fort Pierce Redevelopment Area

Ideas and input gathered through the Neighborhood Listening Sessions, Community Open House, Stakeholder Interviews and the On-line Survey responses identified four (4) key points to guide the future improvements and redevelopment of the Fort Pierce Redevelopment Area. These Four Points should act as the guiding strategies for the Fort Pierce Redevelopment Agency when considering potential programming, capital projects and annual work plans.

1 Restore Neighborhoods

Fort Pierce is one of Florida's historic cities with an expansive neighborhood grid network. The City's historic mainland neighborhoods have experienced declining home ownership and lack of private sector investment over several decades. The restoration of Fort Pierce's neighborhoods is a key strategy to revitalizing the Fort Pierce Redevelopment Area. The vision for these neighborhoods includes improving the public areas within and connecting the neighborhoods with multi-modal streets and tree-lined sidewalks, encouraging and enabling increased home ownership and encouraging and enabling private sector development of new residential units to update existing development patterns.

2 Foster Arts and Culture

Fort Pierce has a long arts and culture history. From literary giants (Zora Neale Hurston) to establishing "The Last Great American Art Movement of the 20th Century"¹ (The Florida Highwaymen), the City continues to embrace and encourage arts and culture within the community². The community-wide positive economic impacts associated with arts and cultural activities have been well documented³. The redevelopment

potential presented by a vibrant arts community and culture is a compelling and achievable opportunity for the Fort Pierce Redevelopment Agency. The vision for the Fort Pierce Redevelopment Area includes improving the public art areas and outdoor gathering and performance spaces, connecting cultural assets and neighborhoods through complete streets, and supporting the implementation of the City's Arts and Culture Master Plan. The vision includes a vibrant Peacock Arts District, whose vacant storefronts, homes and buildings become galleries, residences for artists, performance and creator spaces. It includes activated streets with restaurant, boutique and hospitality uses surrounding the Sunrise Theatre, the Historic Lincoln Theater and throughout the Peacock Arts District. This economic activity affects adjacent Lincoln Park and Downtown, acting as one component of "Re-Setting" the economic base of the Fort Pierce Redevelopment Area.

3 "Re-Set" the Economic Base

Fort Pierce's economic condition is reflected in the economic conditions of the Fort Pierce Redevelopment Area. Households in Fort Pierce have a median annual income of \$28,025, which is less than the median annual income of the State of Florida of \$50,883 and less than the median annual income across the entire United States of \$60,336. The Fort Pierce economy, as represented by the most common job groups and by number of people living in Fort Pierce, FL, are Office & Administrative Support Occupations (2,303 people), Sales & Related Occupations (2,277 people), and Construction & Extraction Occupations (1,450 people). The downtown and waterfront businesses are significantly impacted by seasonal variations in resident population and visitors. The decline of the industrial and commercial activities at the Port of Fort Pierce has also significantly impacted the Fort Pierce Redevelopment Area and its residents. The reactivation of the Port Facility by Derecktor

Fort Pierce for a mega-yacht repair facility will provide significant direct job opportunities and will create demand for support and supply vendors to locate in close proximity to the

¹ Painting isn't Just One Man's Treasure, St. Petersburg Times, August 20, 2005

² Arts and Culture Master Plan, City of Fort Pierce, 2017

³ The Power of American Arts and Culture, Citylab, Richard Florida March 28, 2019

shipyards. The mixed-use and hospitality redevelopment of the former HD King power plant site and the growing recognition of Downtown Fort Pierce as a regional cultural and tourism destination will continue to drive the local economy and stabilize employment opportunities for residents of the Fort Pierce Redevelopment Area.

The “Re-Set” of the Fort Pierce Redevelopment Area’s economic base will include the industrial component of the reactivated Port and Wharf areas, complemented with a growing citywide tourism and cultural/hospitality related business component and a burgeoning local small business and professional services component in the downtown and Peacock Arts District.

The vision for the Fort Pierce Redevelopment Area includes connecting neighborhoods to jobs downtown, and along the waterfront and connecting neighborhoods to businesses, galleries, restaurants and boutiques, Beachside, in Lincoln Park and the Peacock Arts District through multi-modal streetscape improvements. The vision includes the support, development and growth of local businesses, entrepreneurs and small businesses within the Redevelopment Area.

4 Connect

The Fort Pierce Redevelopment Area is characterized by the its expansive gridded neighborhood network and a close proximity to downtown and the waterfront. This network provides an opportunity to connect the neighborhoods to downtown, the waterfront, to arts, historical and cultural destinations and employment centers. The positive economic and safety impacts of improved connections via bicycle trails, paths and complete streets are well documented^{4,5}. The vision for the Fort Pierce Community Redevelopment Area includes connecting the neighborhoods, amenities and destinations with streetscape improvements, trail-heads, multi-modal roadways,

multi-use paths and tree-lined sidewalks. The vision includes the anticipated development of additional residential units, small businesses and private sector investment along these connections and near destinations.



The following Conceptual Master Plans graphically presents the potential locations of public realm and infrastructure improvements designed to facilitate the implementation of the Four-Point redevelopment strategy for the Fort Pierce Redevelopment Area.

⁴ Economic Benefits of Trails, Conservation Tools.org, Pennsylvania Land Trust Association, 2018

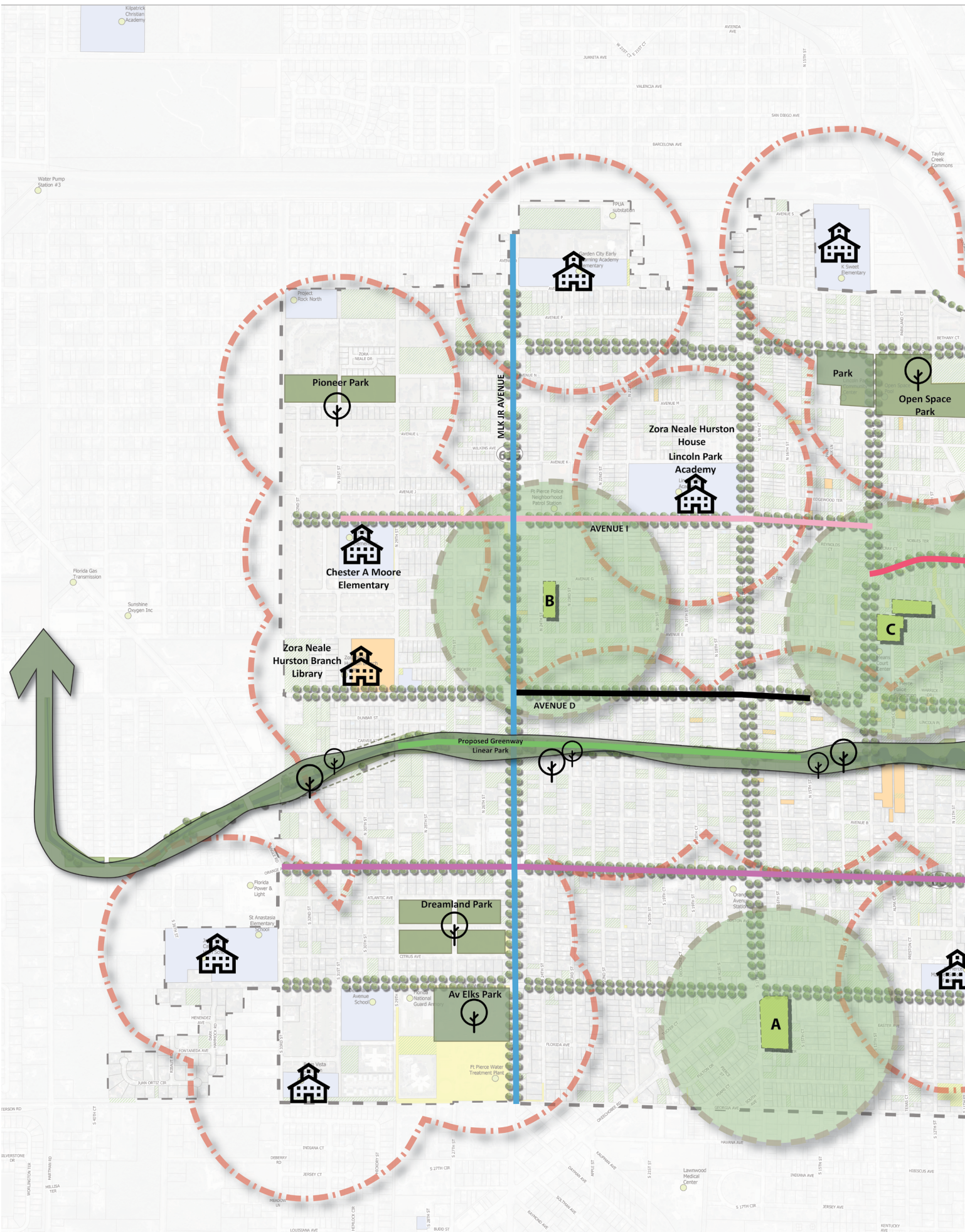
⁵ Complete Streets Stimulate the Local Economy, Smart Growth America, 2018.



RESTORE

Neighborhoods

The vision for the neighborhoods within the Fort Pierce Redevelopment Area includes **improving the public areas** within the neighborhoods and **connecting the neighborhoods with multi-modal streets and tree-lined sidewalks**. The FPRA will encourage and enable **increased home ownership** and **encourage and enable private sector development** of new **residential units** and neighborhood supporting uses.

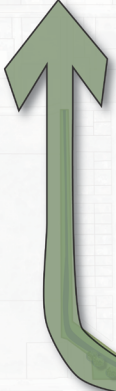


Kibetrick
Christian
Academy

Water Pump
Station #3

Florida Gas
Transmission

Sunshine
Oxygen Inc



Pioneer Park

Chester A Moore
Elementary

Zora Neale
Hurston Branch
Library

Dreamland Park

Av Elks Park

Orlando City Early
Learning Academy

Zora Neale Hurston
House
Lincoln Park
Academy

Lincoln
Elementary

Open Space
Park

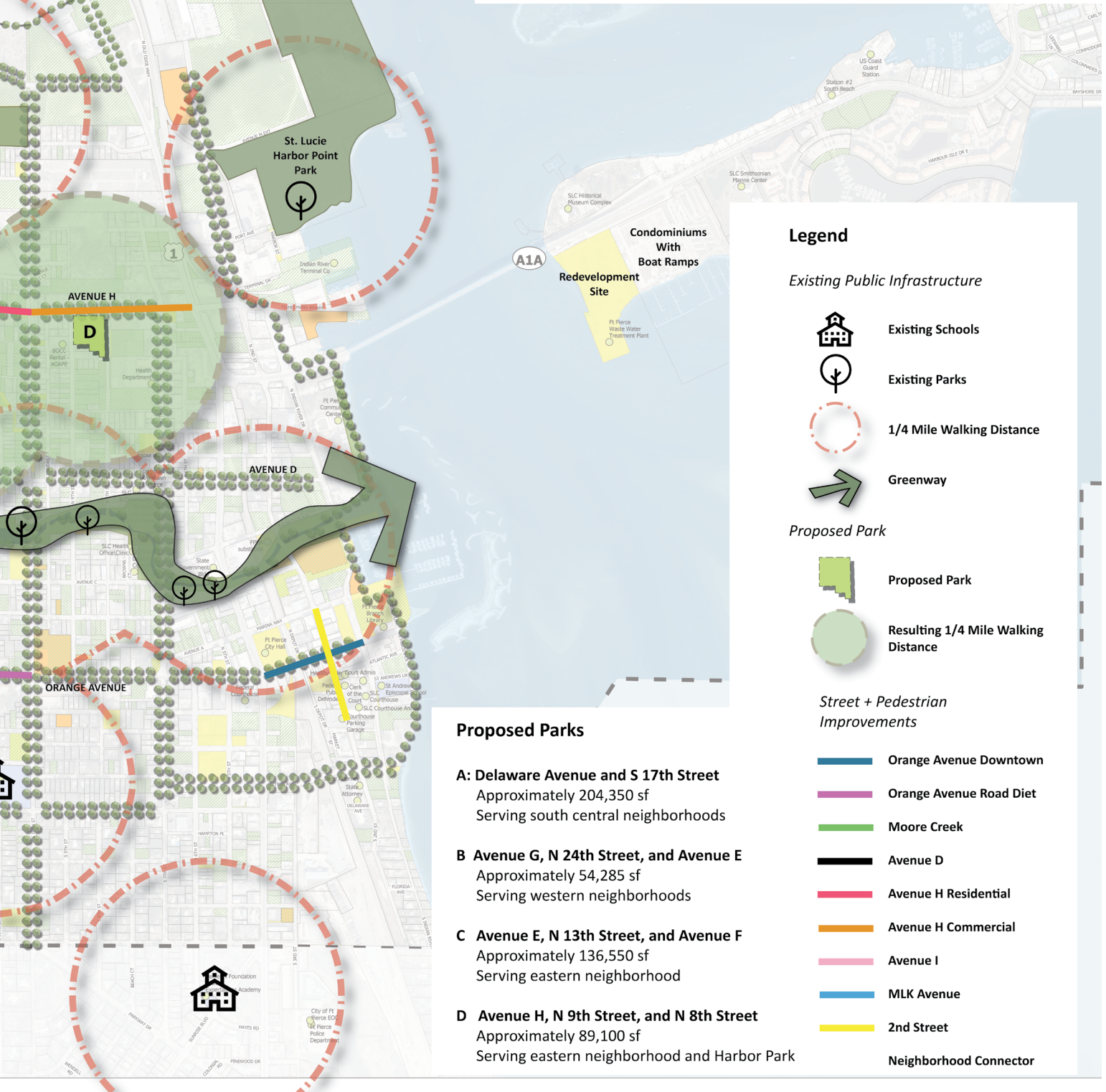
FL Pierce Water
Treatment Plant

Lawnwood
Medical
Center

Taylor
Creek
Commons





Restore the Neighborhoods

Proposed improvements to **neighborhood streets, public spaces, green spaces, and park amenities** will improve the quality of life for residents and visitors while **encouraging residential development and investment**. Home improvement and home purchase programming will encourage additional **residential growth** and development.





Legend



Existing Public Infrastructure

-  Existing Schools
-  Existing Parks
-  1/4 Mile Walking Distance
-  Greenway

Proposed Park

-  Proposed Park
-  Resulting 1/4 Mile Walking Distance

Street + Pedestrian Improvements

-  Orange Avenue Downtown
-  Orange Avenue Road Diet
-  Moore Creek
-  Avenue D
-  Avenue H Residential
-  Avenue H Commercial
-  Avenue I
-  MLK Avenue
-  2nd Street
-  Neighborhood Connector

Proposed Parks

- A: Delaware Avenue and S 17th Street**
Approximately 204,350 sf
Serving south central neighborhoods
- B Avenue G, N 24th Street, and Avenue E**
Approximately 54,285 sf
Serving western neighborhoods
- C Avenue E, N 13th Street, and Avenue F**
Approximately 136,550 sf
Serving eastern neighborhood
- D Avenue H, N 9th Street, and N 8th Street**
Approximately 89,100 sf
Serving eastern neighborhood and Harbor Park



MOORE'S CREEK

Model Block

OVERVIEW

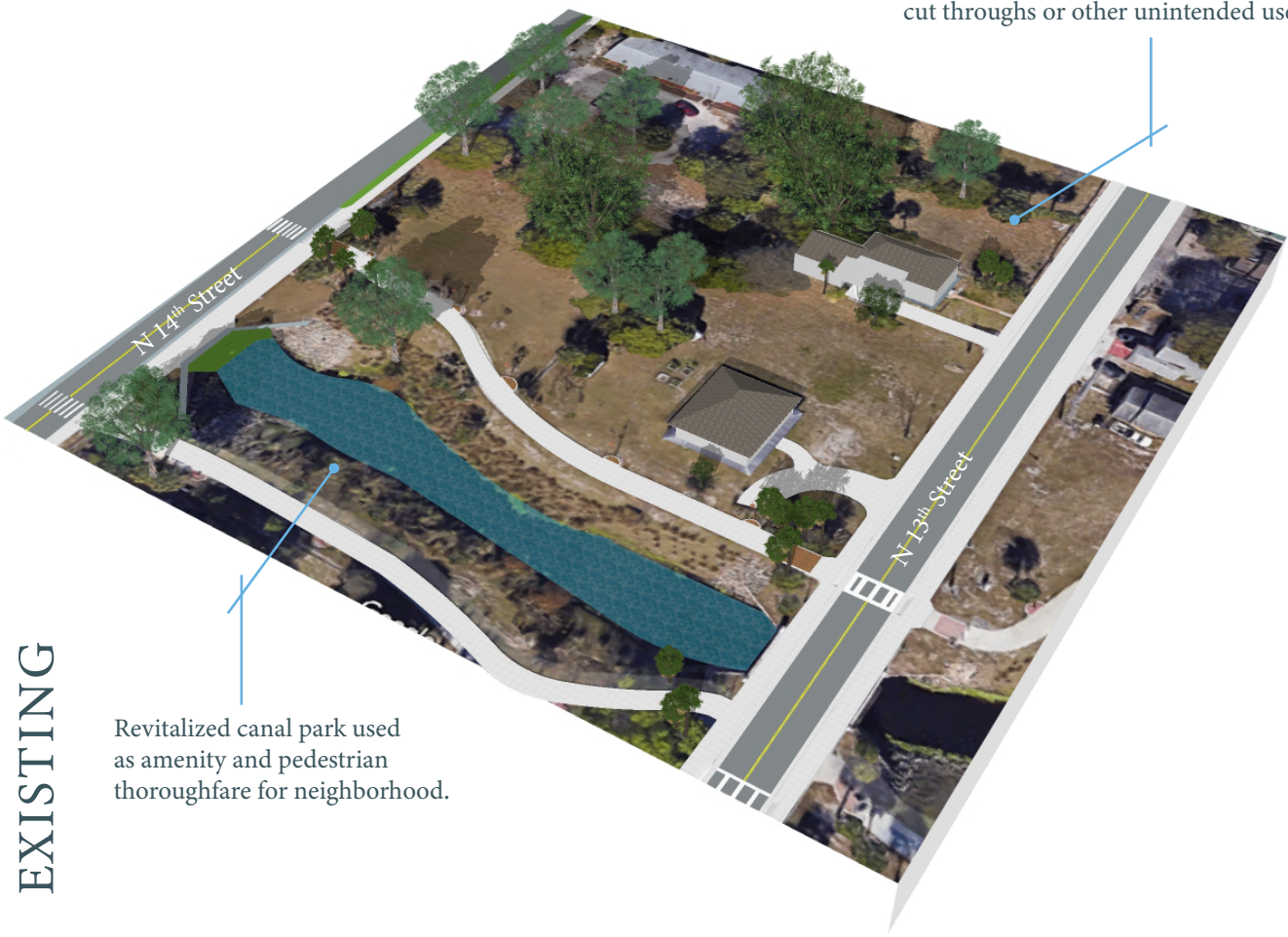
The FPRA has unique natural assets in the Moore's Creek waterway. Moore Creek serves as a green artery, moving from west to the inlet in the east. The meandering Creek moves through the neighborhoods of Fort Pierce, yet these neighborhoods are splintered, dotted with numerous vacant lands. The first 'model block' seeks to rectify this issue and more fully utilize this asset.

Elongated lots with rectangular homes are proposed to capitalize on the available vacant parcels. This will allow for higher density residential communities throughout the Fort Pierce Redevelopment Area. New homes will feature varied, shallow front setbacks, to activate the streetscape and take advantage of recent improvements. New residents will increase neighborhood activity along the Moore's Creek greenway and its pedestrian system. Moore's Creek is a community amenity for the new residents of the FPRA.

Finally, ample space will be allocated to the adjacent lands surrounding Moore Creek, enabling future growth of the existing park system.



Residential areas interspersed with large vacant properties. These areas become makeshift cut throughs or other unintended uses.

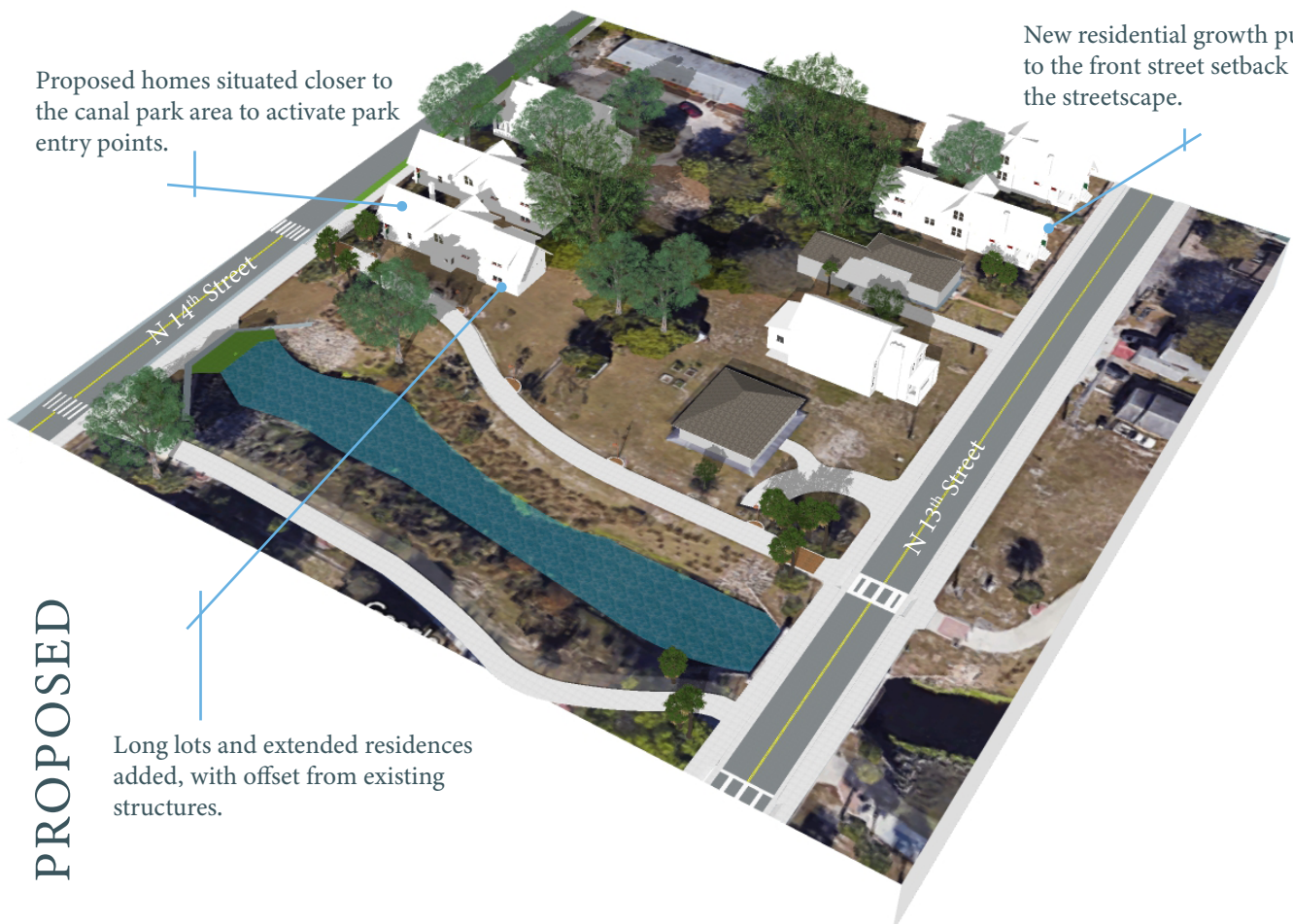


EXISTING

Revitalized canal park used as amenity and pedestrian thoroughfare for neighborhood.

Proposed homes situated closer to the canal park area to activate park entry points.

New residential growth pushed closer to the front street setback to activate the streetscape.



PROPOSED

Long lots and extended residences added, with offset from existing structures.



AVENUE D *Model Block*

OVERVIEW

Local retail markets depend on local consumers and residents to activate them. The Avenue D ‘model block’ seeks to help mitigate the affordable housing issue in Fort Pierce, and Florida. No longer are large vacant lots simply used as residual, symptomatic spaces for parking lots and service areas. The proposed model block includes low apartment buildings and provides ample opportunities for renters and owners to set down roots in Fort Pierce. The model block also provides existing residents options in their living experience.

Capitalizing on the existing green corridor, the residences are oriented to highlight views towards Moore's Creek and the downtown area. Large parking lots have been diminished and landscaping helps to break the ‘heat island’ up into smaller, more manageable spaces.

Additional retail and commercial structures are proposed immediately adjacent Avenue D. Here, a Multi-Modal central station is finally afforded a population for its use, and commercial opportunities to further the reach of a major retail thoroughfare.



Varied setbacks, need to engage street better.

Expansive vacant lot would allow for numerous different land uses, or a mix of uses.



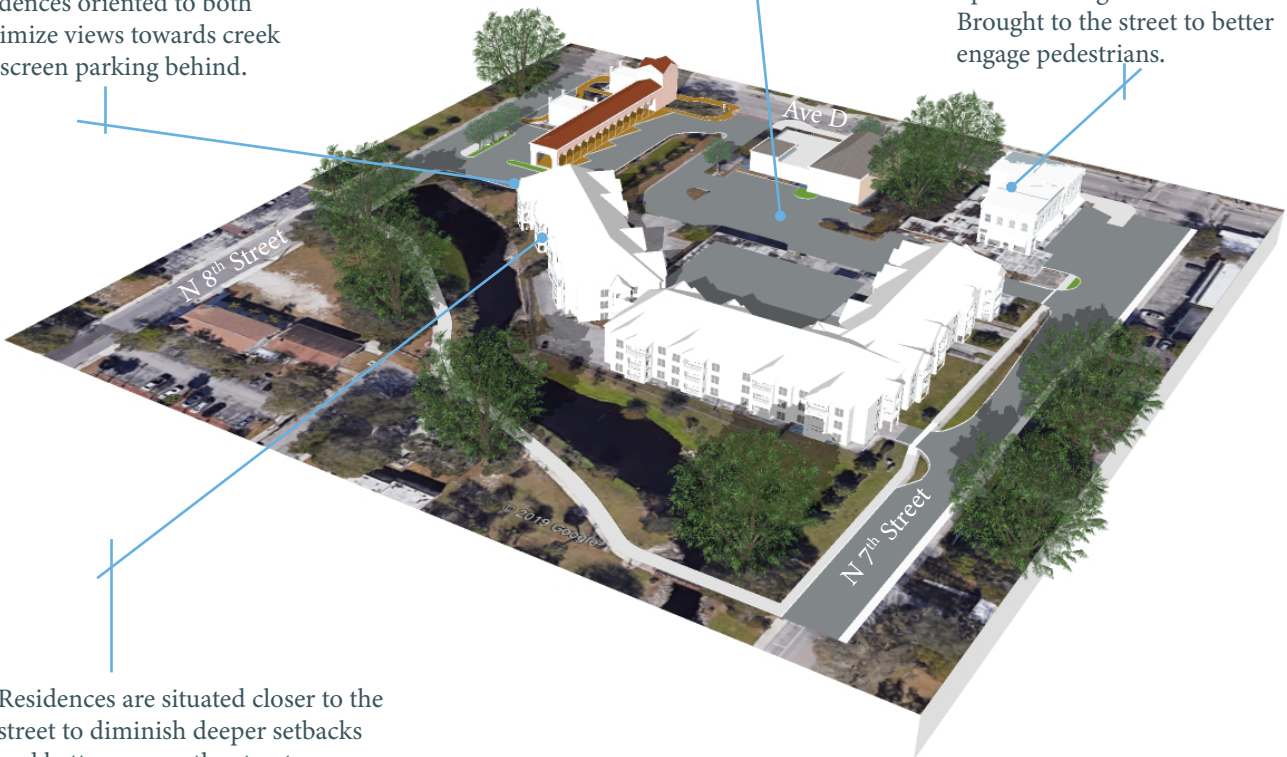
EXISTING

Past development didn't engage the creek in any meaningful way.

New parking maintains access to fire station while better defining parking use areas.

Mixed use development allowing for upstairs living and downstairs retail. Brought to the street to better engage pedestrians.

Residences oriented to both maximize views towards creek and screen parking behind.



PROPOSED

Residences are situated closer to the street to diminish deeper setbacks and better engage the street.



NEIGHBORHOOD RETAIL

Model Block

OVERVIEW

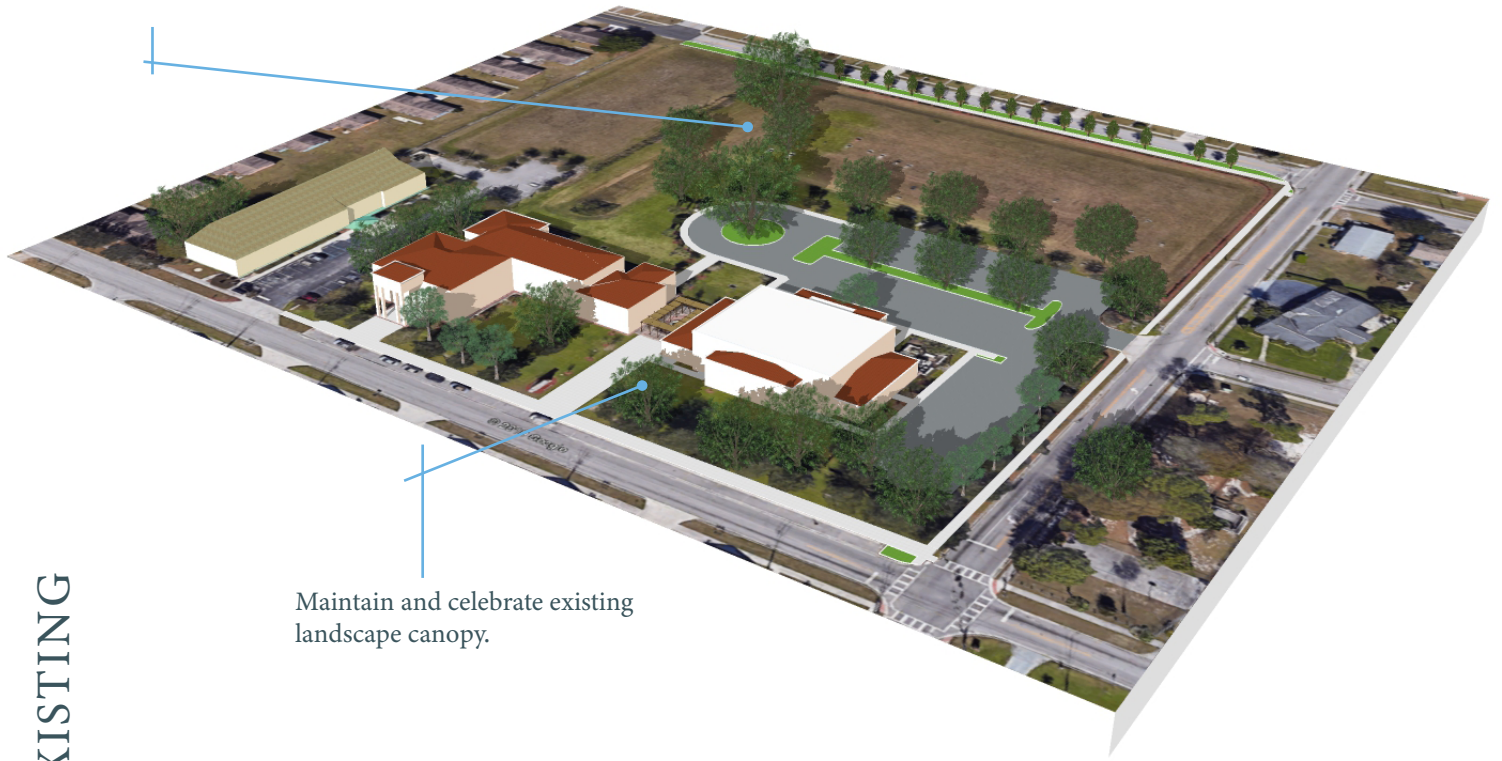
Kickstarting growth and serving the existing neighborhoods, throughout the FPRA, is the forefront of this plan. Existing institutions and attractions must be respected, while future development may ‘play off of’ and leverage the existing infrastructure and site layout. Here, residual, underdeveloped lands can be transformed into neighborhood retail and grocery stores that serve the neighborhoods they reside in and surrounding neighborhoods.

Long, linear lots can also play numerous roles including increasing housing options for residents, or solidifying the existing park system with linear or pocket parks. Existing shade and canopy trees must also be maintained and celebrated to help create welcoming, comfortable spaces for residents and visitors.

This mixed use block serves as a prototype for all larger parcels, providing variable combinations of uses to better serve the residents and business owners in Fort Pierce.



Vacant lot would allow for numerous different land uses, or a mix of uses.



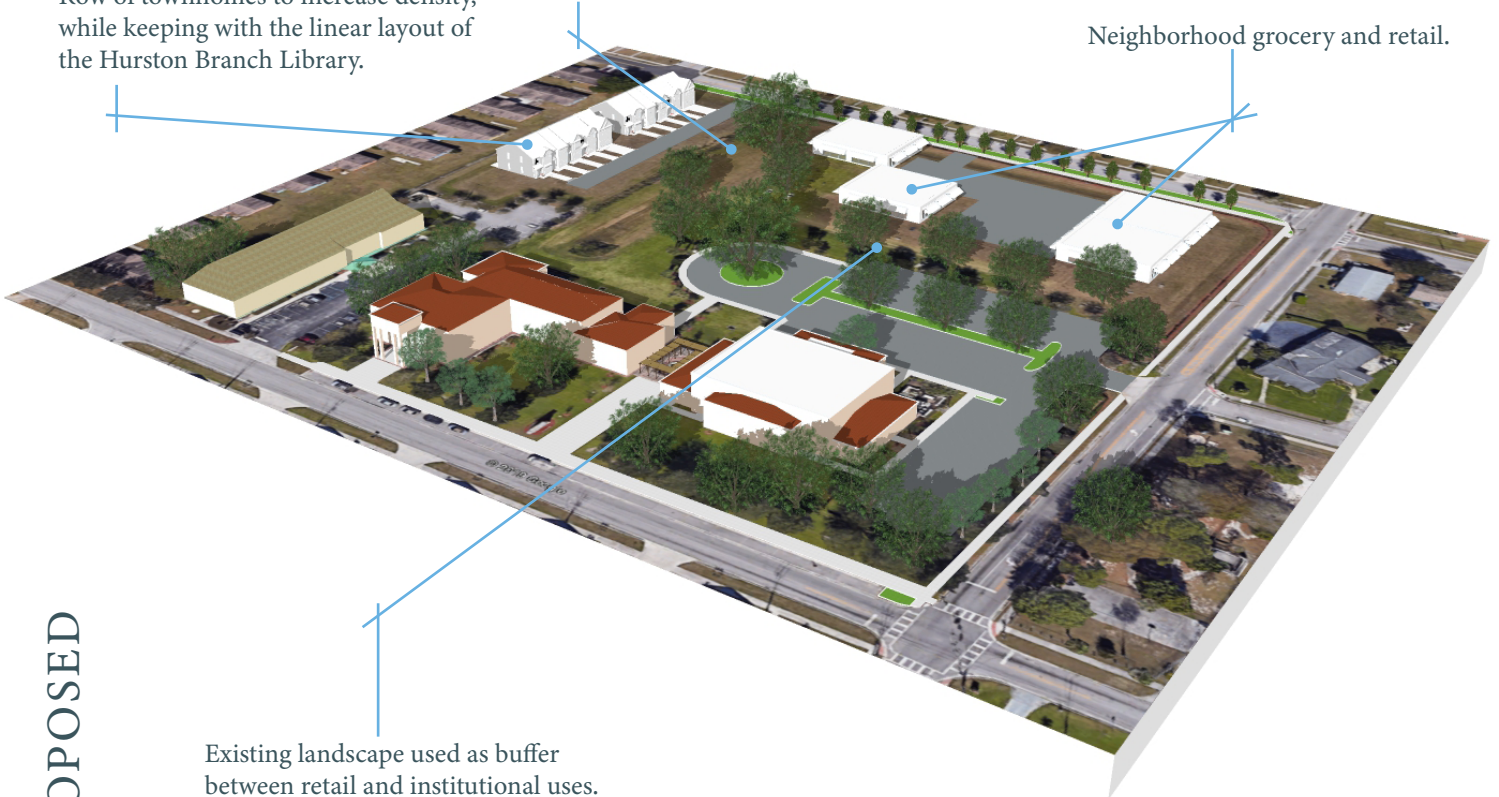
EXISTING

Maintain and celebrate existing landscape canopy.

Row of townhomes to increase density, while keeping with the linear layout of the Hurston Branch Library.

Possible linear park for public use.

Neighborhood grocery and retail.




PROPOSED

Existing landscape used as buffer between retail and institutional uses.



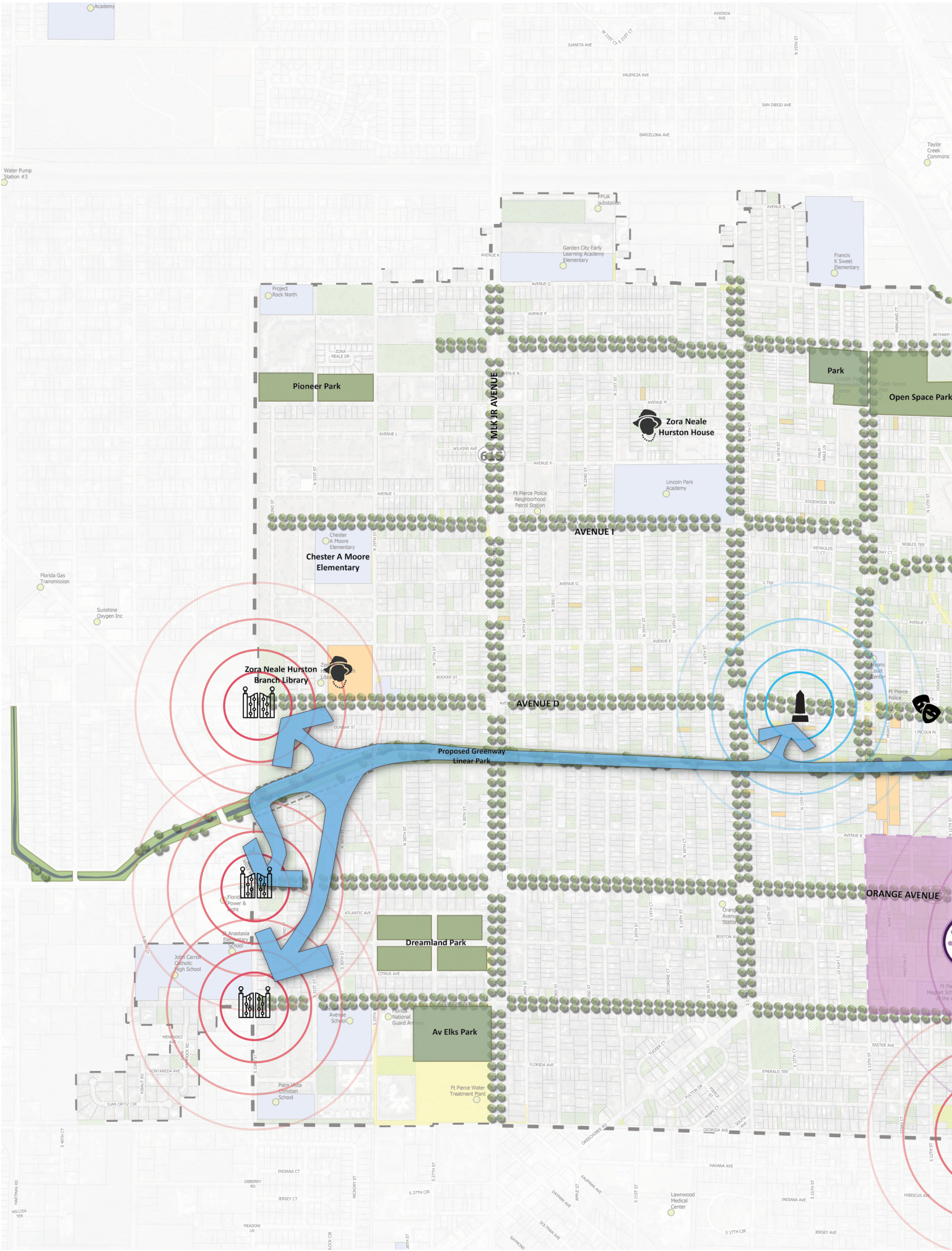
FOSTER

Arts and Culture



The vision for the Fort Pierce Redevelopment Area includes **improving the public art areas and outdoor gathering and performance spaces, connecting cultural assets** and neighborhoods through complete streets. The vision includes a **vibrant Peacock Arts District**, whose vacant storefronts, homes and buildings become **galleries, residences for artists, performance and creator spaces.**

The **Sunrise Theatre**, the **Historic Lincoln Theatre** and the **Peacock Arts District** become **destinations** along **activated streets** with restaurant, boutique and hospitality uses. The future arts and cultural activities within the Redevelopment Area will be a key component of “Re-Setting” the economic base of the Fort Pierce Redevelopment Area.



Academy

Water Pump Station #3

Taylor Creek Commons

Project Rock North

Pioneer Park

Garden City Early Learning Academy

Francis K Sweet Elementary

Chester A Moore Elementary

Zora Neale Hurston House

Lincoln Park Academy

Florida Gas Transmission

Sunshine Oxygen Inc

Zora Neale Hurston Branch Library

Proposed Greenway Linear Park

AVENUE D

ORANGE AVENUE

Dreamland Park

Av Elks Park

John Carroll Catholic High School

Palm Vista Christian School

National Guard Armory

Ft Pierce Water Treatment Plant

Lawnwood Medical Center

WORTHMAN RD

MELISSA TER

DESBURY RD

INDIANA CT

JERSEY CT

MEADOW LN

HECORY ST

5 27TH CR

5 27TH ST

5 27TH ST

5 27TH ST

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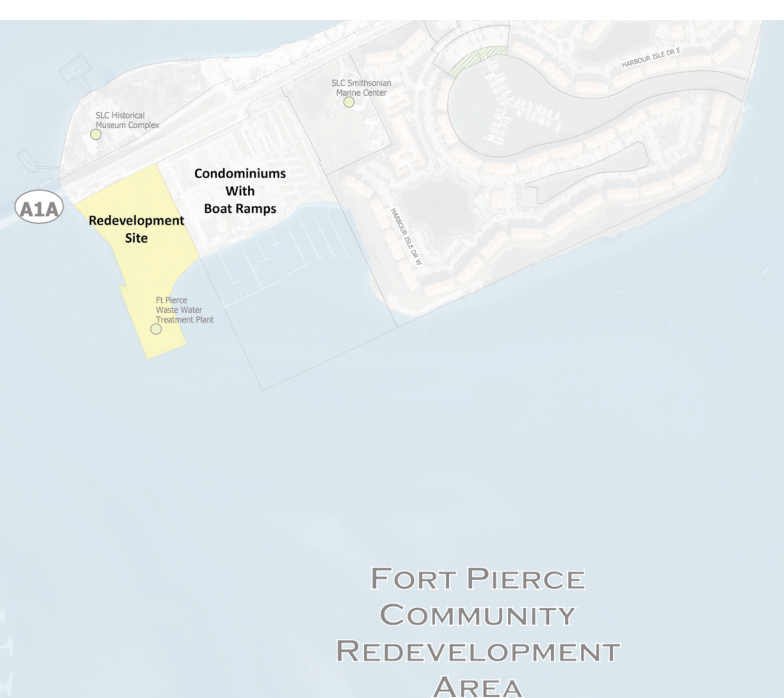
5 48TH CT

5 48TH CT

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**.

Accessibility and awareness of these attractions will drive visitors and activity.



FORT PIERCE
COMMUNITY
REDEVELOPMENT
AREA

Legend

Arts + Culture + Community Identity

-  Galleries
-  Theaters
-  Entertainment Venues
-  Zora Neale Hurston Landmark
-  Highwaymen Obelisk
-  Proposed Gateway
-  Artistic Influence Areas
-  Moore's Creek Park Public Art Opportunities

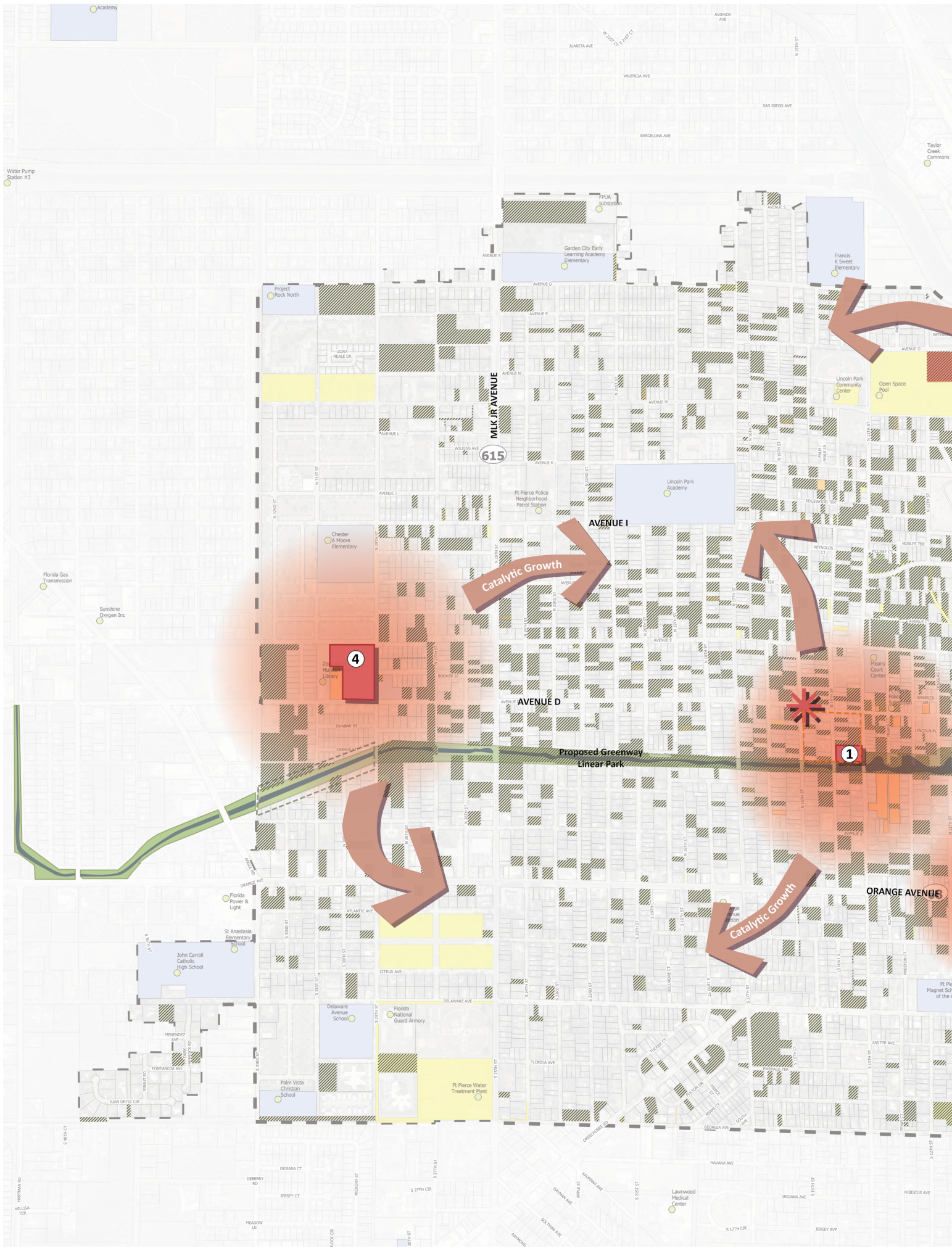


RE-SET

the Economic Base

The vision for the Fort Pierce Redevelopment Area includes **connecting neighborhoods to jobs downtown**, and along the waterfront and connecting neighborhoods to **businesses, galleries, restaurants and boutiques**, Beachside, in Lincoln Park and the Peacock Arts District through **multi-modal streetscape improvements**. The FPRA will **support the development and growth of local businesses, entrepreneurs and small businesses** within the Redevelopment Area through public infrastructure investments and programming.

The “**Re-Set**” of the Fort Pierce Redevelopment Area’s economic base will include the **industrial component** of the reactivated Port and Wharf areas (Derecktor Fort Pierce), complemented with a **growing citywide tourism and cultural/hospitality related business** component (HD King Site) and a **burgeoning local small business and professional services** component in the downtown and Peacock Arts District.



4

1

Catalytic Growth

Catalytic Growth

Catalytic Growth

Proposed Greenway
Linear Park

MLK JR AVENUE
615

AVENUE I

AVENUE D

ORANGE AVENUE

Project
Rock North

Garden City Early
Learning Academy
Elementary

Francis
K. Sweet
Elementary

Chester
A. Moore
Elementary

Lincoln Park
Academy

Lincoln Park
Community
Center

Open Space
Pool

John
Hurley
Library

Ft Pierce Police
Neighborhood
Police Station

Court
Center

Florida
Power &
Light

John Carroll
Catholic
High School

Delaware
Avenue
School

Florida
National
Guard Armory

Palm Vista
Christian
School

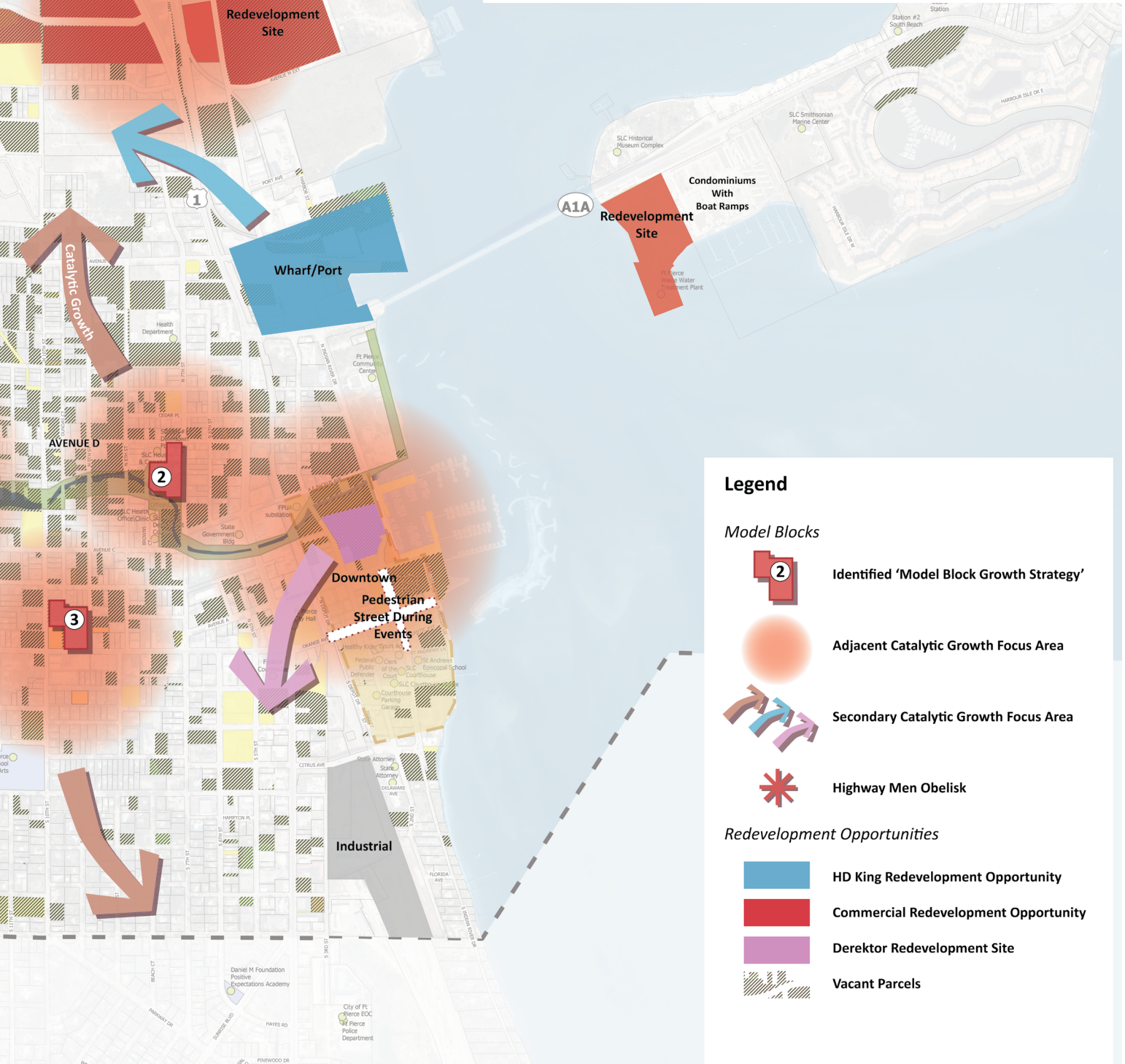
Ft Pierce Water
Treatment Plant

Lawwood
Medical
Center

Ft Pe
Magnum Sch
of the

"Re-Setting" the Economic Base

Numerous opportunities for strategic development abound in Fort Pierce. **Vacant lots predominate**, especially north of Moore's Creek. Prioritizing the development of these sites can serve as **catalytic elements** within the community, spurring **new growth** beyond the original developments to the surrounding areas. Closer to the waterfront, expansive plots stand ripe for development, allowing for the downtown area to **grow alongside the neighborhoods**.



Legend

Model Blocks



Identified 'Model Block Growth Strategy'



Adjacent Catalytic Growth Focus Area



Secondary Catalytic Growth Focus Area



Highway Men Obelisk

Redevelopment Opportunities



HD King Redevelopment Opportunity



Commercial Redevelopment Opportunity



Derekor Redevelopment Site



Vacant Parcels



ANASTASIA HALL

Model Block

OVERVIEW

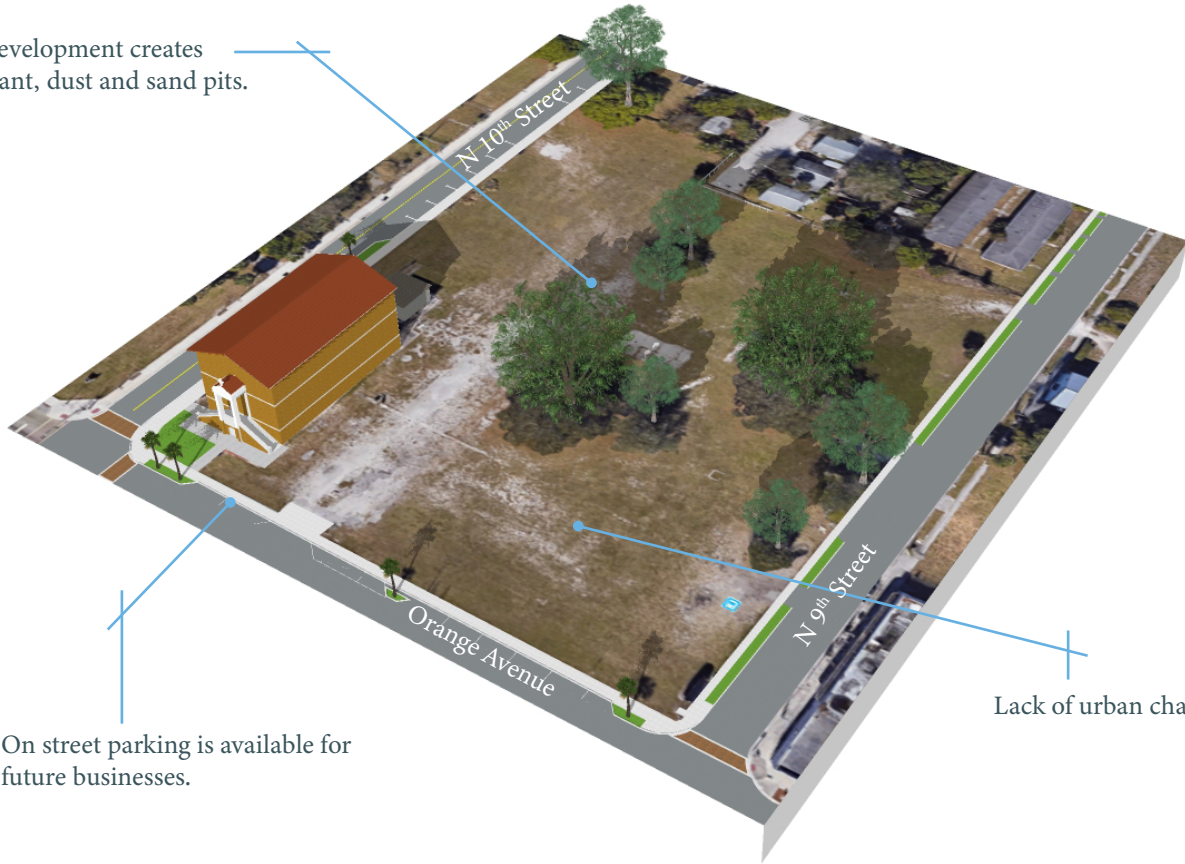
Celebrating the existing to reveal the new is at the foundation of growth in Fort Pierce. Here, at the corner of 10th and Orange Avenue, stands a testament to the architectural history and story of the community. This aesthetic history must be preserved and respected.

Additional commercial structures are proposed, pushed to the front setback to better engage the street while setting new development apart from historic, adding weight and gravity to the existing architecture.

The large block is further broken up by introducing residences in the northern portion of the block. Elongated lots allow for increased residential density while increasing housing options for residents. These homes also serve as a 'soft transition' into the existing neighborhoods, incrementally reducing development intensity from commercial to multifamily to single family home.



Lack of development creates large, vacant, dust and sand pits.



On street parking is available for future businesses.

Lack of urban character.

EXISTING

Long lots and extended residences added, with offset from existing structures.

Scale of existing Anastasia Hall 'respected' and unmatched, to allow emphasis on the existing architectural character.




Increased residential density will encourage more commercial growth on the nearby streets.

One and two story commercial oriented towards the street and immediate side street intersection, with parking behind the buildings.

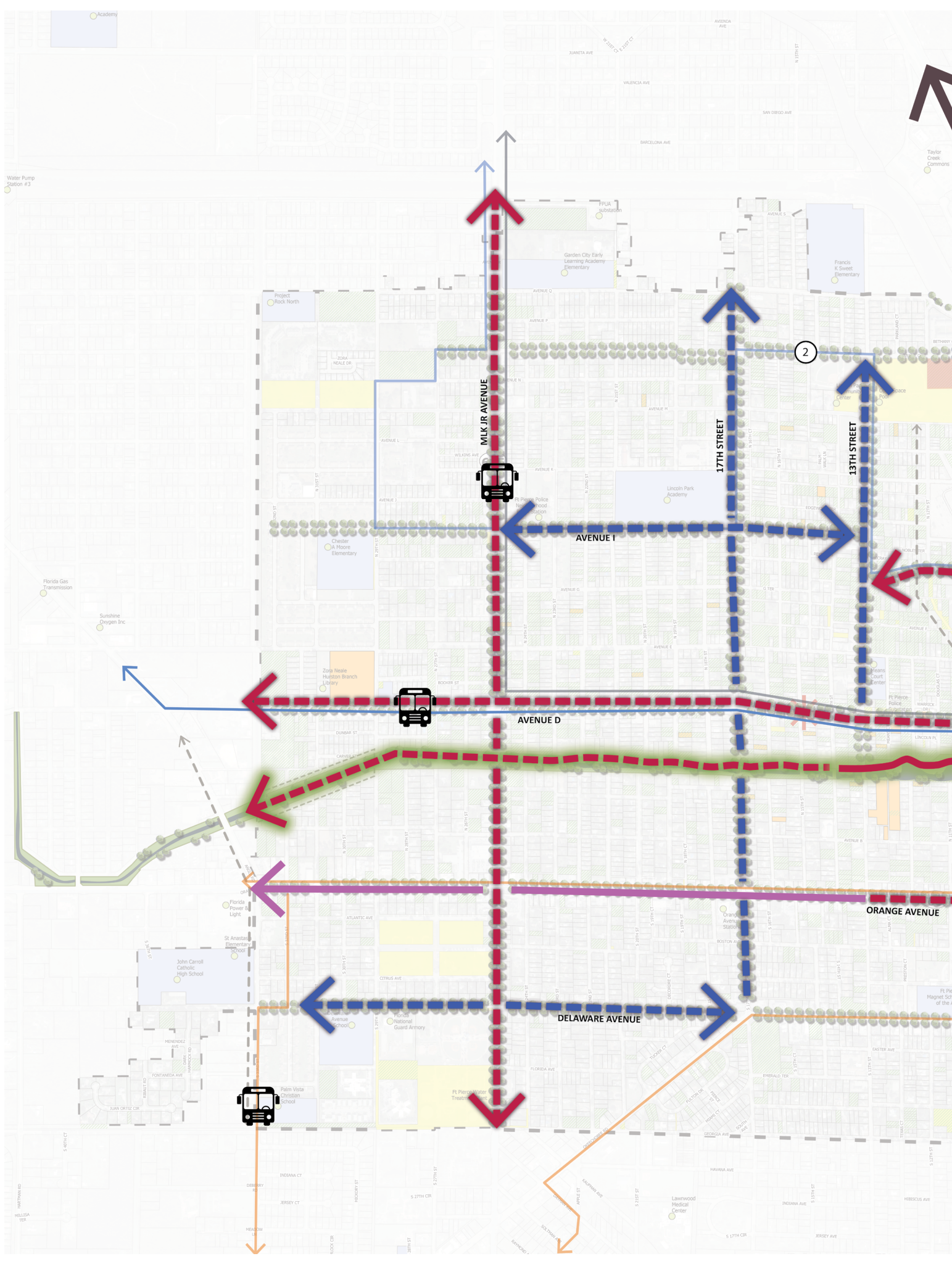
PROPOSED



CONNECT *the Community*

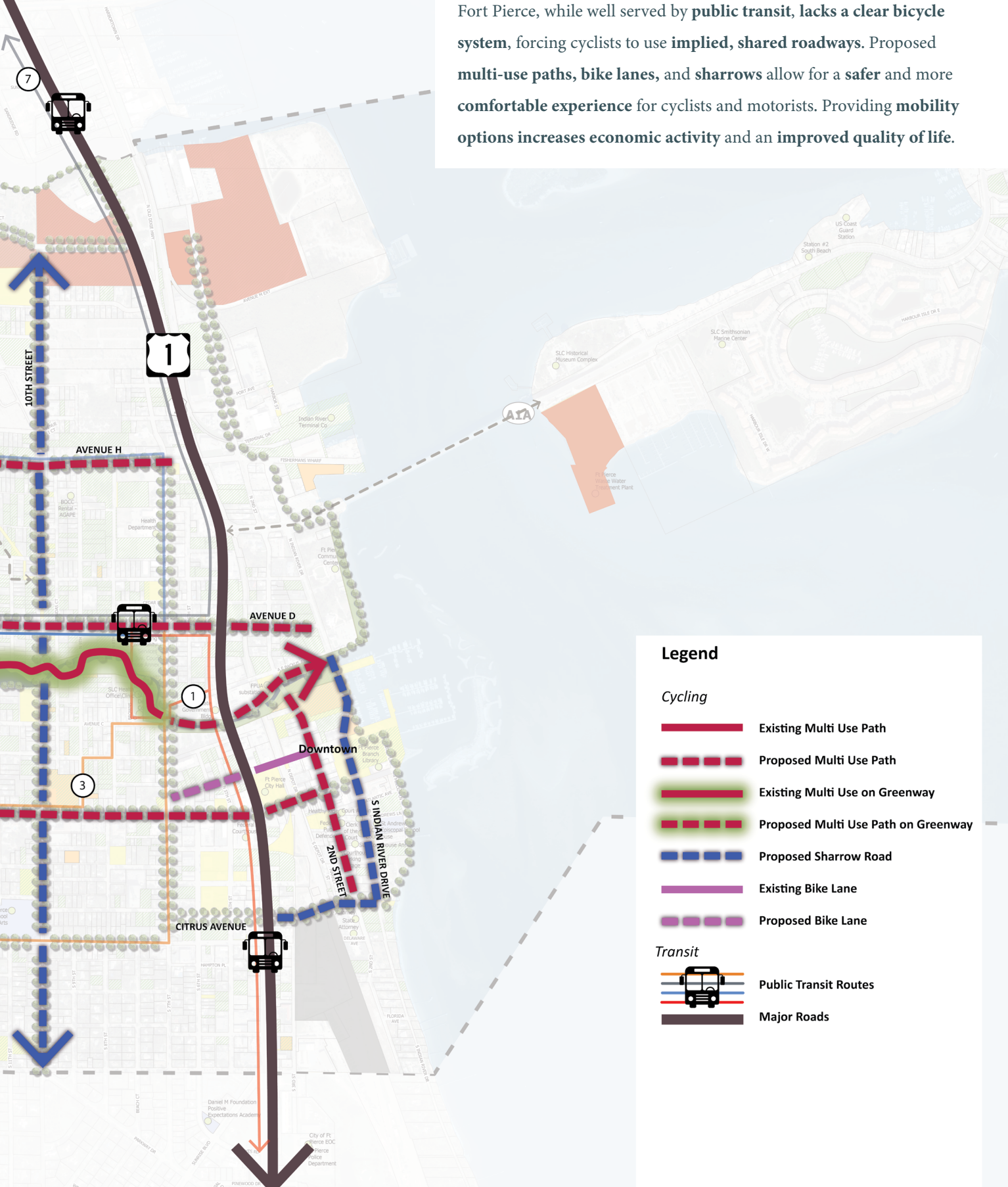


The vision for the Fort Pierce Community Redevelopment Area includes **connecting the neighborhoods, amenities and destinations** with **streetscape improvements, trail-heads, multi-modal roadways, multi-use paths and tree-lined sidewalks**. The **positive economic benefits** associated with these improvements and redevelopment programming will benefit current residents and encourage future residents and investors to the area. The vision includes the **anticipated development of additional residential units, small businesses and private sector investment** along these connections and near destinations.



Connect

Fort Pierce, while well served by **public transit**, lacks a clear **bicycle system**, forcing cyclists to use **implied, shared roadways**. Proposed **multi-use paths, bike lanes, and sharrows** allow for a **safer and more comfortable experience** for cyclists and motorists. Providing **mobility options** increases economic activity and an **improved quality of life**.



Legend

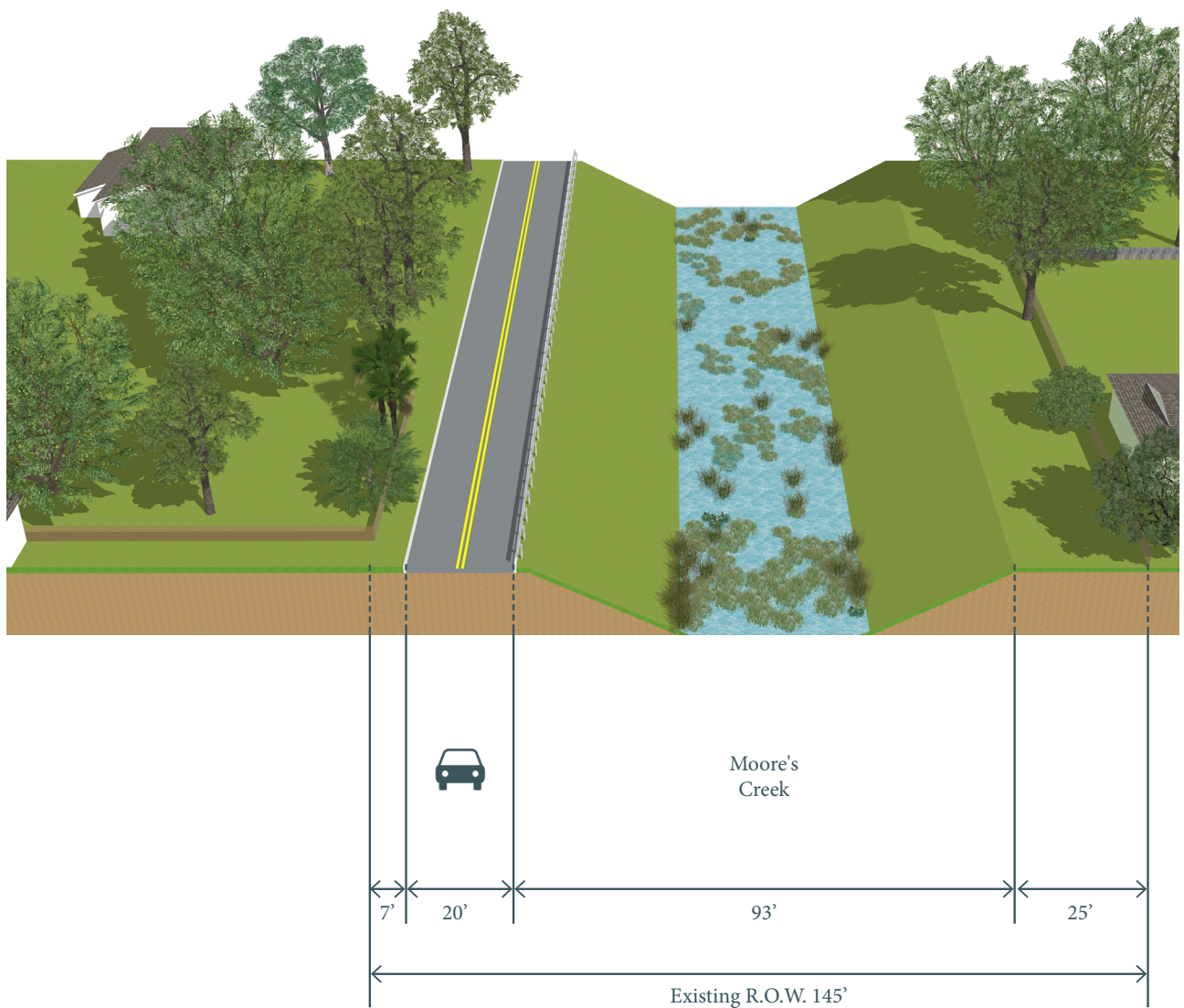
Cycling

- Existing Multi Use Path
- Proposed Multi Use Path
- Existing Multi Use on Greenway
- Proposed Multi Use Path on Greenway
- Proposed Sharrow Road
- Existing Bike Lane
- Proposed Bike Lane

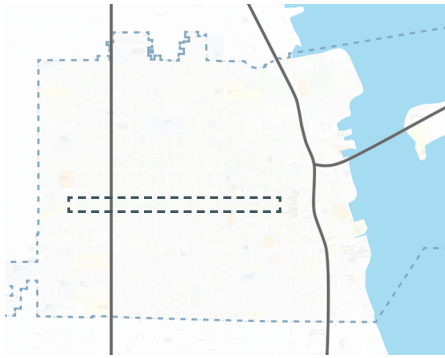
Transit

- Public Transit Routes
- Major Roads

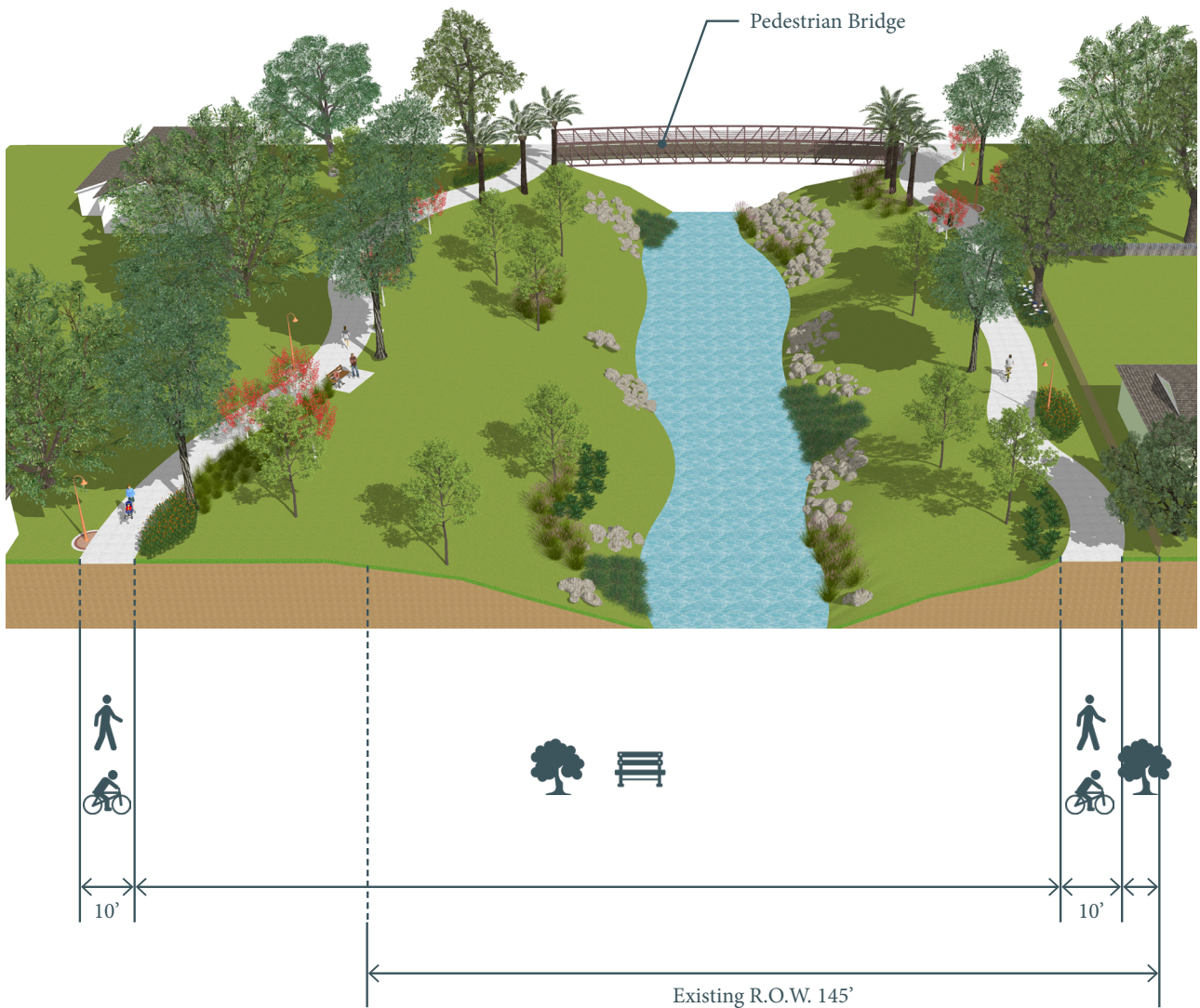
CURRENT *Condition*



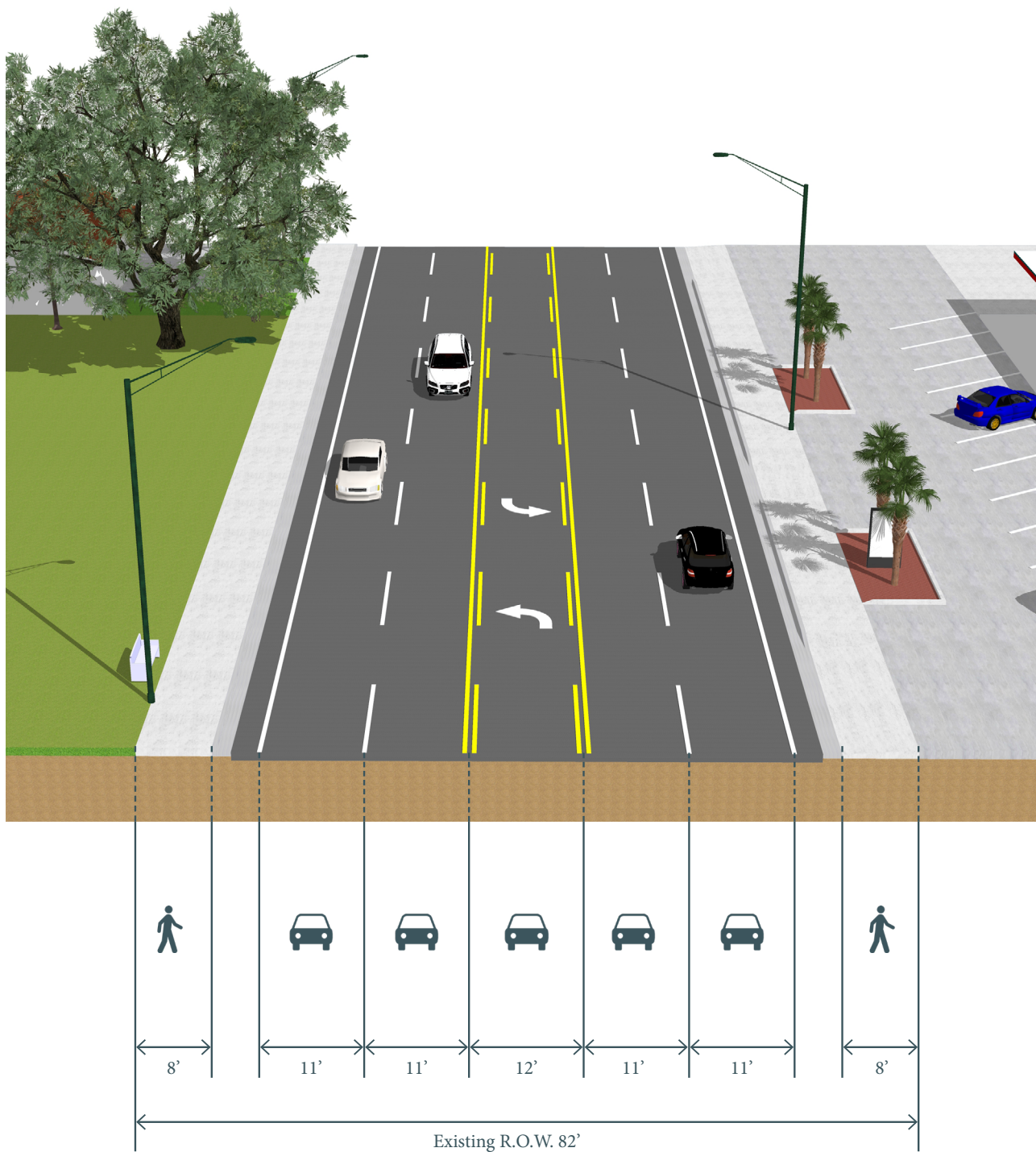
MOORE'S CREEK



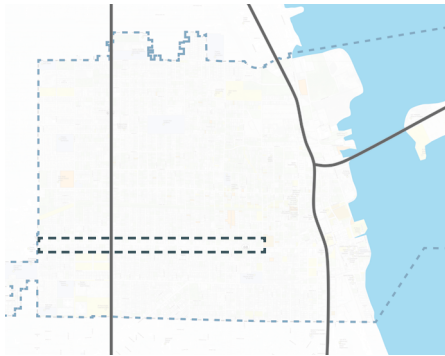
Proposal



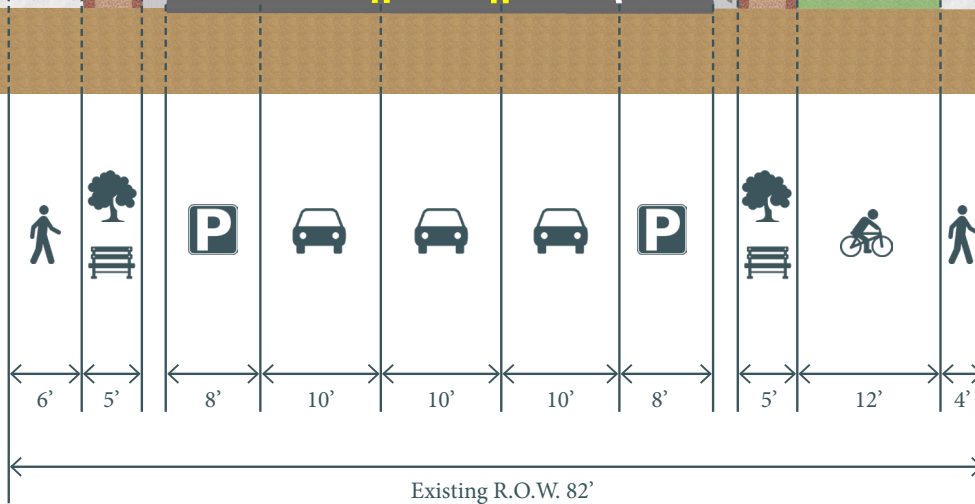
CURRENT *Condition*



ORANGE AVENUE



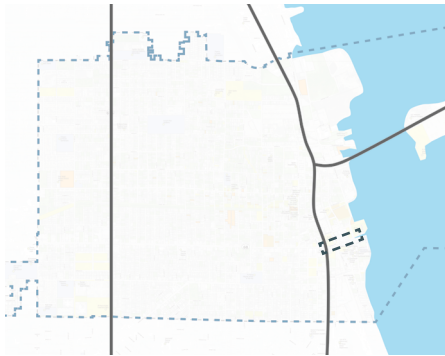
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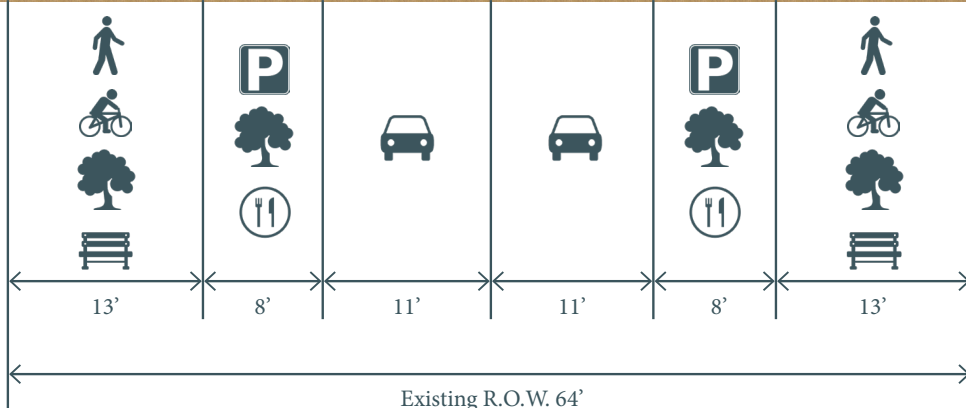
CURRENT *Condition*



ORANGE AVENUE - PEDESTRIAN

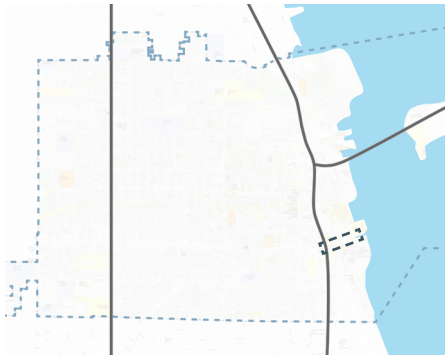


Proposal





ORANGE AVENUE - PEDESTRIAN

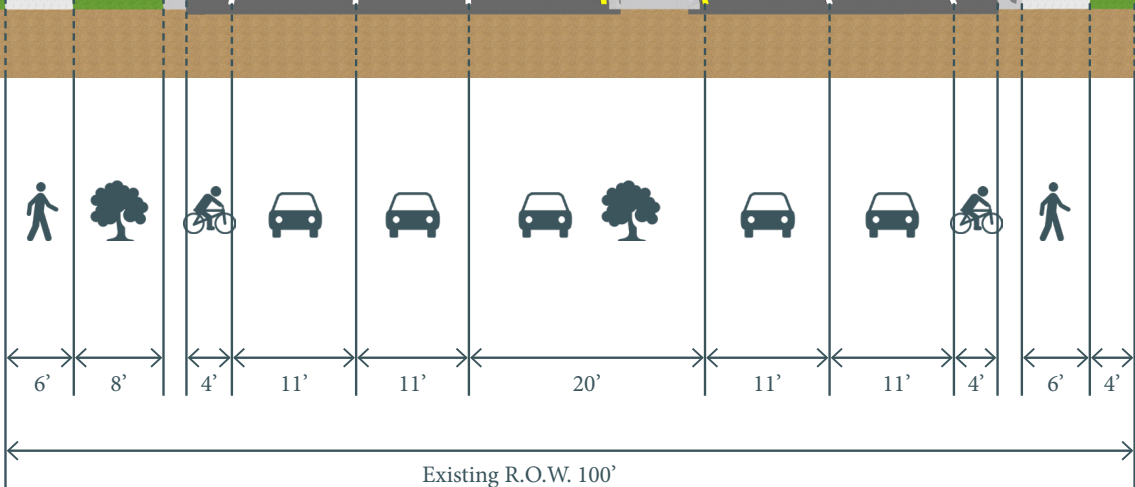
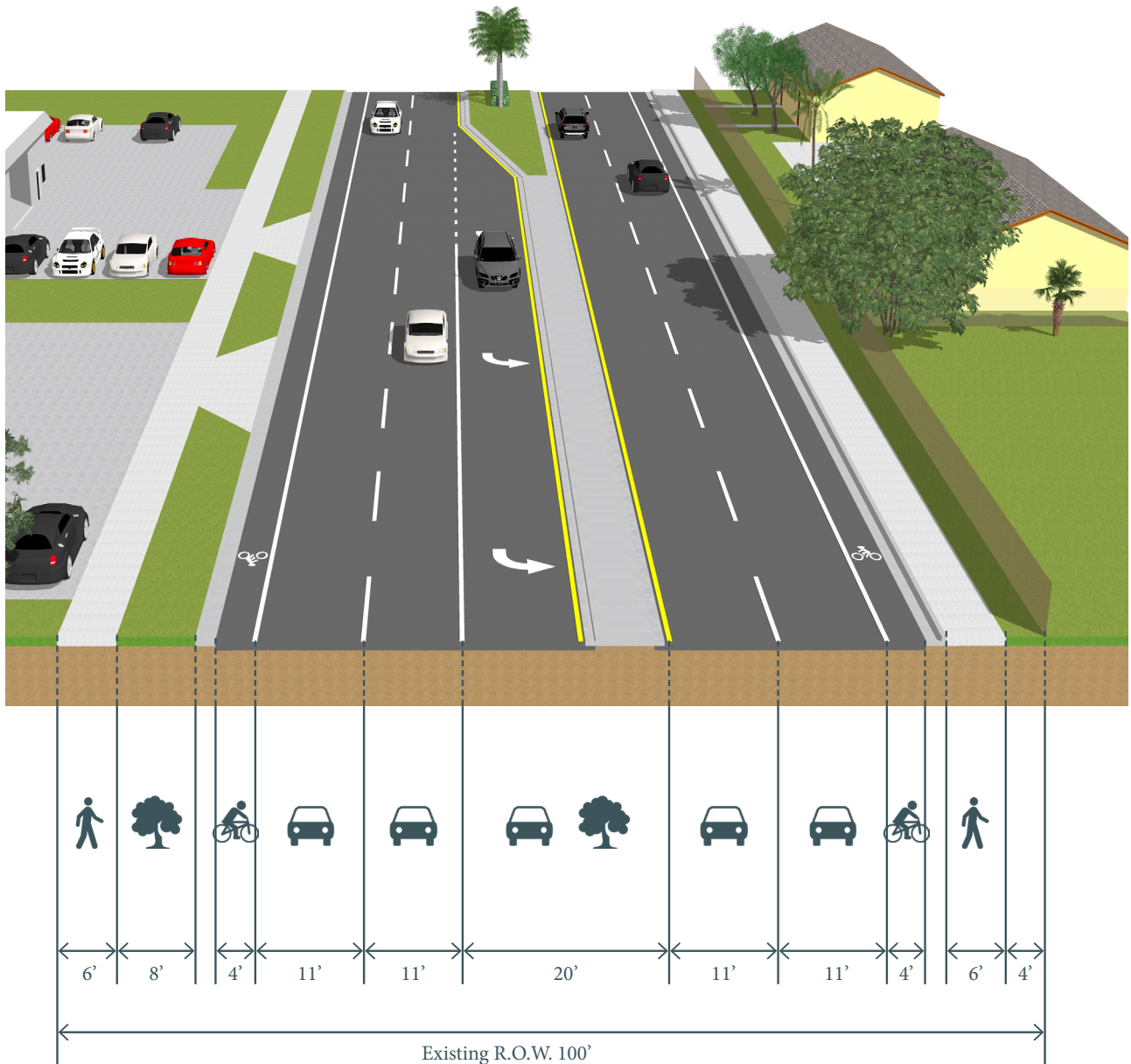


Proposal

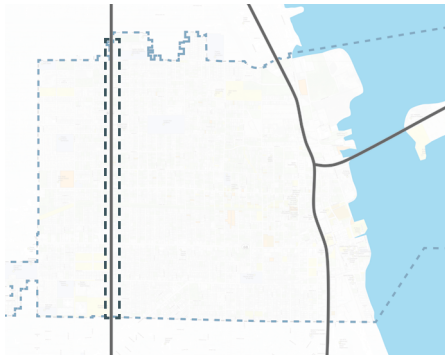


NIGHT-TIME TRANSFORMATION

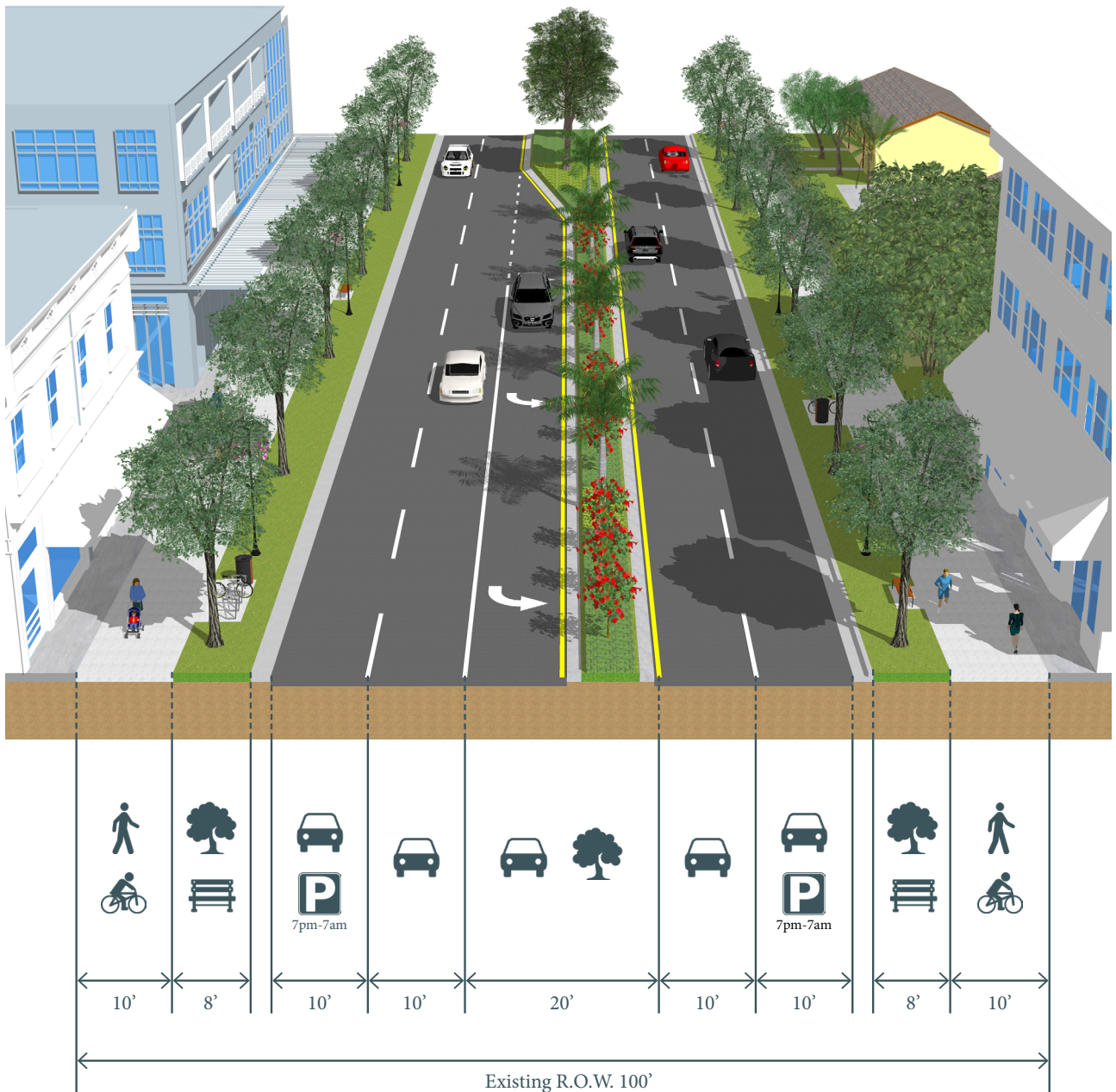
CURRENT *Condition*



MLK AVENUE



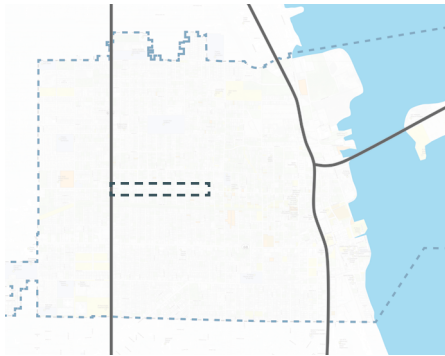
Proposal



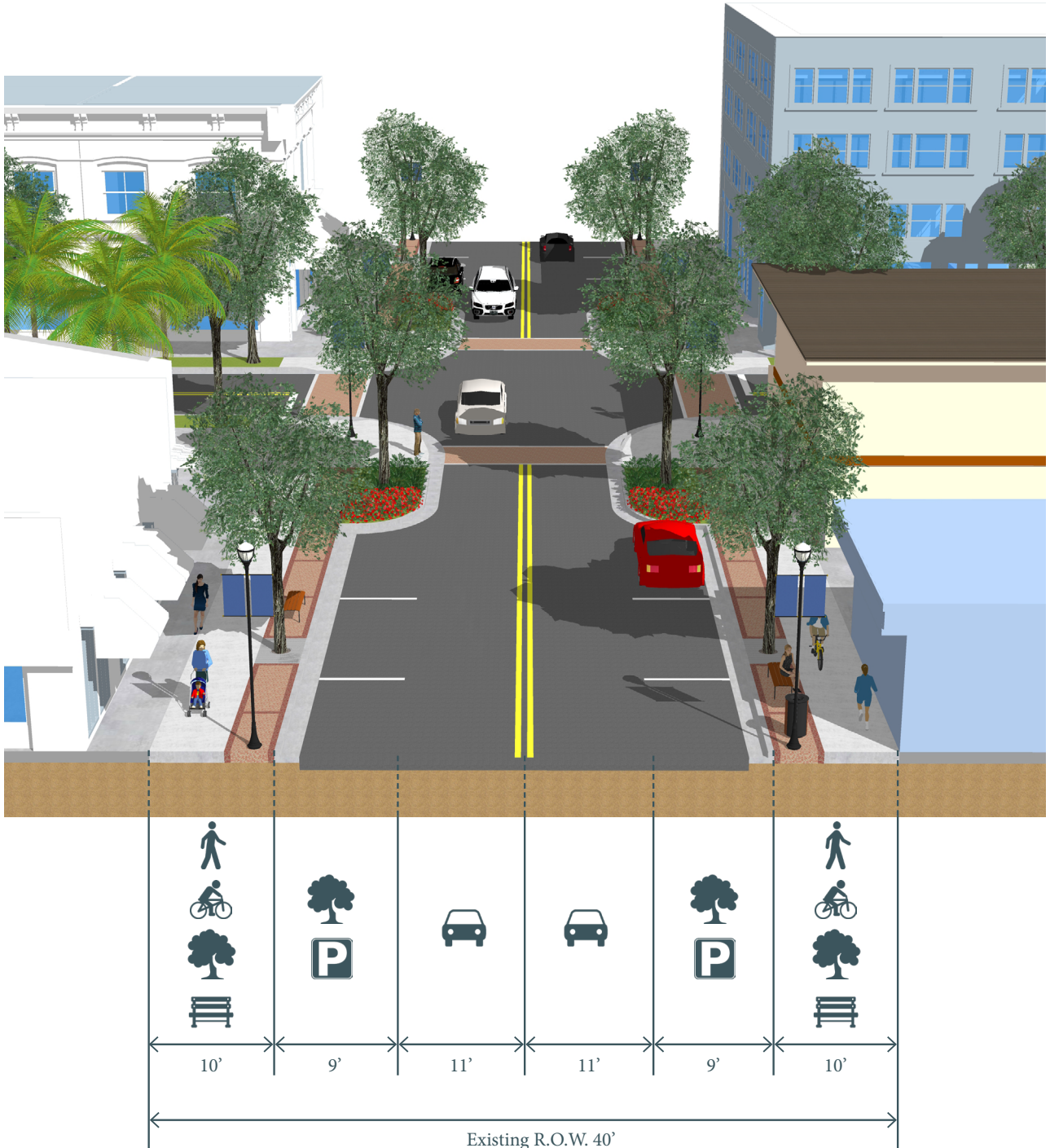
CURRENT *Condition*



AVENUE D



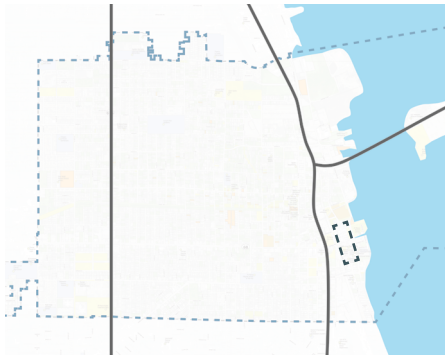
Proposal



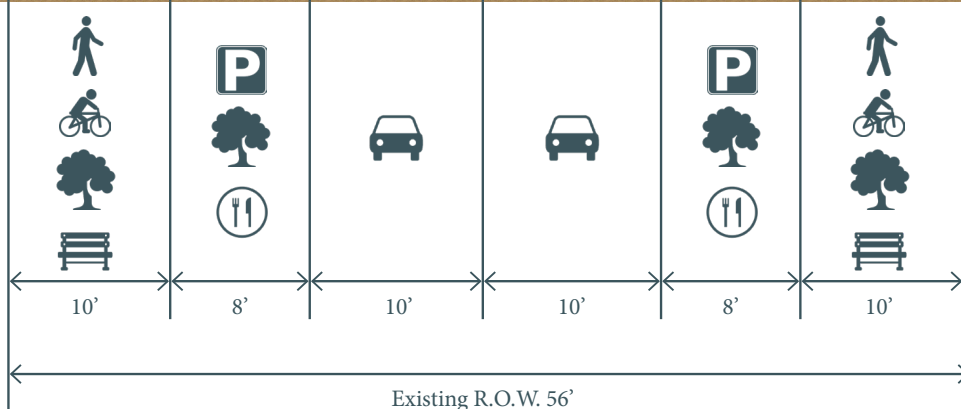
CURRENT *Condition*



2ND STREET



Proposal





2ND STREET

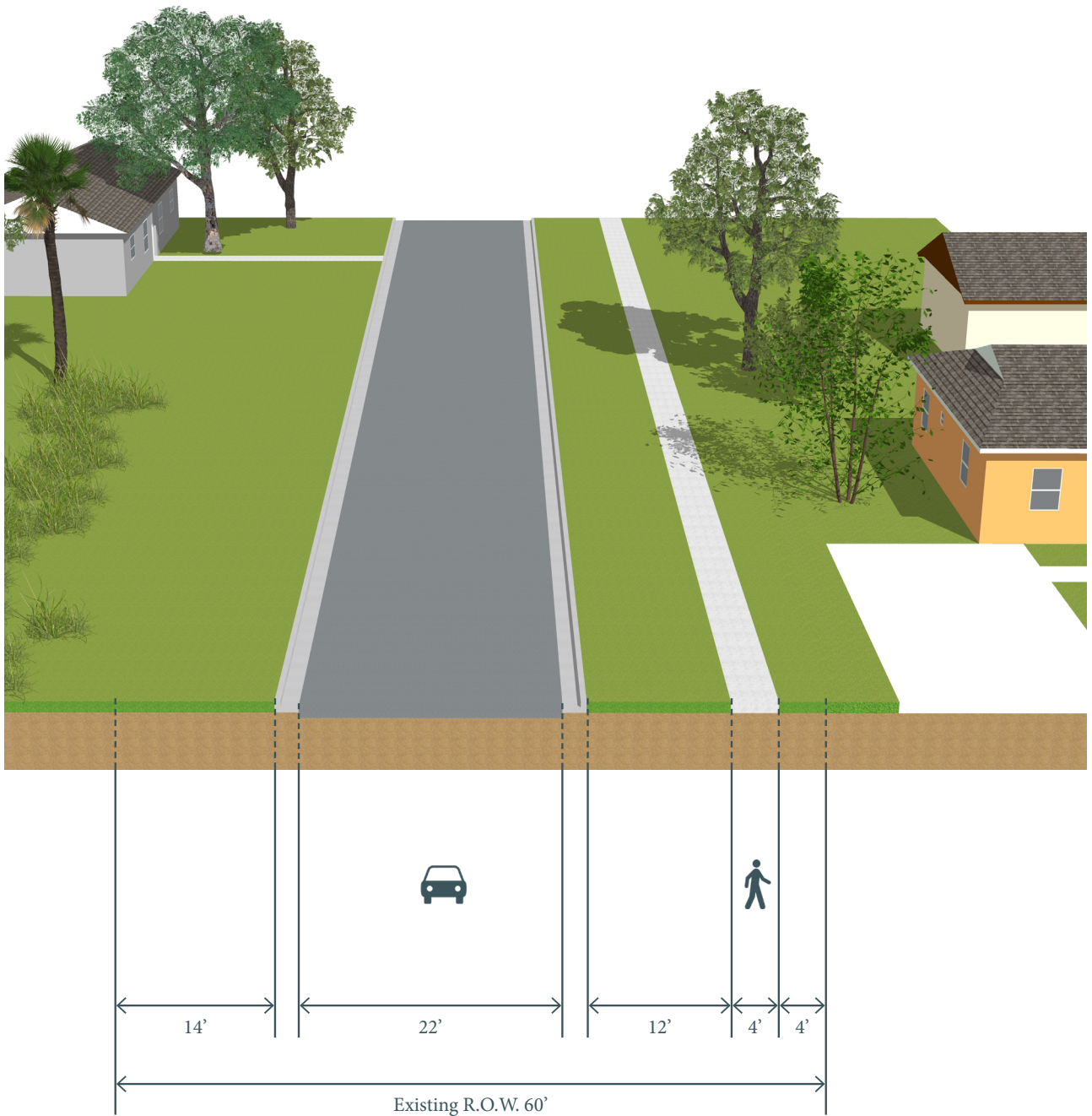


Proposal

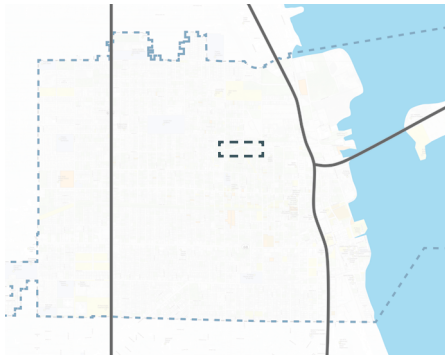


NIGHT-TIME TRANSFORMATION

CURRENT *Condition*



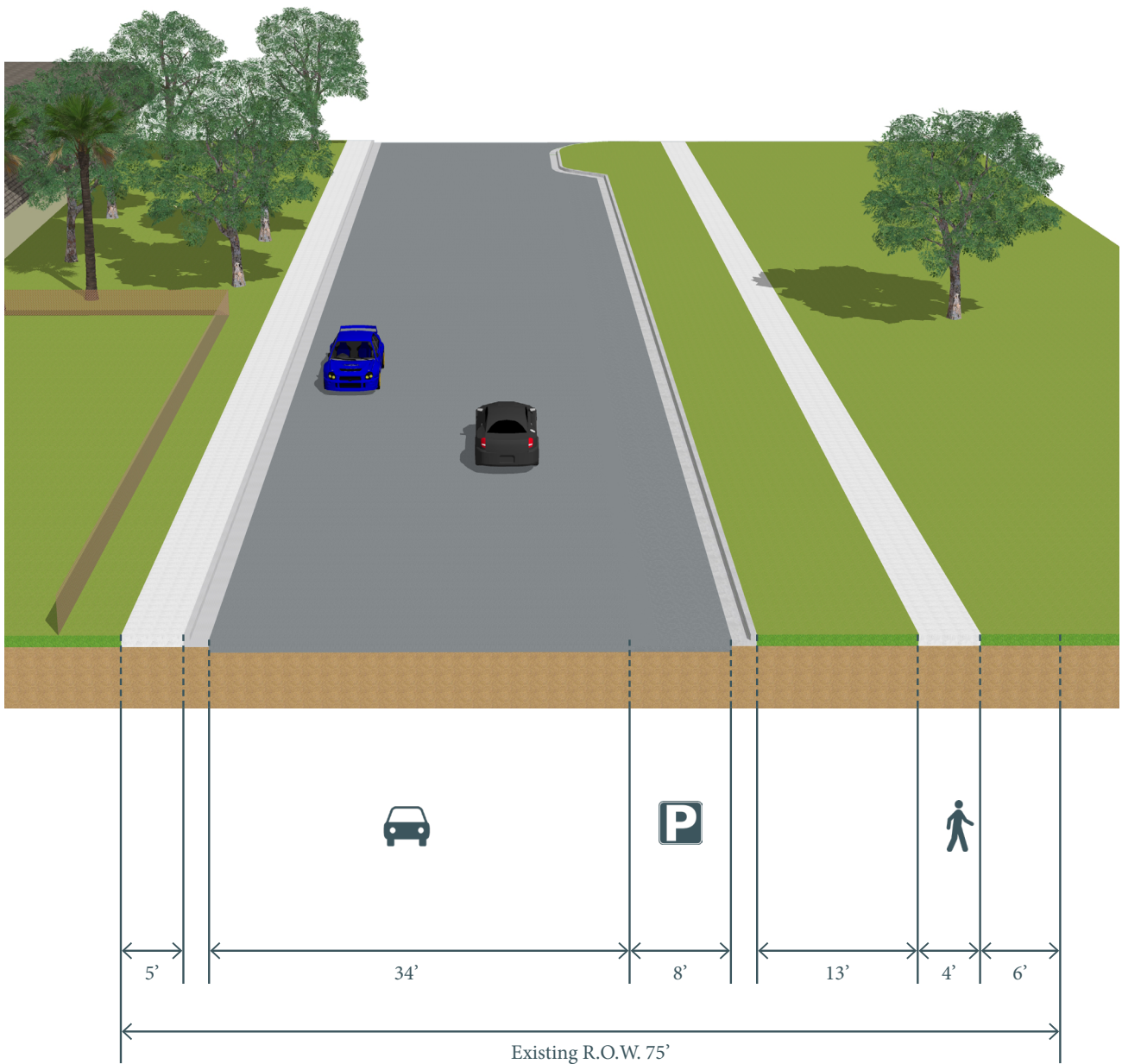
AVENUE H - RESIDENTIAL



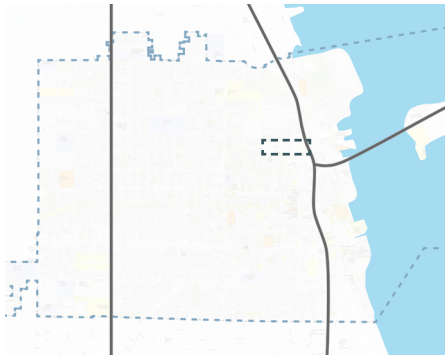
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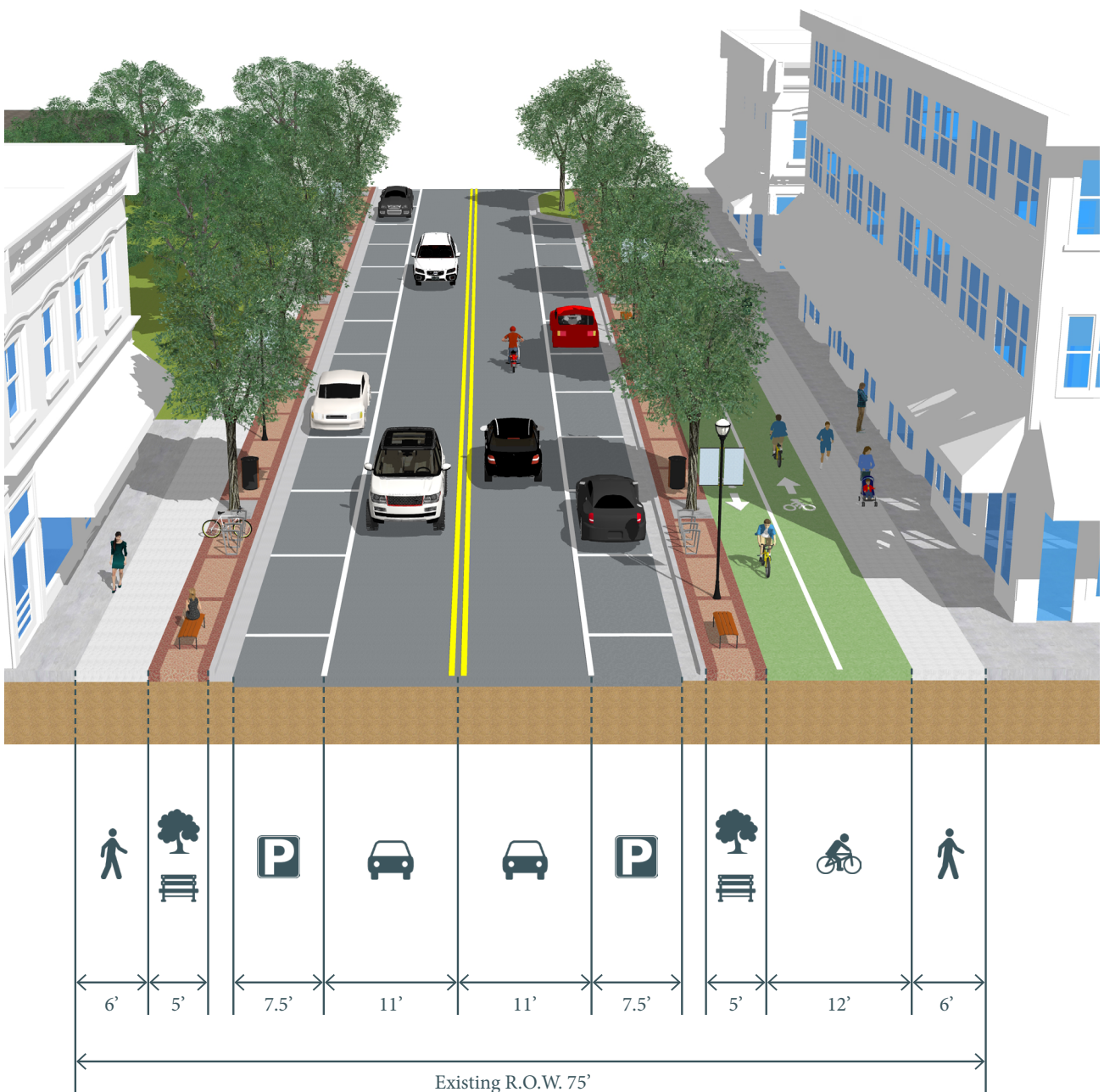
CURRENT *Condition*



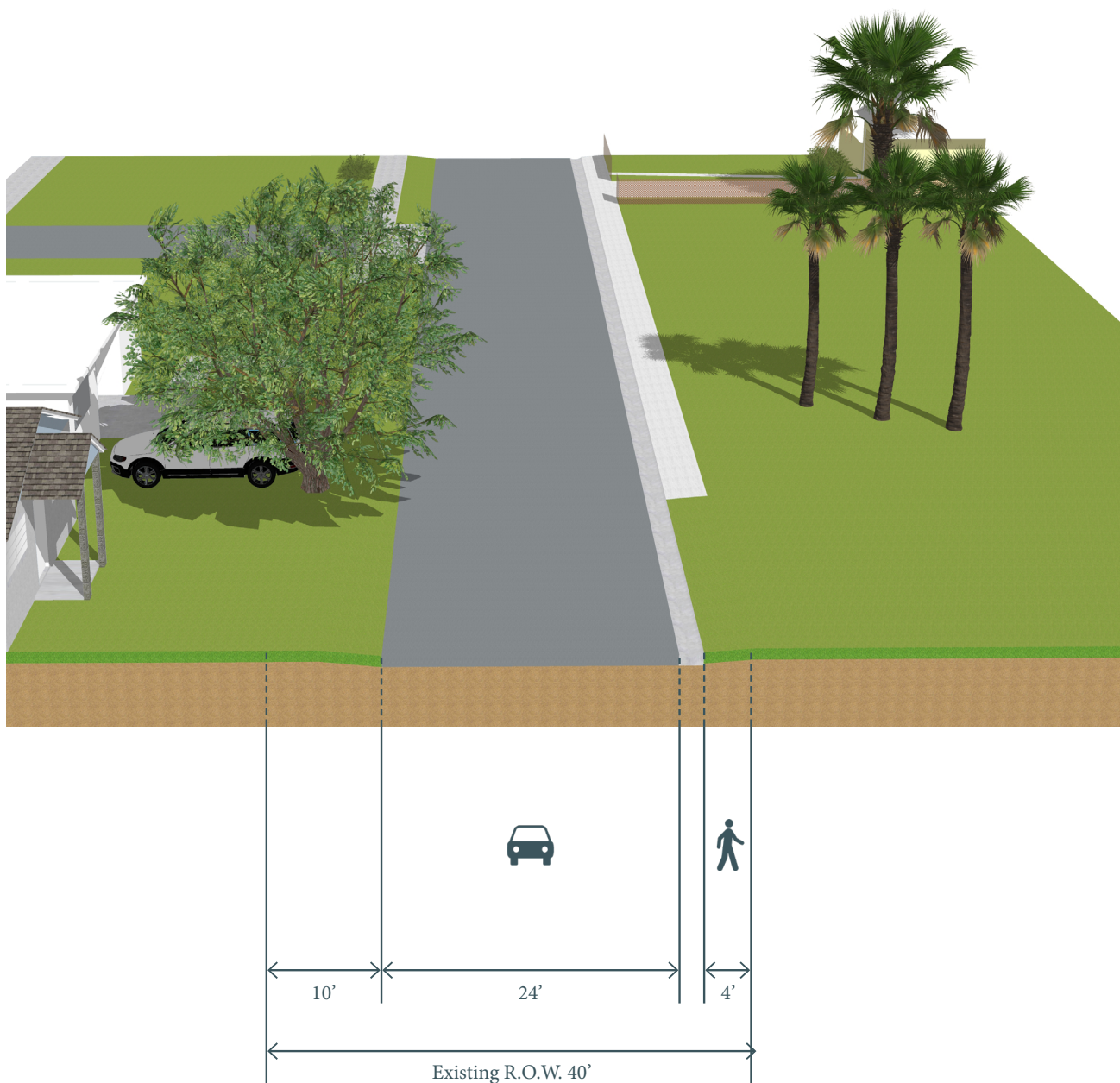
AVENUE H - COMMERCIAL



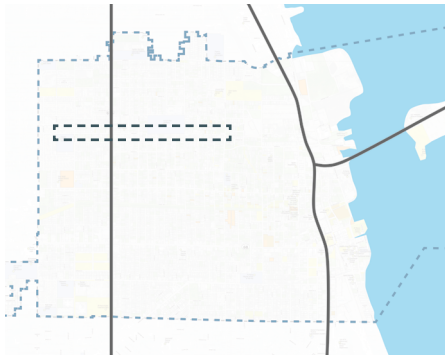
Proposal



CURRENT *Condition*



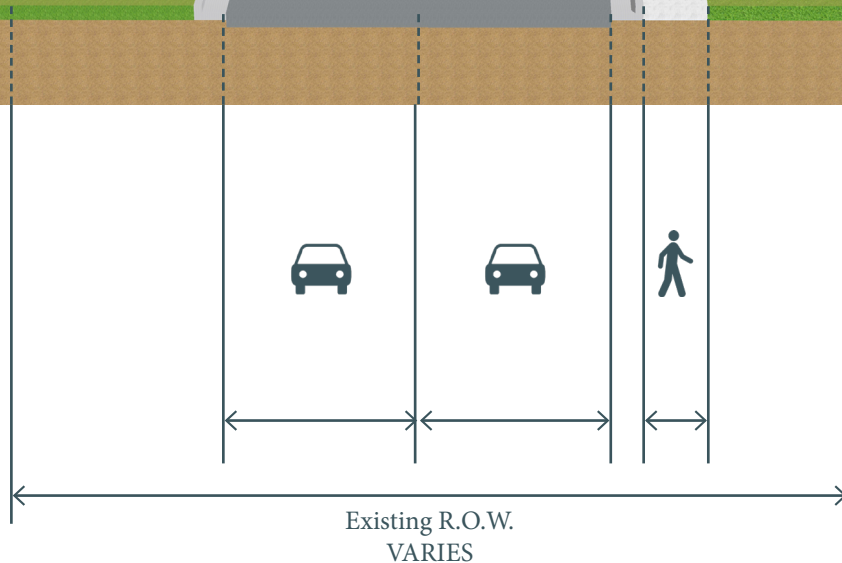
AVENUE I



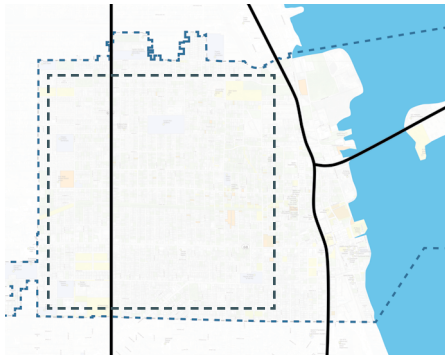
Proposal



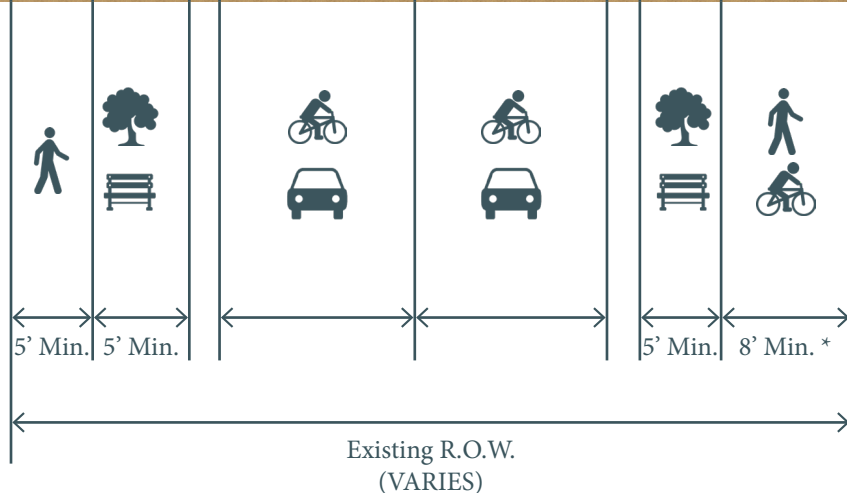
CURRENT *Condition*



NEIGHBORHOOD CONNECTOR



Proposal





BUDGET & TIF REVENUE

The following proposed **5 Year Community Redevelopment Agency Budget** worksheet presents an **outline of the potential projects and associated costs** identified during the Community Redevelopment Plan update, the **current and proposed redevelopment programming** and the **estimated administrative and operational costs** for the Agency.

The proposed 5 Year Community Redevelopment Agency Budget worksheets also present the **anticipated revenues and expenditures** of the Fort Pierce Redevelopment Agency. The proposed 5 Year Community Redevelopment Agency Budget worksheets are **not** the Fort Pierce Redevelopment Agency's 5-Year budget. The proposed 5 Year Community Redevelopment Agency Budget worksheet's information may be used by the Community Redevelopment Agency to **prioritize projects, identify alternate sources of revenues and assist the Agency's development of its Annual Work Plans and Budgets.**

The Fort Pierce Redevelopment Agency prepares an Annual Work Plan and Budget each year for adoption by the Community Redevelopment Agency and the City.

CAPITAL PROJECTS & PROGRAMMING

Fort Pierce Redevelopment Agency

Year	Annual TIF	Cumulative TIF
2019	\$6,297,346	\$6,297,346
2020	\$6,704,351	\$13,001,697
2021	\$6,832,482	\$19,834,180
2022	\$7,110,125	\$26,944,305
2023	\$7,394,709	\$34,339,014
2024	\$7,686,408	\$42,025,423
2025	\$7,985,400	\$50,010,822
2026	\$8,291,866	\$58,302,688
2027	\$8,605,993	\$66,908,681
2028	\$8,927,974	\$75,836,656
2029	\$9,258,005	\$85,094,660
2030	\$9,596,286	\$94,690,946
2031	\$9,943,024	\$104,633,971
2032	\$10,298,431	\$114,932,401
2033	\$10,662,723	\$125,595,124
2034	\$11,036,122	\$136,631,246
2035	\$11,418,856	\$148,050,102
2036	\$11,811,159	\$159,861,261
2037	\$12,213,269	\$172,074,529
2038	\$12,625,431	\$184,699,961
2039	\$13,047,898	\$197,747,859
2040	\$13,480,927	\$211,228,786
2041	\$13,924,781	\$225,153,567
2042	\$14,379,732	\$239,533,299
Total	\$239,533,299	

Note: TIF estimated based on historic FPRA TIF collections, current City and County millage rates, and a proposed 2.5% appreciation rate.

PROPOSED CAPITAL PROJECTS	2020	2021	2022	2023	2024	2025
Restore	\$ 445,000	\$ 495,000	\$ 445,000	\$ 495,000	\$ 445,000	\$ 495,000
Neighborhood Connector		\$300,000		\$300,000		\$300,000
Residential Home Improvement Programming	\$ 150,000		\$ 150,000		\$ 150,000	
Residential Home Purchase Assistance Programming		\$150,000		\$150,000		\$150,000
Quarterly Legal (Home Ownership, Title Clearance) Workshops	\$ 5,000	\$5,000	\$ 5,000	\$5,000	\$ 5,000	\$5,000
MultiFamily Development Incentive	\$ 250,000		\$ 250,000		\$ 250,000	
Support Neighborhood Cleanup Programs	\$ 15,000	\$15,000	\$ 15,000	\$15,000	\$ 15,000	\$15,000
Stormwater Improvements						
Sidewalk Improvements						
Community Oriented Policing	\$ 25,000	\$25,000	\$ 25,000	\$25,000	\$ 25,000	\$25,000
Foster Arts and Culture	\$ 50,000	\$ 100,000	\$ 350,000	\$ 550,000	\$ 475,000	\$ 475,000
Support Historic Preservation	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Museum Pointe Park Improvements		\$50,000	\$50,000			
Highwaymen Square Public Area Improvements				\$350,000	\$350,000	
Peacock Arts District Public Area Improvements						\$350,000
Property Acquisition	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Sunrise Theatre Renovation and Support			\$250,000	\$150,000	\$75,000	\$75,000
Reset Economic Base	\$ 185,000	\$ 235,000	\$ 260,000	\$ 185,000	\$ 260,000	\$ 185,000
Quarterly Small Business Training Workshops	\$ 5,000	\$5,000	\$ 5,000	\$5,000	\$ 5,000	\$5,000
Wayfinding Master Plan		\$125,000				
Wayfinding Signage			\$ 75,000	\$75,000	\$ 75,000	\$75,000
Targeted Site Development Assistance	\$ 80,000	\$80,000	\$ 80,000	\$80,000	\$ 80,000	\$80,000
Property Acquisition	\$ 25,000	\$25,000	\$ 25,000	\$25,000	\$ 25,000	\$25,000
Fisherman's Wharf Amenity Improvements	\$ 75,000		\$ 75,000		\$ 75,000	
Connect	\$ 135,000	\$ 50,000	\$ 770,567	\$ 1,903,313	\$ 2,845,218	\$ 2,710,218
Avenue H Improvements			\$ 635,567			
Avenue I Improvements				\$ 1,853,313		
Avenue D Streetscape						
Pedestrian Safety Improvements	\$ 85,000		\$ 85,000		\$ 85,000	
MLK Jr. Avenue Streetscape						
Property Acquisition	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Moore's Creek Linear Park						
Orange Avenue Diet					\$ 2,710,218	\$ 2,710,218

CAPITAL PROJECTS & PROGRAMMING

CURRENT CAPITAL IMPROVEMENTS	\$	-						
Land	\$	-	\$	-	\$	-	\$	-
Other Improvements	\$	-	\$	-	\$	-	\$	-
Office Equipment and Machinery	\$	-	\$	-	\$	-	\$	-
Vehicles	\$	-	\$	-	\$	-	\$	-
OPERATIONS	\$	501,338	\$	513,871	\$	526,718	\$	539,886
Legal Fees	\$	-	\$	-	\$	-	\$	-
Consultant Fees	\$	-	\$	-	\$	-	\$	-
Accounting & Auditing	\$	5,500	\$	5,638	\$	5,778	\$	5,923
Marina Operation	\$	10,000	\$	10,250	\$	10,506	\$	10,769
Contractual Fees	\$	1,000	\$	1,025	\$	1,051	\$	1,077
Travel	\$	-	\$	-	\$	-	\$	-
Communications	\$	5,000	\$	5,125	\$	5,253	\$	5,384
Freight and Postage	\$	500	\$	513	\$	525	\$	538
Utilities	\$	20,000	\$	20,500	\$	21,013	\$	21,538
Insurance	\$	90,000	\$	92,250	\$	94,556	\$	96,920
Site Maintenance	\$	10,000	\$	10,250	\$	10,506	\$	10,769
Vehicle Maintenance	\$	500	\$	513	\$	525	\$	538
Vehicle Parts	\$	-	\$	-	\$	-	\$	-
Software Maintenance	\$	-	\$	-	\$	-	\$	-
Advertising	\$	10,000	\$	10,250	\$	10,506	\$	10,769
Loan Interest	\$	-	\$	-	\$	-	\$	-
Administrative Fees	\$	125,000	\$	128,125	\$	131,328	\$	134,611
Contingency	\$	176,838	\$	181,259	\$	185,790	\$	190,435
Real Estate Taxes	\$	40,000	\$	41,000	\$	42,025	\$	43,076
Miscellaneous Expenses	\$	1,000	\$	1,025	\$	1,051	\$	1,077
Office Supplies	\$	-	\$	-	\$	-	\$	-
EDP Supplies	\$	-	\$	-	\$	-	\$	-
Gas and Oil	\$	2,000	\$	2,050	\$	2,101	\$	2,154
Books, Pubs, Subscriptions & Mbrshp	\$	4,000	\$	4,100	\$	4,203	\$	4,308
PROGRAMMING	\$	370,000	\$	379,250	\$	388,731	\$	398,450
Other Grants & Aids	\$	-	\$	-	\$	-	\$	-
School Resource Officers	\$	350,000	\$	358,750	\$	367,719	\$	376,912
Ft. Pierce/PAL	\$	-	\$	-	\$	-	\$	-
Youth Activities	\$	20,000	\$	20,500	\$	21,013	\$	21,538
Transfers and Debt Services	\$	6,033,696	\$	5,579,050	\$	5,580,338	\$	5,145,872
General Debt Service 2010B	\$	420,922	\$	421,683	\$	421,376	\$	-
General Debt Service 2008A	\$	2,179,122	\$	2,153,700	\$	2,154,600	\$	2,152,575
General Debt Service 2008B	\$	-	\$	-	\$	-	\$	-
Debt Service 2015A	\$	1,621,360	\$	1,602,520	\$	1,600,320	\$	1,601,920
Debt Service 2015B	\$	891,280	\$	881,680	\$	886,120	\$	875,000
Debt Service 2016 Land	\$	71,012	\$	69,467	\$	67,922	\$	66,377
Sunrise Theatre	\$	450,000	\$	450,000	\$	450,000	\$	450,000
General	\$	400,000						
HUD Grant	\$	-	\$	-	\$	-	\$	-
EXPENDITURES GRAND TOTAL	\$	7,720,034	\$	7,352,171	\$	8,321,354	\$	9,217,521
Projected TIF Revenue	\$	6,700,934	\$	6,832,482	\$	7,110,125	\$	7,394,709
Other Revenue	\$	204,100	\$	209,203	\$	214,433	\$	219,793
Cash Balance	\$	-	\$	-	\$	-	\$	-
Carryover to following year	\$	(815,000)	\$	(519,689)	\$	(1,211,229)	\$	(1,822,812)
								\$ (2,453,121)
								\$ (2,009,935)

LONG TERM PROPOSED CAPITAL PROJECTS and PROGRAMMING	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000
Restyle Neighborhood Connector	\$ 420,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Residential Home Improvement Programming	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Residential Home Purchase Assistance Programming	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Quarterly Legal Home Ownership Title Clearance) Workshops	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Multifamily Development Incentive	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Support Neighborhood Cleanup Programs	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Stormwater Improvements	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Sidewalk Improvements	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Community Oriented Policing	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Property Acquisition	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Demolition	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Pedestrian Safety Improvements	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Street Lighting Improvements	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Open Space and Parks Acquisitions and Improvements	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Foster Arts and Culture	\$ 90,000	\$ 100,000	\$ 300,000	\$ 500,000	\$ 475,000	\$ 475,000	\$ 1,336,742	\$ 1,185,742	\$ 75,000	\$ 75,000	\$ 75,000	\$ 420,000	\$ 420,000	\$ 60,000	\$ 60,000	\$ 400,000	\$ 400,000	\$ 50,000
2nd Street Downtown Festival Street							\$ 549,809	\$ 549,809										
Orange Avenue Downtown Festival Street							\$ 535,933	\$ 535,933										
Support Historic Preservation	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Museum Pointe Park Improvements	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Highwaymen Square Public Area Improvements				\$ 350,000	\$ 350,000													
Peacock Arts District Public Area Improvements	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Property Acquisition	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Sunrise Theatre Renovation and Support			\$ 250,000	\$ 150,000	\$ 75,000	\$ 75,000	\$ 50,000	\$ 50,000	\$ 25,000	\$ 25,000	\$ 20,000	\$ 20,000	\$ 10,000	\$ 10,000				
Revel Economic Base	\$ 185,000	\$ 235,000	\$ 260,000	\$ 185,000	\$ 260,000	\$ 185,000	\$ 260,000	\$ 185,000	\$ 260,000	\$ 185,000	\$ 260,000	\$ 185,000	\$ 260,000	\$ 185,000	\$ 260,000	\$ 185,000	\$ 260,000	\$ 260,000
Quarterly Small Business Training Workshops	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Wayfinding Master Plan		\$ 125,000																
Wayfinding Signage		\$ 75,000																
Targeted Site Development Assistance	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
Property Acquisition	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Fisherman's Wharf Amenity Improvements	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Concert	\$ 135,000	\$ 4,238,038	\$ 4,232,038	\$ 2,453,030	\$ 2,453,030	\$ 2,453,030	\$ 135,000	\$ 80,000	\$ 135,000	\$ 80,000	\$ 135,000	\$ 80,000	\$ 135,000	\$ 80,000	\$ 135,000	\$ 80,000	\$ 135,000	\$ 260,000
Avenue D Streetscape		\$ 2,579,659																
Pedestrian Safety Improvements	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000
MIL Jr. Avenue Streetscape	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Property Acquisition	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Moore's Creek Linear Park	\$ 990,000	\$ 5,193,038	\$ 5,543,038	\$ 3,808,030	\$ 3,893,030	\$ 3,733,030	\$ 2,550,742	\$ 2,040,742	\$ 1,015,000	\$ 855,000	\$ 1,340,000	\$ 1,225,000	\$ 1,025,000	\$ 845,000	\$ 1,345,000	\$ 1,205,000	\$ 1,015,000	\$ 1,015,000

TIF PROJECTIONS AND DEBT SERVICE

The Fort Pierce Redevelopment Agency has utilized debt service issuances to implement many of the improvements within the community redevelopment area. The payment of the annual debt service installments is a significant cost to the FPRA and will average over \$4.6M per year for thirteen (13) years. The final debt service payment is currently scheduled for 2032.

The following table shows the anticipated Tax Increment Fund revenue reconciled against the anticipated debt service payments through 2032 to assist the FPRA's development of Annual Work Plans and Budgets. Please note, the TIF revenue is an estimate based on current conditions and may change based on valuation of properties and effective millage rates. The anticipated debt service payments may also fluctuate based on applicable interest rates for the different debt issuances and the potential future consolidations of debt issuances by the City.

2020-2032

TIF	Annual	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
TIF	Annual	\$6,704,351	\$6,832,482	\$7,110,125	\$7,394,709	\$7,686,408	\$7,995,400	\$8,291,866	\$8,605,993	\$8,927,974	\$9,258,005	\$9,596,286	\$9,943,024	\$10,298,431
TIF	Cumulative	\$13,536,833	\$20,646,958	\$28,041,667	\$35,728,075	\$43,713,475	\$52,005,341	\$60,611,334	\$69,539,308	\$78,797,313	\$88,393,599	\$98,336,623	\$108,635,054	

Debt Service

FPRA Rev Series 2015A	\$255,680	\$237,920	\$219,600	\$200,720	\$181,200	\$161,040	\$140,240	\$118,720	\$96,560	\$73,760	\$50,160	\$25,840	\$25,840	
	\$237,920	\$191,600	\$140,720	\$118,200	\$96,560	\$73,760	\$50,160	\$25,840	\$25,840	\$1,425,000	\$1,475,000	\$1,520,000	\$1,615,000	
	\$1,110,000	\$1,145,000	\$1,180,000	\$1,220,000	\$1,260,000	\$1,300,000	\$1,345,000	\$1,385,000	\$1,425,000	\$1,475,000	\$1,520,000	\$1,570,000	\$1,615,000	

FPRA Rev Series 2015B	\$140,640	\$130,880	\$120,800	\$110,320	\$99,680	\$88,640	\$77,200	\$65,440	\$53,360	\$40,800	\$27,840	\$14,480	\$14,480	
	\$130,880	\$120,800	\$110,320	\$99,680	\$88,640	\$77,200	\$65,440	\$53,360	\$40,800	\$27,840	\$14,480	\$14,480	\$14,480	
	\$610,000	\$630,000	\$655,000	\$665,000	\$690,000	\$715,000	\$735,000	\$755,000	\$785,000	\$810,000	\$835,000	\$865,000	\$905,000	

Cap Improvement Series 2010 B	\$30,461	\$20,842	\$10,688											
	\$30,461	\$20,842	\$10,688											
	\$360,000	\$380,000	\$400,000											

Series 2016 B	\$10,560	\$9,734	\$8,961	\$8,189	\$7,416	\$6,566	\$5,717	\$4,867	\$3,940	\$3,013	\$2,009	\$1,004	\$1,004	
	\$10,560	\$9,734	\$8,961	\$8,189	\$7,416	\$6,566	\$5,717	\$4,867	\$3,940	\$3,013	\$2,009	\$1,004	\$1,004	
	\$50,000	\$50,000	\$50,000	\$50,000	\$55,000	\$55,000	\$55,000	\$60,000	\$60,000	\$69,000	\$65,000	\$65,000	\$65,000	

Series 2019-221	\$528,188	\$500,850	\$472,050	\$441,788	\$410,063	\$376,763	\$342,000	\$305,325	\$266,850	\$226,350	\$183,938	\$139,275	\$92,588	\$92,588
	\$528,188	\$500,850	\$472,050	\$441,788	\$410,063	\$376,763	\$342,000	\$305,325	\$266,850	\$226,350	\$183,938	\$139,275	\$92,588	\$92,588
	\$1,093,520	\$1,152,000	\$1,210,500	\$1,269,000	\$1,332,000	\$1,390,500	\$1,467,000	\$1,539,000	\$1,620,000	\$1,696,500	\$1,786,500	\$1,867,500	\$1,867,500	\$1,962,000

Subtotal	\$5,127,057	\$5,129,050	\$5,130,338	\$4,695,872	\$4,702,517	\$4,694,278	\$4,699,033	\$4,693,464	\$4,696,060	\$4,697,786	\$4,696,712	\$4,773,379	\$2,147,175	
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Available for Programming	\$1,577,294	\$1,703,432	\$1,979,787	\$2,698,837	\$2,983,891	\$3,291,123	\$3,692,833	\$3,912,530	\$4,231,915	\$4,560,219	\$4,899,574	\$5,169,646	\$8,151,256	
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2033-2042

TIF	Annual	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
TIF	Annual	\$10,662,723	\$11,036,122	\$11,418,856	\$11,811,159	\$12,213,289	\$12,625,431	\$13,047,898	\$13,480,927	\$13,924,781	\$14,379,732
TIF	Cumulative	\$119,297,777	\$130,333,899	\$141,752,755	\$153,563,914	\$165,777,183	\$178,402,614	\$191,450,512	\$204,931,439	\$218,856,220	\$233,235,952

Available for Programming	\$10,662,723	\$11,036,122	\$11,418,856	\$11,811,159	\$12,213,289	\$12,625,431	\$13,047,898	\$13,480,927	\$13,924,781	\$14,379,732
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APPENDIX

GOALS, POLICIES, AND PROJECTS

A Plan for the Future

The following Goals, Policies and Projects provide an outline for the day-to-day administration of the Fort Pierce Redevelopment Agency. The Goals, Policies and Projects also present detailed programming options to facilitate the Four-Point Action Plan Strategies when developing Annual Work Plans and Budgets.

ADMINISTRATION

GOAL 1

The Fort Pierce Redevelopment Agency will maintain the requisite administrative and financial mechanisms to ensure the continued cost-effective operations of the Agency.

POLICIES

1.1 The Fort Pierce Redevelopment Agency shall continue to utilize funding derived from tax increment fund revenues and other sources where appropriate, to fund capital improvements, programs and activities identified in the Community Redevelopment Plan.

1.2 The Fort Pierce Redevelopment Agency shall coordinate with the City Manager's Office, Planning Department, and Finance Department to develop cost effective, annual budgets and work programs that will provide administrative and operational support for Community Redevelopment Agency activities.

1.3 The Fort Pierce Redevelopment Agency shall provide a copy of the Agency's Annual Budget to the Clerk of the St. Lucie Board of County Commissioners within ten (10) days after its formal adoption by the City.

1.4 The Fort Pierce Redevelopment Agency shall administer and coordinate the implementation of Fort Pierce Community Redevelopment Plan with municipal, county and regional

redevelopment objectives.

The Fort Pierce Redevelopment Agency will maintain a current digital map of the Community Redevelopment Area boundaries on the Community Redevelopment Agency's website.

1.5 The Fort Pierce Redevelopment Agency staff shall attend community redevelopment training, ethics and professional development courses as may be offered by the Florida Redevelopment Association, Florida League of Cities and/or other professional development and training providers.

1.6 The Fort Pierce Redevelopment Agency Governing Board members shall attend community redevelopment training, ethics and professional development courses as offered by the Florida Redevelopment Association, Florida League of Cities and/or other professional development and training providers.

1.7 The Fort Pierce Redevelopment Agency staff shall schedule and hold quarterly Redevelopment Plan Implementation status meetings and briefings with the St. Lucie County Board of County Commissioners, district representatives, City Commissioners, and St. Lucie County Planning and Community Development staff.

1.8 The Fort Pierce Redevelopment Agency staff shall schedule and hold quarterly Redevelopment Plan Implementation status meetings and briefings with St. Lucie County Transportation Planning Organization's (TPO) representatives.



PROJECTS/ACTIVITIES

- Post digital map of the Fort Pierce Redevelopment Area boundary online
- Host and Facilitate quarterly Redevelopment Plan Implementation Meetings with St. Lucie County staff and representative District Commissioner(s) (2020-2025)
- Initiate reciprocal “Meeting Notifications” – invitations- to St. Lucie County Transportation Planning Organization (TPO), and St. Lucie County Planning and Economic Development Staff regarding Fort Redevelopment Agency Board Meetings (2020-2025)
- Register Fort Redevelopment Agency Board Members to attend Public Office/CRA Ethics Training Course provided by the Florida League of Cities (FLC) (2020-2025)

GOAL 2

The Fort Pierce Redevelopment Agency shall adhere to Annual Reporting, Audits and other Special District reporting requirements as prescribed by the Florida Statutes.

POLICIES

2.1 The Fort Pierce Redevelopment Agency and its operations shall be reviewed and audited, annually as part of City of Fort Pierce’s Comprehensive Annual Financial Report (CAFR).

2.2 The Fort Pierce Redevelopment Agency shall ensure that Information from the CAFR be incorporated into the Agency’s Annual Reports.

2.3 The Fort Pierce Redevelopment Agency shall distribute copies of the Redevelopment Agency’s Annual Report and FPRA-related portions of the City’s Annual CAFR to the Clerk of the St. Lucie County Board of County Commissioners on or before March 31st of each year and post the Annual Report on the FPRA website.

PROJECTS/ACTIVITIES

- Audit FPRA as part of City CAFR
- Draft the FPRA Annual Report
- Distribute the FPRA Annual Report and Audit to St. Lucie County Clerk
- Upload the FPRA Annual Report and Audit online

GOAL 3

The Fort Pierce Redevelopment Agency shall identify community stakeholders and partners to assist in the implementation of the Redevelopment Plan Goals, Policies, and Projects/Activities.

POLICIES

3.1 The Fort Pierce Redevelopment Agency shall utilize public-private partnerships, interagency and interlocal agreements where applicable and when in accordance with Florida Statutes, to facilitate the implementation of the Community Redevelopment Plan.

3.2 The Fort Pierce Redevelopment Agency shall contract with professional firms or organizations to implement specific Goals, Policies, Projects/Activities in accordance with Florida Statute requirements and relevant determinations from the Florida Attorney General’s Office.

GOAL 4

The Fort Pierce Redevelopment Agency shall evaluate opportunities for site and facility acquisition to implement the Goals, Policies and Projects/Activities of the Fort Pierce Community Redevelopment Plan.

POLICIES

4.1 The Fort Pierce Redevelopment Agency shall utilize public-private partnerships, interagency and interlocal agreements, where applicable, and when in accordance with Florida Statutes, to enable the acquisition of sites and facilities needed to implement the Community Redevelopment Plan.

GOALS, POLICIES, AND PROJECTS

HOUSING

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.

POLICIES

- 5.1 The Fort Pierce Redevelopment Agency shall identify and create a GIS database of all vacant parcels and City-owned parcels within the Redevelopment Area that may be redeveloped for housing or mixed-use development.
- 5.2 The Fort Pierce Redevelopment Agency shall identify all lots and parcels within the Redevelopment Area that are not in conformance with minimal lot size standards and identify immediate opportunities for aggregation of substandard lots into parcels that conform with the City's current land development regulations.
- 5.3 The Fort Pierce Redevelopment Agency shall distribute vacant and nonconforming parcel data to local residential developers and home ownership agencies (e.g. Habitat for Humanity, etc.) to encourage the use of these parcels for future development.
- 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.
- 5.5 The Fort Pierce Redevelopment Agency shall identify potential residential opportunity sites for acquisition within the Redevelopment Area and initiate discussions with property owners to determine the potential availability of sites.
- 5.6 The Fort Pierce Redevelopment Agency shall explore available funding sources for affordable, workforce and senior

housing development within the Redevelopment Area (e.g. National Housing Trust Fund, Community Development Block Grant (CBDG) Program, Veterans Housing Funding Program, HOME Investments Partnerships Program, National Housing Trust Fund, etc.).

5.7 The Fort Pierce Redevelopment Agency shall evaluate for implementation additional residential improvement programming for existing homeowners within the Redevelopment Area and additional home purchasing assistance (e.g. down payment assistance and closing cost assistance) programming for those seeking to buy a home within the Redevelopment Area's jurisdiction.

5.7 The Fort Pierce Redevelopment Agency shall establish a quarterly legal education services outreach program for residents who live within the Redevelopment Area to provide legal education and counseling regarding title clearing options, resources, services and home purchasing processes.

5.8 The Fort Pierce Redevelopment Agency shall evaluate for implementation the potential use of Tax Increment Fund (TIF) rebates/recapture programs to encourage the purchase and occupancy of single-family residences by City and County employees, City and County public-safety employees and City and County Law Enforcement employees.

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.

5.10 The Fort Pierce Redevelopment Agency shall establish a working relationship with the Fort Pierce Landlord Association (FPLA) to address local property management issues and provide education to tenants on rental responsibilities and their rights.

PROJECTS/ACTIVITIES

- Prepare map and database of all vacant and City-owned sites in the Redevelopment Area (2020)
- Initiate quarterly “legal assistance workshops” with local attorneys for residents within the CRA to provide pro-bono guidance and counseling regarding legal issues associated with home ownership, sales, clearing titles, applying for and receiving home-ownership loans, transference of titles, etc. (2020-2025)
- Establish a residential incentive program (tax increment rebate of renovation /rehabilitation improvements over 10 years) to encourage the redevelopment of single-family, owner occupied housing units (2020-2025)
- Develop nonconforming lot-size inventory of area parcels (2020-2022)
- Prepare an annual application for CDBG funds to assist with capital programming and residential housing development (2020-2025)

GOAL 6

The Fort Pierce Redevelopment Agency shall support affordable alternatives to the area’s traditional single-family housing stock.

POLICIES

6.1 The Fort Pierce Redevelopment Agency shall encourage the Fort Pierce’s Planning Department to permit innovative forms of housing within the City’s Unified Land Development Code (ULDC), such as ‘granny flats’, tiny homes and apartments, and clustered housing within the Fort Pierce Redevelopment Area.

6.2 The Fort Pierce Planning Department and the Fort Pierce Redevelopment Agency shall examine the applicability of revising residential lot dimensional guidelines and variance procedures for “undersized” and constrained parcels, as well as evaluating increased residential densities in appropriate regions of the Redevelopment Area, such as Lincoln Park and the

Peacock Arts District.

6.3 The Fort Pierce Redevelopment Agency shall continue to collaborate with local agencies (such as Habitat for Humanity) and faith-based providers to identify sites for new single-family development within the Redevelopment Area boundaries.

6.4 The Fort Pierce Redevelopment Agency identify and contact non-profit or faith-based housing developing organizations, especially those with experience in developing affordable housing in low-income communities, to initiate discussions regarding potential partnerships and multi-family housing development opportunities within the Redevelopment Area.

6.5 The Fort Pierce Redevelopment Agency shall support the construction of ‘missing middle’ housing projects such as duplexes, triplexes, fourplexes, bungalows, and small-scale apartments to increase the diversity of the area’s housing products and price points.

6.6 The Fort Pierce Redevelopment Agency shall explore incentive programs for future implementation that encourages the development of multi-family apartments adjacent, or within proximity to, Downtown Fort Pierce, the Marina, and City and County Government facilities within the Redevelopment Area.

6.7 The Fort Pierce Redevelopment Agency shall identify potential sites and service providers to secure specialized housing (e.g. independent living units, assisted and skilled nursing facilities, and nursing homes) that serve the area’s vulnerable populations.



GOALS, POLICIES, AND PROJECTS

PROJECTS/ACTIVITIES

- Prepare a zoning overlay for targeted areas of Lincoln Park and Peacock Arts Districts to accommodate and encourage innovative single-family home development
- Prepare an inventory of local agencies, developers and faith-based groups that develop single-family and multi-family residential products
- Prepare an inventory of potential sites/facilities that may accommodate vulnerable populations in need of daily care
- Prepare an inventory of service providers and agencies that serve vulnerable populations in need of daily care
- Initiate cooperative discussions with service providers to implement programming to support vulnerable populations

ECONOMIC DEVELOPMENT

GOAL 7

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

POLICIES

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

The Fort Pierce Redevelopment Agency shall activate the Waterfront and Fisherman's Wharf Area with supportive uses and amenities.

POLICY

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 relocation activities.

GOAL 9

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

POLICIES

9.1 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 target industry (e.g. agri-tech/nutraceuticals, manufacturing, aviation/ marine/composite materials, information technology/educational services, distribution/logistics and Life Sciences) development.

9.2 The Fort Pierce Redevelopment Agency shall support local job fairs (such as the Lincoln Park Job Fair) and business recruitment activities that are targeted towards Redevelopment Area residents and businesses.

9.3 The Fort Pierce Redevelopment Agency shall act as a resource for new minority-owned and operated startups seeking public and private grant opportunities, training, and partnerships with other agencies (e.g. Small Business Development Center).

9.4 The Fort Pierce Redevelopment Agency shall facilitate and support quarterly entrepreneurial education and small business training programs hosted by the St. Lucie Economic Development Council (<https://youredec.com/>), Small Business Development Center (<http://www.irscbiz.com/>), US Small Business Administration (<http://www.sba.gov/fl/south>), Corporate Community Training Institute (<http://www.irscbiz.com/>), Dan K. Richardson Entrepreneurship Development Institute (<http://www.irscbiz.com/>), the Black Business Investment Fund (<http://bbiflorida.com/>) and the Florida Virtual Entrepreneur Center (<https://flvec.com/>) for residents, business owners and operators within the Redevelopment Area.

GOAL 10

The Fort Pierce Redevelopment Agency shall enhance the Agency’s community presence and awareness and develop the area as a regional destination.

POLICIES

10.1 The Fort Pierce Redevelopment Agency shall maintain and update its social media presence as part of its annual operational and administrative activities.

10.2 The Fort Pierce Redevelopment Agency and the City shall evaluate options and alternatives and develop an area brand (e.g., “Peacock Arts District”, “Home to the Highwaymen”, “Where Businesses Grow”) to distinguish the Fort Pierce Redevelopment Agency and Redevelopment Area from the greater St. Lucie County.

10.3 The Fort Pierce Redevelopment Agency and the City shall host a workshop/public meeting with local business owners to devise a cohesive marketing strategy for businesses and events that are in line with the Redevelopment Area’s ‘brand’.

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.

10.5 The Fort Pierce Redevelopment Agency shall disseminate information about programs and events on the City’s website and social media platforms.

PROJECTS/ACTIVITIES

- Host and facilitate a ‘branding/marketing’ workshop with local business owners, artists and merchants (2019/2020)
- Develop and refine the Fort Pierce Redevelopment Agency brand (2019/2020)
- Utilize newly-developed ‘brand/Images’ in updated print materials detailing the Fort Pierce Redevelopment Agency’s available programs and services (2020)
- Create and implement a Fort Pierce
- Redevelopment Area Wayfinding Master Plan (2022) and Gateway Master Plan (2022)

GOAL 11

The Fort Pierce Redevelopment Area will become well known for its arts and cultural activities, amenities and events.

POLICIES

11.1 The Fort Pierce Redevelopment Agency shall coordinate with local artists and artistic groups regarding events, activities and performances within the Community Redevelopment Area.

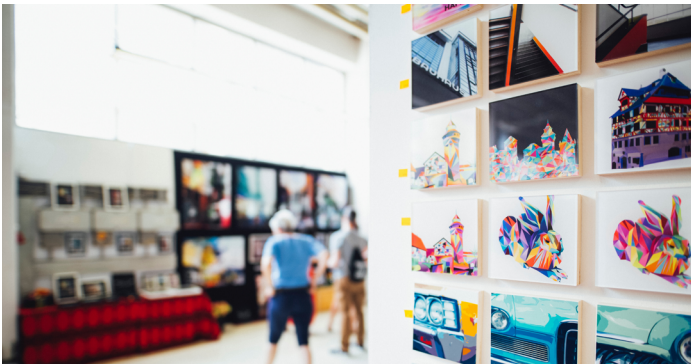
11.2 The Fort Pierce Redevelopment Agency shall continue to support the Sunrise and Lincoln Theaters, as well as other current and potential entertainment venues within the Redevelopment Area.

GOALS, POLICIES, AND PROJECTS

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 Peacock Arts District.



POLICIES

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 work spaces.

12.2 The Fort Pierce Redevelopment Agency shall coordinate with the Fort Pierce Planning Department to develop land development regulations that enable and encourage the reuse of commercial, retail and office space within the Peacock Arts District for potential art studios, galleries, performing art venues and restaurants. Potential revisions to the land development regulations may include but are not limited to: expanding the types of uses allowed, reduced parking requirements, and permitting pop-up displays, markets, and other similar, temporary uses.

12.3 The Fort Pierce Redevelopment Agency shall coordinate with representatives from the Lincoln Park Neighborhood Association and the Peacock Arts District to evaluate for

implementation a ‘resident artist’ program to encourage artists to live and work within the Peacock Arts District. Program features may include: rental assistance, development or renting of shared cooperative spaces, creation of artist incubators, and the founding of artists’ galleries and performance spaces within the Peacock Arts District.

12.4 The Fort Pierce Redevelopment Agency shall continue to support the Zora Neale Hurston Trail and the Highwaymen Heritage Trail cultural activities.

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, performances and festivals.

12.6 The Fort Pierce Redevelopment Agency shall support events that promote investment and economic activity within the Redevelopment Area through local arts, talents, cuisines, traditions, craftsmanship, knowledge, interests, languages, and any other forms of cultural heritage.

GOAL 13

The Fort Pierce Redevelopment Agency shall celebrate and support historic preservation and cultural heritage activities within the Redevelopment Area.

POLICIES

13.1 The Fort Pierce Redevelopment Agency shall evaluate and identify potentially-qualifying historic structures and present their findings to the Fort Pierce Historic Preservation Board for potential participation in the Historic Preservation Tax Exemption program.

13.2 The Fort Pierce Redevelopment Agency shall evaluate and identify existing historic structures for potential designation and participation in the City’s Historic Preservation programs. The Fort Pierce Redevelopment Agency will research funding

opportunities to create a historic housing restoration grant program to protect historic structures from demolition.

GOAL 14

The Fort Pierce Redevelopment Agency shall support the law enforcement and social service providers that are located within the Redevelopment Area and that serve residents of the Community Redevelopment Area.

POLICIES

14.1 The Fort Pierce Redevelopment Agency shall coordinate with social service providers located in the Community Redevelopment Area (e.g. Boys and Girls Club of St. Lucie, Lincoln Park Head Start, Career Source, etc.) regarding events, activities and potential use of City facilities within the Community Redevelopment Area.

14.2 The Fort Pierce Redevelopment Agency will continue to support Community-Oriented Police programs and operations within the Community Redevelopment Area.

INFRASTRUCTURE

GOAL 15

The Fort Pierce Redevelopment Agency shall connect the Redevelopment Area's cultural and artistic Hubs (Downtown, Marina, Fisherman's Wharf, Beachside District, Lincoln Park and Peacock Arts Districts) to the Waterfront's artistic and cultural amenities.

POLICY

15.1 The Fort Pierce Redevelopment Agency will coordinate with the City's Public Works Department to prioritize and implement multi-purpose paths, bike-lanes, sidewalk and other connections and improvements to provide safe, lighted, pedestrian and non-automobile connections to and from the Downtown Historic Districts, the Lincoln Park and Peacock Arts Districts, the Waterfront and Fisherman's Wharf Districts,

and the Beachside District of the FRPA.

GOAL 16

The Fort Pierce Redevelopment Agency shall evaluate and prioritize streetscaping and pedestrian safety improvement opportunities throughout the Community Redevelopment Area.

POLICIES

16.1 The Fort Pierce Redevelopment Agency shall coordinate with the City's Public Works Department to prioritize pedestrian-related improvements located within the Redevelopment Area such as streetscape projects, trail connections, and sidewalk installations/expansions within the Community Redevelopment Plan and Annual Work Plan and Budget.

16.2 The Fort Pierce Redevelopment Agency shall coordinate with the City's Public Works Department to identify, evaluate and prioritize potential locations for streetscape updates and new sidewalk connections and improvements to existing pedestrian ways and paths for inclusion in the Community Redevelopment Agency's Annual Work Plan and Budget.

16.3 The Fort Pierce Redevelopment Agency shall, contingent on the availability of funding sources, include at least one streetscape, sidewalk or neighborhood connection improvement project in each year's Annual Work Plan and Budget.

GOAL 17

The Fort Pierce Redevelopment Agency shall give priority to infrastructure improvements and amenity installation that will facilitate new development and redevelopment projects within the Community Redevelopment Area.

POLICIES

17.1 The Fort Pierce Redevelopment Agency shall evaluate

GOALS, POLICIES, AND PROJECTS

TIF funds generated from specific projects to facilitate the realization of FPRA Community Redevelopment Plan Goals.

17.2 The Fort Pierce Redevelopment Agency shall coordinate with the City's Public Works Department to evaluate and support the potential relocation of the Fort Pierce Wastewater Treatment Plant currently located on Hutchinson Island.

17.3 The Fort Pierce Redevelopment Agency shall coordinate with the St. Lucie County TPO to identify, evaluate and recommend corridors to be added to the TPO's Long-Range Transportation Plan (LRTP) for potential multi-modal improvements.

17.4 The Fort Pierce Redevelopment Agency shall annually prepare TPO grant applications for funding of identified roadways on the County's LRTP.

GOAL 18

The Fort Pierce Redevelopment Agency shall assist the City in providing utility and infrastructure improvements that support public events and outdoor activities within the Redevelopment Area.

POLICIES

18.1 The Fort Pierce Redevelopment Agency shall, where appropriate, consider using accessible 'festival street' designs and improvements when considering streetscape improvements or retrofits.

18.2 The Fort Pierce Redevelopment Agency shall incorporate special event power conduit boxes (i.e. outlet boxes) when evaluating potential streetscape improvements and light pole retrofits or replacements.

18.3 The Fort Pierce Redevelopment Agency will evaluate and support the improvement and management of public parking

facilities in the South Beach district and other districts of the Redevelopment Area to accommodate special events and outdoor activities.

GOAL 19

The Fort Pierce Redevelopment Agency shall support the City's efforts to address stormwater issues and localized flooding within the Community Redevelopment Area.

POLICIES

19.1 The Fort Pierce Redevelopment Agency shall include stormwater system improvements when designing and constructing streetscape improvements, retrofits and other public improvements.

19.2 The Fort Pierce Redevelopment Agency shall coordinate with the Public Works Department and the South Florida Water Management District to identify and prioritize potential stormwater improvements for inclusion in the Redevelopment Agency's Annual Work Plan and Budget.

PUBLIC SPACE/AMENITIES

GOAL 20

The Fort Pierce Redevelopment Agency shall evaluate and identify opportunities to incorporate additional amenities within public and City owned spaces within the Community Redevelopment Area.

POLICIES

20.1 Fort Pierce Redevelopment Agency Staff shall create an inventory and map of all public and City-owned spaces, canals and park facilities within the Redevelopment Area.

20.2 The Fort Pierce Redevelopment Agency shall evaluate and identify opportunities, including land acquisition and demolition of derelict structures to create additional green and

open spaces within the Community Redevelopment Area.

The Fort Pierce Redevelopment Agency shall coordinate with the South Florida Water Management District to identify opportunities to utilize right-of-way adjacent to water control canals and other facilities for potential use as components of a regional bicycle trails network.

20.3 The Fort Pierce Redevelopment Agency shall coordinate with the Public Works Department to support improvements and upgrades to Museum Pointe Park and other local parks located within the Redevelopment Area.

20.4 The Fort Pierce Redevelopment Agency will coordinate with the Public Works Department to support improvements and upgrades to the amenities that serve Fisherman’s Wharf and The Port.

20.5 Fort Pierce Redevelopment Agency Staff shall prepare an inventory and location map of existing pedestrian (benches, shade-stops, water fountains, restrooms, etc.) and bicycle amenities (paths/ trails/route signage, bicycle racks, repair/ air/tool facilities) within all public parks and spaces and City-owned parcels within the Redevelopment Area.

20.6 Fort Pierce Redevelopment Agency staff shall include placemaking projects and FPRA-funded amenity maintenance within its Annual Work Plan and Budget.

PROJECTS/ACTIVITIES

- Create an inventory and map of all public parks and spaces, City-owned parcels, and underutilized and/or vacant properties within the Redevelopment Area boundaries that could potentially be utilized as additional recreational, cultural or public amenities.
- Coordinate biannually with the Public Works Department to identify and prioritize parks and recreation-related improvements within the Redevelopment Area for inclusion in the Annual Work Plan and Budget.

GOAL 21

The Fort Pierce Redevelopment Agency shall support the potential expansion of the Moore’s Creek Linear Park by utilizing public and City-owned spaces within the Community Redevelopment Area.

POLICIES

21.1 The Fort Pierce redevelopment Agency shall identify public and City-owned spaces within the Redevelopment Area that are west of 15th Street for potential acquisition and inclusion into an expanded Moore’s Creek Linear Park.

21.2 The Fort Pierce Redevelopment Agency shall evaluate additional state, regional and national grant and funding programs (e.g. Florida Recreation Development Assistance Program (FRDAP), Florida Communities Trust (FCT), Land and Water Conservation Fund (LWCF), Recreational Trail Program (RTP), etc.) to fund the acquisition of additional properties and development of a potential Moore’s Creek Linear Park expansion.

PUBLIC HEALTH AND SAFETY

GOAL 22

The Fort Pierce Redevelopment Agency shall identify and demolish decrepit/unsound structures which contribute to blight and pose safety and health risks to Redevelopment Area visitors and residents.

POLICY

22.1 The Fort Pierce Redevelopment Agency shall coordinate with the City’s Code Enforcement, Public Works and Police Departments to review the decrepit and unsafe structure inventory to identify structures for demolition.

GOALS, POLICIES, AND PROJECTS

GOAL 23

The Fort Pierce Redevelopment Agency shall improve public safety and perception of safety within the Redevelopment Area.

POLICIES

23.1 The Fort Pierce Redevelopment Agency shall support Community-Oriented Policing programs.

23.2 The Fort Pierce Redevelopment Agency shall evaluate public safety improvements for applicability within the Community Redevelopment Area that include, but not limited to, additional street lighting, on-demand flashing pedestrian crosswalks (e.g. HAWK Beacons) and emergency call-boxes.

23.3 The Fort Pierce Redevelopment Agency, contingent upon available funding, shall include a line item for public safety improvements in the Community Redevelopment Agency's Annual Work Plan and Budget.

GOAL 24

The Fort Pierce Redevelopment Agency shall reduce the occurrence of abandoned vehicles, illegal dumping and littering within the Redevelopment Area, along with any other forms of blight/hazards.

POLICIES

24.1 The Fort Pierce Redevelopment Agency shall coordinate with Fort Pierce's Code Enforcement and Police Departments to identify and address the abandonment of vehicles, illegal dumping and littering within the CRA.

24.2 The Fort Pierce Redevelopment Agency shall include a line item, contingent upon available funding, to address the clearance of illegal dumping, litter, and abandoned vehicles in the Community Redevelopment Agency's Annual Work Plan and Budget.

24.3 The Fort Pierce Redevelopment Agency in conjunction with other public and private agencies shall continue to support 'Neighborhood Clean-Up' days/events within the Fort Pierce Redevelopment Area.

REGULATORY ENVIRONMENT

GOAL 25

The Fort Pierce Redevelopment Agency shall coordinate with the City's Planning Department to evaluate current development regulations and identify any potential revisions to applicable regulatory documents deemed necessary to implement the Community Redevelopment Plan.

POLICIES

25.1 The Fort Pierce Redevelopment Agency, in coordination with the City's Planning Department, shall evaluate the applicability of one or more zoning overlays to facilitate redevelopment in targeted areas while protecting established neighborhoods within the Community Redevelopment Area.

25.2 The Fort Pierce Redevelopment Agency will encourage higher density residential and nonresidential development at targeted locations within the Community Redevelopment Area (e.g. the Downtown District, Peacock Arts District, near major transit corridors, and employment centers).

25.3 The Fort Pierce Redevelopment Agency, in coordination with the City's Planning Department, will evaluate potential regulatory revisions to Comprehensive Plan and/or ULDC to enable and encourage the redevelopment of targeted sites within the Community Redevelopment Area (e.g. Lincoln Park, Peacock Arts District, Downtown, South Beach, commercial corridors, Avenue D and current/former industrial areas, etc.).

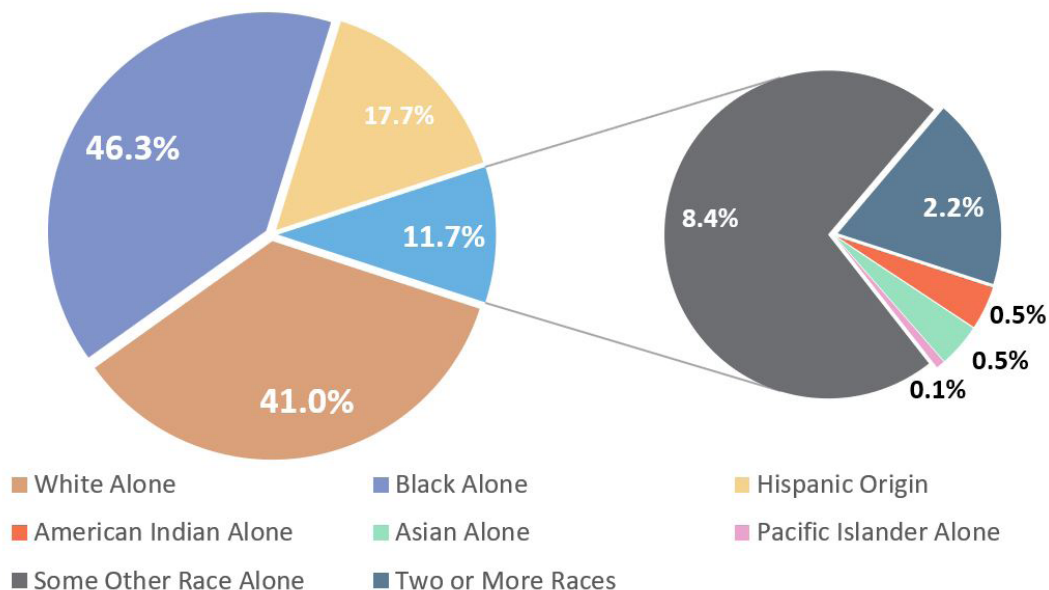
EXISTING CONDITIONS

POPULATION

According to data provided by the United States Census Bureau, the City of Fort Pierce Redevelopment Area experienced a slight decline in population (less than one percent) in the decade between 2000 and 2010. Yet, the Bureau also estimated during this same period that the city's total population increased from 40,523 to 41,590 (an increase of 2.63%) and St. Lucie County's population increased from 192,695 to 277,789 (a 44% increase). This differential in population growth only serves to highlight the need for aggressive reinvestment and improvements within the Redevelopment Area to retain and attract residents to the redevelopment area.

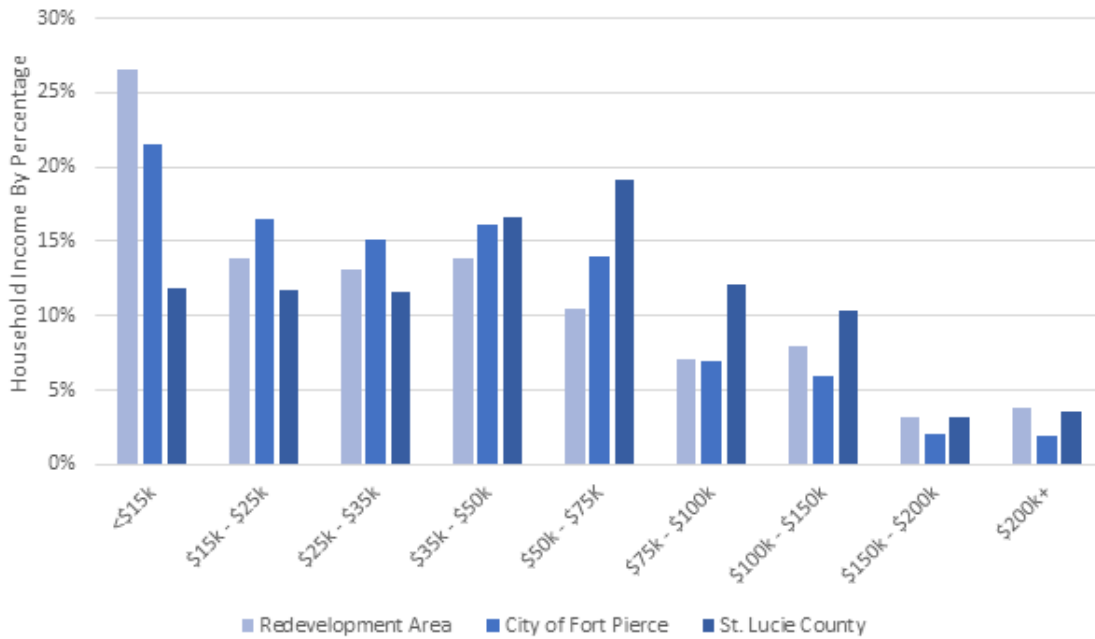
As shown in the figure below, the Redevelopment Area community is comprised of a racially-diverse population. The most predominate race in within the Redevelopment

Area is black, comprising 47.6% of its total population. This is followed closely behind by white residents, which total 40.7% of the population, followed by members of the community who identify as Hispanic, which contributes to 17.7% of the community's total population. American Indians, Asians, Pacific Islanders, races which identify as 'other', or residents who identify with "Two or More Races" are also found throughout the area as well. The strong racial diversity within the Fort Pierce Redevelopment Area should continue to be both recognized and celebrated in the decades ahead.



U.S. Census Bureau, 2018; ESRI BAO, 2019.

There are approximately 3,934 households in the Fort Pierce Redevelopment Area. Households within this area possess an average income of \$55,901, which exceeds the City’s average of \$48,634. Yet, the FPRA average is still well below the County’s average household income of \$66,713. To lower this disparity in income between the Redevelopment Area and the County, the Fort Pierce Redevelopment Agency (FPRA) has provided Goals, Policies, and Projects/Activities which activates the area’s existing labor pool, encourages job training, and incentivizes new employment opportunities to locate within the community redevelopment area in Section II of this plan update.



U.S. Census Bureau, 2018; ESRI BAO, 2019.

DEMOGRAPHIC TAPESTRY SEGMENTS

One means of analyzing population data and trends is by using Tapestry Segmentation. Tapestry Segmentation provides an accurate, description of America’s neighborhoods— U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition— then further classifies the segments into LifeMode and Urbanization Groups. The resulting top five Tapestry Segments within the Redevelopment Area are Rural Resort Dwellers, City Commons, Valley Growers, Modest Income Homes, and Senior Escapes—all of which only serve to highlight the diversity found within the Redevelopment Area. Whether it be Average Household Size, Median Age, or Median Household Income, the data reveals a community rich with residents from all walks-of-life and backgrounds. These Tapestry Segments are described briefly and shown below and on the following pages.

Tapestry Segments	% of Redevelopment Area	% of US Households
Rural Resort Dwellers	31.2%	1.0%
City Commons	17.4%	0.9%
Valley Growers	13.6%	0.2%
Modest Income Homes	10.7%	1.3%
Senior Escapes	9.1%	0.9%
Subtotal	82.0%	4.3%

ESRI BAO, 2019.



RURAL RESORT DWELLERS



Average Household Size:
2.22



Median Age:
54.1



Median Household Income:
\$50,400

Although the Great Recession forced many owners of second homes to sell, Rural Resort Dwellers residents remain an active market, just a bit smaller. These communities are centered in resort areas, many in the Midwest, where the change in seasons supports a variety of outdoor activities. Retirement looms for many of these blue collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. Workers are traveling further to maintain employment. They are passionate about their hobbies, like freshwater fishing and hunting, but otherwise have

CITY COMMONS



Average Household Size:

2.67



Median Age:

28.5



Median Household Income:

\$18,300

This segment is one of Tapestry's youngest markets, primarily comprised of single-parent and single-person households living within large, metro cities. While more than a third have a college degree or spent some time in college, nearly a quarter have not finished high school, which has a profound effect on their economic circumstance. However, that has not dampened their aspiration to strive for the best for themselves and their children.

VALLEY GROWERS



Average Household Size:

3.98



Median Age:

27.4



Median Household Income:

\$35,300

Valley Growers is a small, but distinctive market, located almost entirely in the West (primarily in California and Washington). These neighborhoods are home to young, Hispanic families with children and, frequently, multiple generations living in single-family homes. Most residents are Hispanic (mostly of Mexican origin). A third is foreign born; 32% of households are linguistically isolated. This market is all about spending time with family, taking care of family and home, and following the Hispanic heritage. More homes are rented than owned, located in semi rural areas where agriculture dominates. Unemployment is high, and household income is much lower than the US, supplemented by self-employment, home-grown products, and some public assistance. Consumers favor Spanish language media and watching sports on television.



MODEST INCOME HOMES



Average Household Size:
2.56



Median Age:
37.0



Median Household Income:
\$23,900

Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are still the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. High poverty rates in this market make it difficult to make ends meet. Nonetheless, rents are relatively low (Index 70), public transportation is available, and Medicaid can assist families in need.

SENIOR ESCAPES



Average Household Size:
2.20



Median Age:
54.6

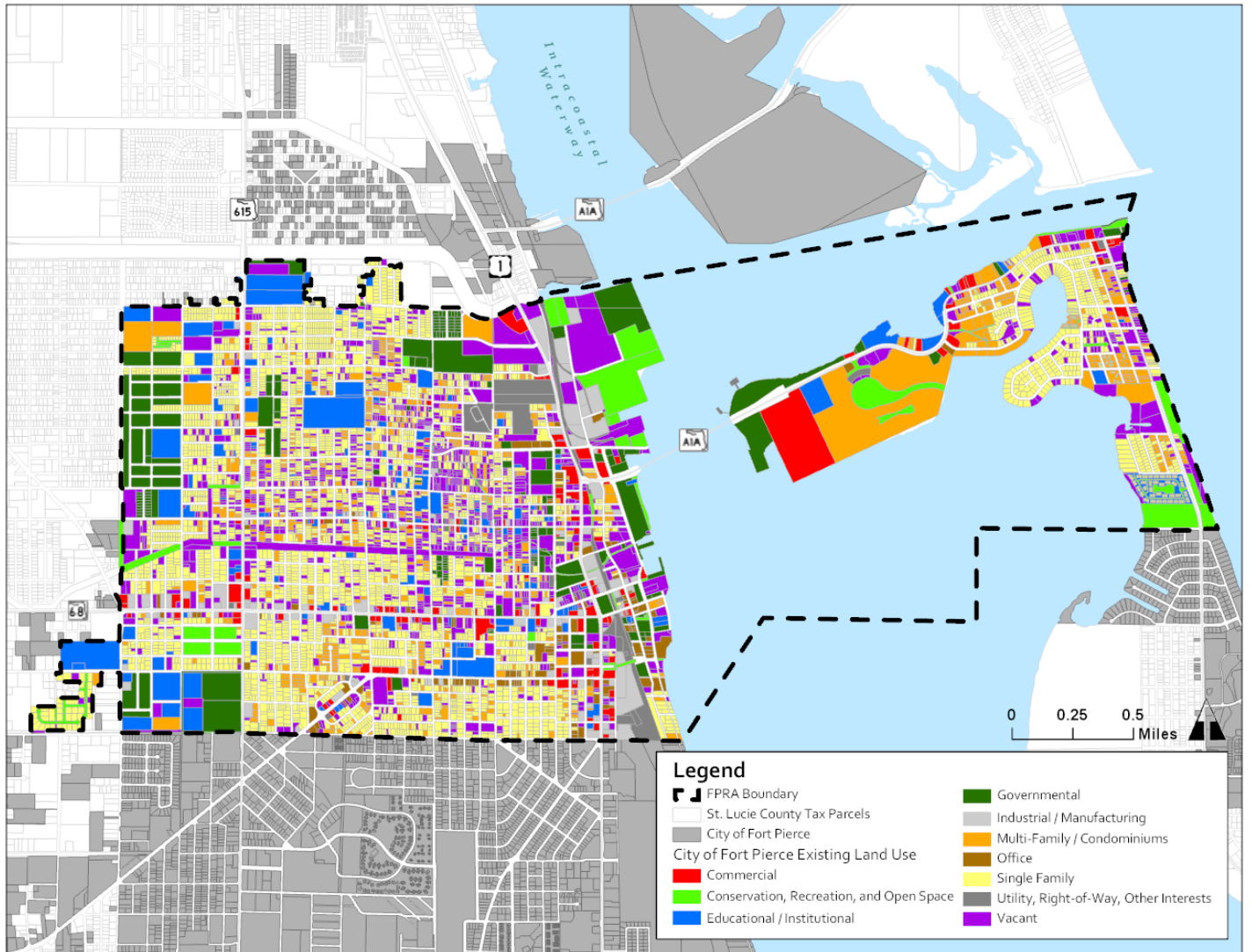


Median Household Income:
\$38,700

Senior Escapes neighborhoods are heavily concentrated in the warmer states of Florida, California, and Arizona. These areas are highly seasonal, yet owner occupied. Many homes began as seasonal getaways and now serve as primary residences. Nearly forty percent are mobile homes; over half are single-family dwellings. About half are in unincorporated and more rural areas. Nearly one-fifth of the population is between 65 and 74 years old. Most are white and fairly conservative in their political and religious views. Residents enjoy watching TV, going on cruises, playing trivia games, bicycling, boating, and fishing. They are very conscious of their health and buy specialty foods and dietary supplements.

Existing Land Use

City of Fort Pierce, 2019; St. Lucie County Property Appraiser, 2019



EXISTING CONDITIONS

EXISTING LAND USE

As shown in the figures at left and below, the predominant land uses in the Fort Pierce Redevelopment Area are Single Family, Vacant, and Multi-Family/Condominium which span over 29 percent, 20 percent, and 13 percent of the Redevelopment Area, respectively. There is also a large quantity of public and institutional land within the Redevelopment Area, which includes churches, schools and municipal lands that accounts for nearly 20 percent of the area's total jurisdiction. Existing land uses determine the Redevelopment Area's tax base

which then defines the amount of funds available to the FPRA for redevelopment projects. Considering that institutional uses typically do not pay taxes and that vacant land, or lands within no associated structure, generally yield less ad valorem revenue than developed land, there is over 1,000 acres of land within the Redevelopment Area that generates little to no taxable revenue. While institutional uses are unlikely to withdraw from the redevelopment area, the +512 acres of vacant land present an opportunity to enhance the Redevelopment Area through new development and generate additional tax increment revenue for the FPRA.

Existing Land Use ¹	Acreage ²	Percent of Total
Commercial	119	05%
Conservation, Recreation, & Open Space	142	06%
Educational / Institutional	225	09%
Governmental	269	10%
Industrial / Manufacturing	104	04%
Multi-Family / Condominium	335	13%
Office	49	02%
Single-Family	748	29%
Utility, Right-of-Way, Other Interests	73	03%
Vacant	512	20%
Total	2,576	100%

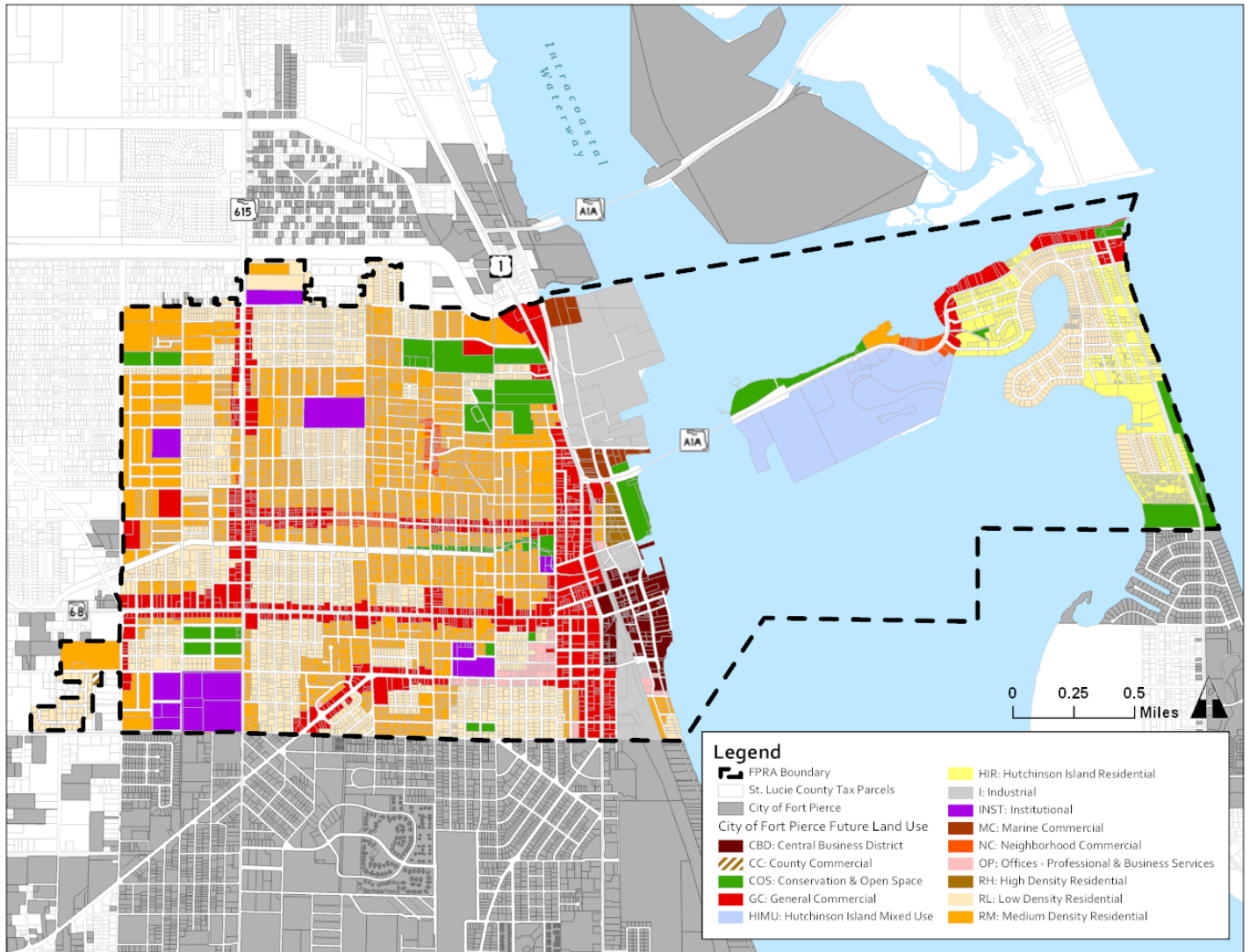
Notes:

¹The ELU categories shown above have been summarized from Department of Revenue (DOR) property codes assessed to parcels throughout the Redevelopment Area.

²The acreages provided the table were generated based upon Geographic Information Systems (GIS) data available at the parcel level throughout the Redevelopment Area.

Future Land Use

City of Fort Pierce, 2019



EXISTING CONDITIONS

FUTURE LAND USE

As shown in the figures at left and below, the predominant land uses in the Fort Pierce Redevelopment Area are Single Family, Vacant, and Multi-Family/Condominium which span over 29 percent, 20 percent, and 13 percent of the Redevelopment Area, respectively. There is also a large quantity of public and institutional land within the Redevelopment Area, which includes churches, schools and municipal lands that accounts for nearly 20 percent of the area's total jurisdiction. Existing land uses determine the Redevelopment Area's tax base which

then defines the amount of funds available to the FPRA for redevelopment projects. Considering that institutional uses typically do not pay taxes and that vacant land, or lands within no associated structure, generally yield less ad valorem revenue than developed land, there is over 1,000 acres of land within the Redevelopment Area that generates little to no taxable revenue. While institutional uses are unlikely to withdraw from the redevelopment area, the +512 acres of vacant land present an opportunity to enhance the Redevelopment Area through new development and generate additional tax increment revenue for the FPRA.

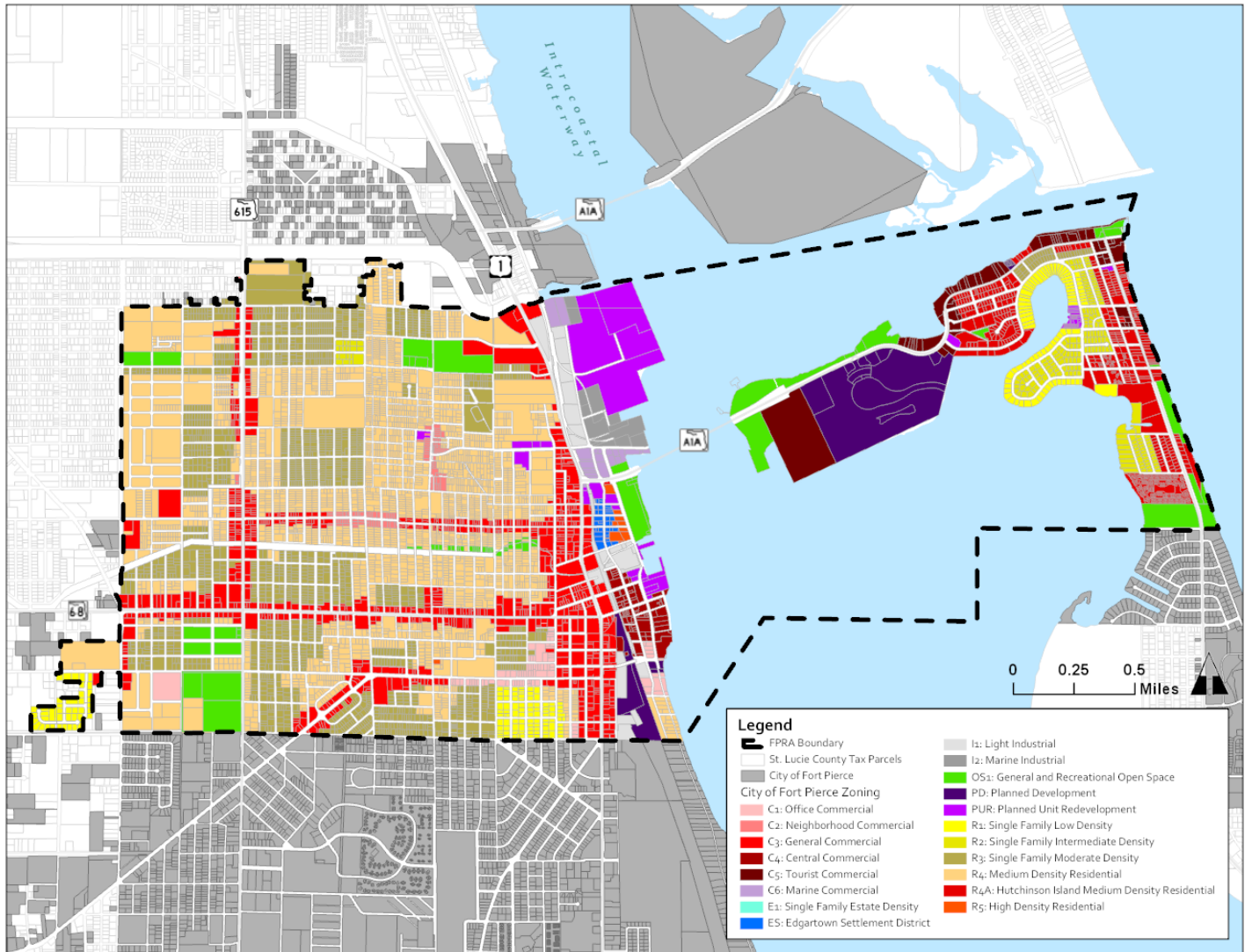
Future Land Use	Acreage ¹	Percent of Total
Central Business District (CBD)	50	02%
County Commercial (CC)	01	> 01%
Conservation & Open Space (COS)	169	07%
General Commercial (GC)	338	13%
Hutchinson Island Mixed Use (HIMU)	170	07%
Hutchinson Island Residential (HIR)	136	05%
Industrial (I)	176	07%
Institutional (INST)	108	04%
Marine Commercial (MC)	21	>01%
Neighborhood Commercial (NC)	22	>01%
Offices – Professional & Business Services (OP)	21	>01%
High Density Residential (RH)	10	>01%
Low Density Residential (RL)	548	22%
Medium Density Residential (RM)	751	30%
Total	2,522	100%

Note:

¹The total acreage for the study area shown in this table does not match the acreage shown for the ELU in Table IV-II because a small number of parcels were assigned a DOR code but were not given a FLU designation by the City.

Zoning

City of Fort Pierce, 2019



EXISTING CONDITIONS

ZONING

Just over 60 percent of the Redevelopment Area is zoned for residential activity (E1, R1, R2, R3, R4, R4A, or R5) while lands zoned for commercial activity (C1, C2, C3, C4, C5, or C6) comprise just 20 percent. The figures at left and below identify the total distribution of zoning districts throughout Redevelopment Area.

Zoning	Acreage ¹	Percent of Total
Office Commercial (C1)	31	01%
Neighborhood Commercial (C2)	17	>01%
General Commercial (C3)	322	13%
Central Commercial (C4)	27	01%
Tourist Commercial (C5)	81	03%
Marine Commercial (C6)	18	>01%
Single Family Estate Density (E1)	0	>01%
Edgartown Settlement District (ES)	7	>01%
Light Industrial (I1)	49	02%
Marine Industrial (I2)	27	01%
General and Recreational Open Space (OS1)	167	07%
Planned Development (PD)	140	06%
Planned Unit Redevelopment (PUR)	112	04%
Single Family Low Density (R1)	78	03%
Single Family Intermediate Density (R2)	59	02%
Single Family Moderate Density (R3)	444	18%
Medium Density Residential (R4)	810	32%
Hutchinson Island Medium Density Residential (R4A)	128	05%
High Density Residential (R5)	5	>01%
Total	2,522	100
Note:		
¹ The total acreage for the study area shown in this table does not match the acreage shown for the ELU in Table IV-II because a small number of parcels were assigned a DOR code but were not given a FLU designation by the City.		

City of Fort Pierce, 2019

POLICIES

HOUSING

When growing a sustainable and prosperous community, the importance of possessing a diverse and stable housing market cannot be overestimated. However, national, state, and local trends have shown that the supply for housing has failed to keep pace with demand since the resolution of the Great Recession. For this reason, the FPRA continues to encourage and provide incentives for developers to increase both the quantity and quality of the area's housing stock through capital projects and programming. The following section identifies the existing condition of the area's regulatory, physical, and historical housing conditions so the FPRA can identify and implement context-sensitive improvements through the Goals, Policies, and Projects/Activities identified in this report.

Regulatory Conditions

Currently, the Redevelopment Area is home to several zoning districts which permit residential uses by right. In fact, the two largest districts within the Redevelopment Area (by acre) are both residential in nature (R3 & R4) and comprise approximately half of the Redevelopment Area's total acreage. However, only a fraction (37%) of these districts (R4, R4A, R5, ES) permit 'missing-middle' housing (e.g. duplexes, triplexes, townhomes) and/or multifamily uses that allow for more affordable dwelling alternatives to traditional single-family homes. Considering that the Redevelopment Area is home to Downtown, Fisherman's Wharf, and South Beach, these uses would complement the increasingly-urban character of these communities. Thus, the updated Redevelopment Plan includes new Goals, Policies, and Projects/Activities to revise existing regulatory documents to permit a greater supply of mid-and-high density housing developments where appropriate.

Legal/Financial Conditions

During the community outreach process, area residents frequently cited that legal and financial constraints were two

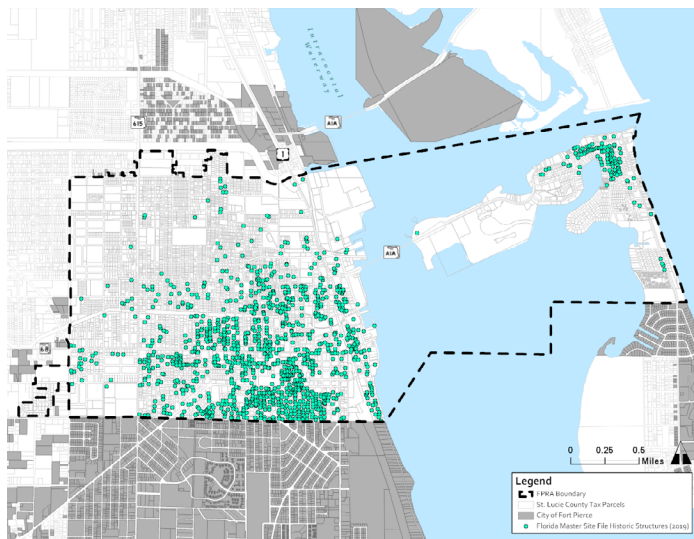
of biggest barriers to purchasing and/or maintaining their homes within the Redevelopment Area. Legally, existing residents of older properties have struggled to reclaim clear titles of their homes, particularly if the property has been passed down for multiple generations. On the financial side, the cost of housing has continued to increase over the past decade and many families can no longer afford to purchase or rent traditional single-family homes within the Redevelopment Area. To combat these issues, a wealth of obtainable Goals, Policies, and Projects/Activities have been added to the updated Redevelopment Plan. These include, but are not limited to, establishing and funding legal and financial counseling programs, incentivizing the production of affordable housing, and identifying sites and service providers to assist financially or fiscally-vulnerable populations locate affordable housing options that meets their needs.

Physical Conditions

The physical condition of area housing appears to directly correlate with its location within the Fort Peirce Redevelopment Area. Presently, examples of visual blight are found in nearly every neighborhood throughout the Redevelopment Area but tends to be concentrated in lower-income neighborhoods. This is evidenced by several properties throughout lower-income communities that are being used as illegal dumping grounds, contain overgrown grass and vegetation, or even possess homes that appear unkempt or abandoned. Alternatively, higher-income communities such as the Peacock Arts District and South Beach frequently possess well-maintained properties and have fewer indicators of blight than their fellow Redevelopment Area residents. To mitigate concentrated conditions of blight and thus, improve the overall physical condition of the Redevelopment Area, targeted and area-wide Goals, Policies, and Projects/Activities have been included within this document that seek to work with area partners, obtain funding, conduct community outreach, and activate area service providers to address local conditions of blight.

Historic Preservation

From the historic Lincoln Park neighborhood in the west to South Beach in the east, the Fort Pierce Redevelopment is rich with history and character. These commodities have largely been preserved, thanks in part to the adoption of the City's historic preservation ordinance in 2001, active membership within the Florida Certified Local Government program, designation of six local historic districts, and continuing to participate locally in tax-exemption programs for historic



structures. Additionally, the City is home to many residents who actively contribute to local historic preservation efforts which continue to assist national, state, and local officials identify, recognize, protect, and preserve the area's historic resources. This is best exemplified by the continued growth of the City of Fort Pierce's local register of historic places which includes districts, sites, objects, and structures that exemplify Fort Pierce's historical significance. Many of these structures have also been recognized by the Florida Division of Historic Resources, which has surveyed over 1,300 structures within the Redevelopment Area, as shown in the figure at leFortOne such structure is the Zora Neale Hurston House (1734 Avenue L), which has also been federally-designated as a National Historic Landmark by the United States Department of the Interior in 1991 and is shown below.

Surveyed Structures within the Florida Master Site File

City of Fort Pierce, 2019; Florida Division of Historic Resources, 2019



Zora Neale Hurston House

Google Maps, 2019

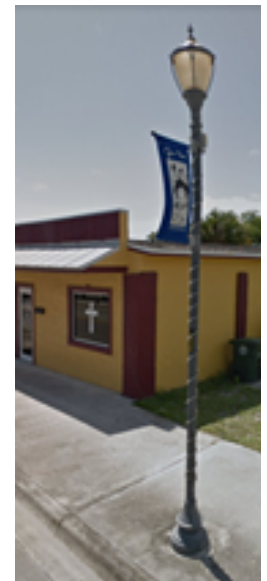
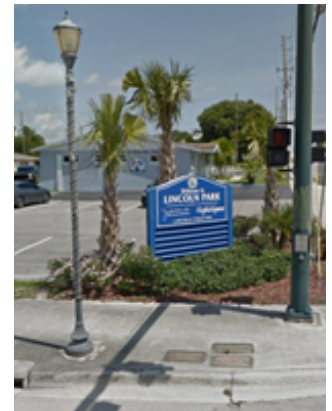
EXISTING CONDITIONS

SIGNAGE

Although often overlooked in redevelopment discussions, signage continues to play an important role within our communities. Signs can welcome visitors into an area, assist the unfamiliar in navigating city streets, bring attention to thriving local businesses, and even help foster a sense of place and identity. However, when signage within a city is implemented poorly, it can have long-term, destructive impacts. These impacts can include disrupting an area's natural and built environment or even dangerously reducing sightlines on local transportation networks. Thus, maintaining well-implemented signage program will continue to be a priority of the FPRA for the foreseeable future.

Currently, the Redevelopment Area possesses is diverse in sign types that often differ in shape and size from property to property. This diversity can range from pole-mounted neighborhood signs, to wall signs, to ground monument signs shorter than five feet in height, to even freestanding fuel-identification signs exceeding twenty feet in height. Examples of local sign variety found throughout the Redevelopment Area are shown at right.

Signage within the Redevelopment Area is most prominent along major corridors frequently possessing nonresidential uses, such as 25th Street (State Road 615), Orange Avenue (State Road 68), US HWY 1, and Seaway Drive (State Road A1A). As a result, signage within the Redevelopment Area continues to feel unobtrusive to the average passerby and often appears functional and well-maintained (with few exceptions), indicating community pride and economic stability. In efforts to maintain and/or enhance the signage found throughout the area, local signage will continue to be regulated by all related provisions of the Fort Pierce Unified Land Development Code (ULDC). Additionally, helpful wayfinding signage has been posted throughout Downtown and along Avenue D that gives notice and direction to major area landmarks, places,



Google Maps, 2019

neighborhoods, districts, trails, and roads. Goals, Policies, and Projects/Activities have included in this report which seeks to further develop and enhance the branding efforts already undertaken within the area.

TRANSPORTATION CONDITIONS

When seeking to improve both the physical and economic sustainability of the community, ensuring the safe and efficient movement of people, goods, and services throughout the Redevelopment Area is of vital importance to the FPRA. Through evaluation and analysis, the condition of existing transportation facilities can be determined, and eventually, improved upon as needed through targeted Goals, Policies, and Projects/Activities. The following is an inventory and discussion of existing transportation facilities within the Redevelopment Area.

Major Corridors

As evidenced by the wealth of existing automobile-oriented infrastructure found throughout the Redevelopment Area, travel along major corridors is primarily dominated by the use of cars. For example, west of the Indian River, the Community Redevelopment Area is home to several wide, multi-lane roadways, including State Road 615 (25th Street), State Road 68 (Orange Avenue), and US HWY 1 (see figure at right). Although each of these segments possess sidewalks along both sides of the street, frequent curb cuts, large block sizes, and general lack of signalized crossings heavily discourages non-motorized forms of travel. While not uncommon in southern communities of this size, roadway networks of this type provide significant travel challenges to those who are unable to afford or operate a personal vehicle.

However, there are several segments of the roadway network which encourages pedestrian activity. For example, Avenue D frequently possesses pedestrian crossings mid-block and at intersections, Orange Avenue in the Downtown features expanded sidewalks to accommodate increased pedestrian traffic, and Seaway Drive has protected sidewalks throughout South Beach. However, many area roadways do not offer pedestrian provisions, nor substantial bus and bicycle facilities that may allow Redevelopment Area residents to travel about their community without the use of a motor vehicle. These issues will be discussed further in the following sections.

To further incentivize pedestrian traffic throughout the Redevelopment Area, Goals, Policies, and Projects/Activities have been included in this document that seek to provide the infrastructure necessary for increased community walkability.



From Top to Bottom: 25th Street (Facing North), Orange Avenue (Facing East), US-1 (Facing North)

Google Maps, 2019

EXISTING CONDITIONS

Pedestrian Accommodations

Throughout the past decade, the Fort Pierce Redevelopment Area continues to see significant progress in improving pedestrian connections between neighborhoods and local activity centers. Several completed FPRA projects such as Moore Creek's Linear Park trail (see below), Jetty Park's waterfront walkway, and substantial sidewalk improvements along Seaway Drive have noticeably improved the area's pedestrian realm. Despite the success of these projects, however, this network can continue to be substantially improved via strategically-targeted additions and renovations. These improvements can take the form of new or expanded trails, road diets that increases the size of area sidewalks, and simple infrastructure installations such as safer lighting, security poles, benches, and water fountains. Several Goals, Policies, and Projects/Activities have been included in this plan that seeks to improve the Redevelopment Area's growing pedestrian realm.



Moore's Creek Linear Park Trail

City of Fort Pierce, 2019

Bicycle Accommodations

Despite the general lack of any dedicated bicycle facilities throughout Fort Pierce, the bicycle community continues to thrive within the Redevelopment Area. Research continues to show the large-scale benefits of cultivating a bikeable city through the provision of infrastructure and protections (such as bicycle self-repair facilities, protected lanes, 'sharrow' indicators, bike racks, and/or leaning rails at signalized intersections) for bike riders. These benefits include, but are certainly not limited to, increasing local property values, attracting younger workers, healthier citizens, increasing the visibility of local retailers, and reducing traffic congestion. The Goals, Policies, and Projects/Activities found within this updated report will allow the Agency to take the area's first

official steps in making the Fort Pierce Redevelopment Area a more bicycle-friendly community.

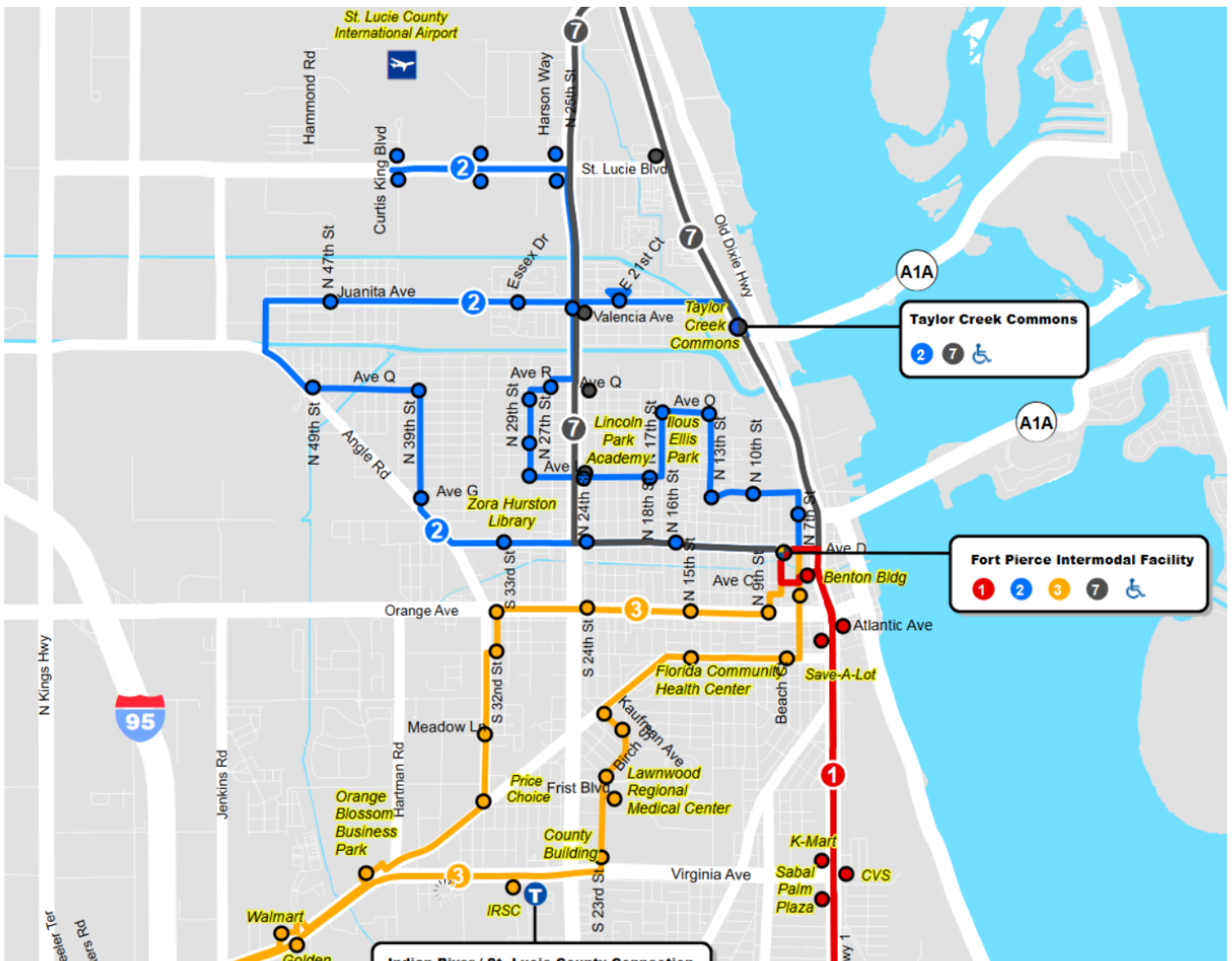


Transit Service

As shown below, transit service via the St. Lucie County Bus System can be found along several major corridors throughout the Redevelopment Area, however, minimal to extensive gaps in coverage exist throughout several neighborhoods—most severely in South Beach, which is currently not serviced by County transit. Local usage of transit is not only constrained by geography, however, as buses typically run once an hour and are generally limited to Monday through Saturday during daytime hours only. Goals, Policies, and Projects/Activities have been included in this plan update to improve community mobility by mitigating gaps in the County’s bus service coverage.

St. Lucie County Bus System Map within the Context of Fort Pierce

St. Lucie County, 2019



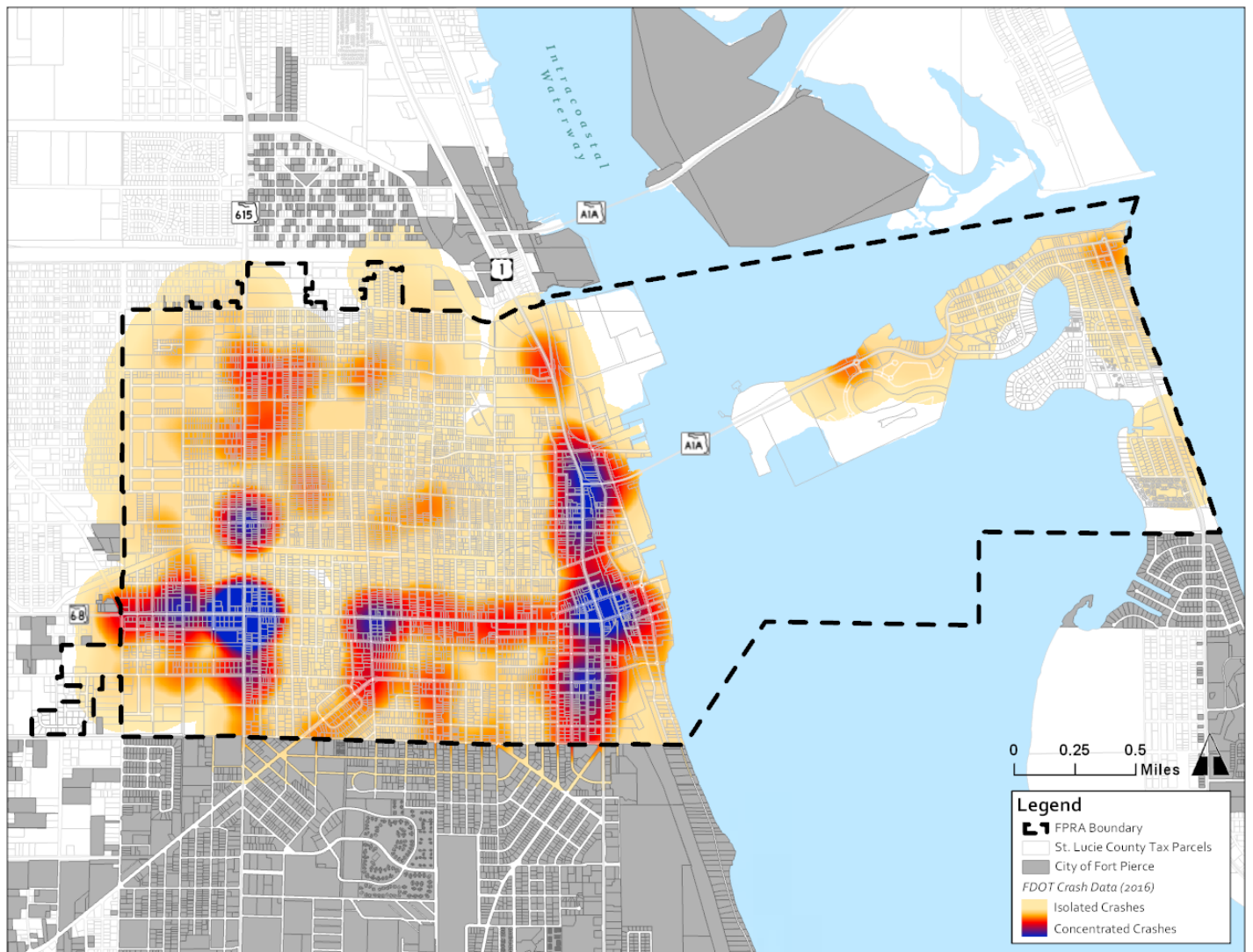
EXISTING CONDITIONS

Vehicular Crashes

The Florida Department of Transportation (FDOT) maintains records of all public roadway crashes in the state. Information found within these records include crash locations, dates, agencies involved, roadway conditions, and other helpful data points that can be used to identify and mitigate dangerous roadway conditions. As indicated below, FDOT records indicate a high concentration of crashes along each major roadway corridor within the Redevelopment Area—most noticeably at the intersections of Orange Avenue and 25th Street, Orange Avenue and US 1, and US 1 and Seaway Drive. Each of these intersections stem from multi-lane roads capable of carrying higher volumes of traffic than typical neighborhood roads. Implementing ‘complete street’ strategies such as limiting the volume of curb cuts, reducing roadway speeds, supporting alternative forms of mobility, and road dieting efforts mentioned in the Goals, Policies, and Projects/Activities of this plan update will allow the FPRA to reduce traffic issues within the Redevelopment Area.

Concentration of Vehicular Crashes

FDOT, 2019



PUBLIC INPUT

COMMUNITY BRIEFING & LISTENING SESSIONS

Due to size and diversity of the neighborhoods found within the Redevelopment Area, it was determined early in the planning process that each major area within the Agency's jurisdiction should have their own Community Briefing & Listening Session discuss the opportunities and challenges facing their community. This resulted in the scheduling of four Community Briefing & Listening Sessions over the course of eight days between July 10 and July 18, 2019. During each Session, the meeting would begin with a quick mapping exercise that asked meeting attendees to identify the location of their home or business within the Redevelopment Area. Once this effort concluded, a brief presentation was given that discussed the purpose of community redevelopment agencies, highlighted select FPRA accomplishments, identified the financial health of the Agency, defined the projected plan update process and timeline, described local neighborhood conditions, and outlined the next steps in the plan update process.

At the end of each presentation, meeting attendees were asked to answer open-ended question about their community on large community question boards—the results of which would be used to inform and develop the updated Goals, Policies, and Projects/Activities included in this document. The following list is comprised of the same five questions posed at each Session:

1. What areas of the Community Redevelopment Area do you visit most often and why?
2. What areas of the Community Redevelopment Area do you visit least often and why?
3. What are perceived challenges for businesses and residents?
4. What are perceived challenges to the neighborhoods in the Redevelopment Area?
5. What amenities do you want to see?



COMMUNITY

Lincoln Park/Peacock Arts District

The Community Briefing & Listening Session for the Lincoln Park/Peacock Arts District neighborhoods was held on July 10, 2019 from 6:00 to 8:00 PM at the Lincoln Park Main Street building located at 1234 Avenue D. Based upon the comments and answers received during the Question Board exercise, the five most prominent ideas posed by community members were:

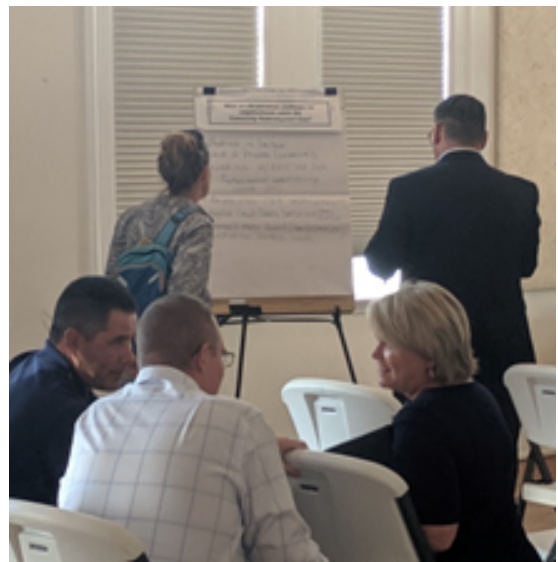
1. Incentivize, encourage and support non-residential investment,
2. Improve area safety,
3. Support local art, events, history, and heritage,
4. Encourage a higher and better mix of uses, and
5. Diversify the area's housing stock.



The Port/Fisherman's Wharf

The second Community Briefing & Listening Session regarded the Port/Fisherman's Wharf neighborhoods and was held on July 11, 2019 from 6:00 to 8:00 PM at Old City Hall (315 Avenue A). During the Question Board exercise, meeting attendees mostly spoke to five major ideas for the future of their community:

1. Develop and brand the area as a regional destination,
2. Incentivize increased private investment,
3. Streamline the development review process,
4. Activate the waterfront through supportive uses and amenities, and
5. Increase tangible and intangible connections to Downtown Fort Pierce



Downtown

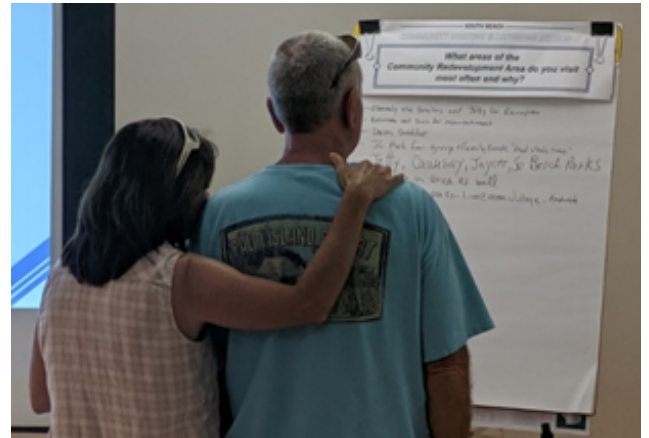
The Community Briefing & Listening Session for the Downtown community was held on July 17, 2019 from 6:00 to 8:00 PM at Old City Hall. Based upon the comments and answers received from meeting attendees, the five most prevalent themes presented throughout the night were:

1. Limit or remove barriers for area development and activities,
2. Improve multi-modal mobility and access,
3. Streamline the development review process,
4. Re-evaluate area parking conditions, and
5. Mitigate the impacts of seasonal population shifts.

South Beach

The final Community Briefing and Listening Session focused on the challenges and opportunities currently facing the South Beach community. The Session was held on July 18, 2019 from 7:00 to 9:00pm at Chapel by the Sea (1717 Gulfstream Avenue). During the meeting, area residents provided invaluable feedback regarding the changes they would like to see implemented within their community. The following list are the most common ideas proposed during the evening.

1. Re-examine government-owned properties for private investment,
2. Encourage multi-modal mobility and access,
3. Improve the quantity and quality of local amenities,
4. Re-evaluate area parking conditions, and
5. Mitigate the impacts of seasonal population shifts.

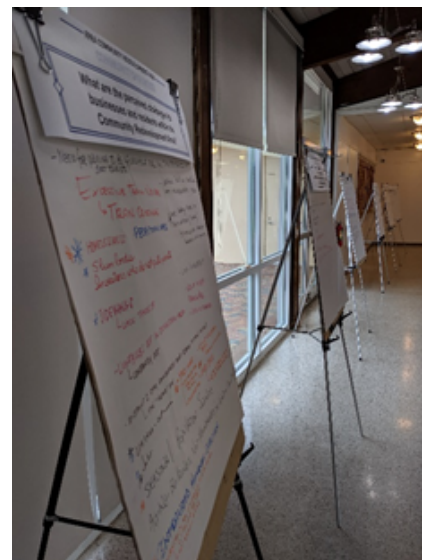


COMMUNITY OPEN HOUSE

On July 25th, 2019, an all-day Community Open House was held at the City of Fort Pierce River Walk Center to openly discuss the past, present, and future of the Fort Pierce Redevelopment Area. Once the attendees arrived, visitors were invited to identify where they lived in relation to the Redevelopment Area on a map. After, a presentation was given that detailed the purpose of the community redevelopment agencies, highlighted select FPRRA accomplishments, identified the financial health of the Agency, defined the projected plan update process and timeline, analyzed local neighborhood conditions, recapped the four previous Community Briefing & Listening Sessions, and outlined the next steps in the plan update process.

After the presentation, meeting attendees were asked to answer the same question boards presented at each previous Community Briefing & Listening Session. Upon review, the five most common themes/issues mentioned during the Community Open were similar to those identified during the Briefing & Listening Sessions and are listed below:

1. Incentivize increased private investment,
2. Improve the quantity and quality of local amenities,
3. Re-evaluate area parking conditions,
4. Diversify the area's housing stock, and
5. Improve area safety.



COMMUNITY SURVEY

ONLINE PRESENCE AND COMMUNITY SURVEY

Every effort was made to ensure that area residents would be able to provide input during every step of the plan update process. One such effort was the creation of FPRAplanupdate.com, an online portal that continues to host a wealth of information related to the project, such as a map of the Redevelopment Area boundary, Open House and Community Briefing & Listening Session schedules, recaps, and photos, helpful links, and presentations. For those who were unable to attend any of the in-person events, an online community survey was also available that allowed visitors to provide their input on the project. Over the course of several months, the survey received more than 175 respondents. The results from each survey question are shown below and on the following pages.

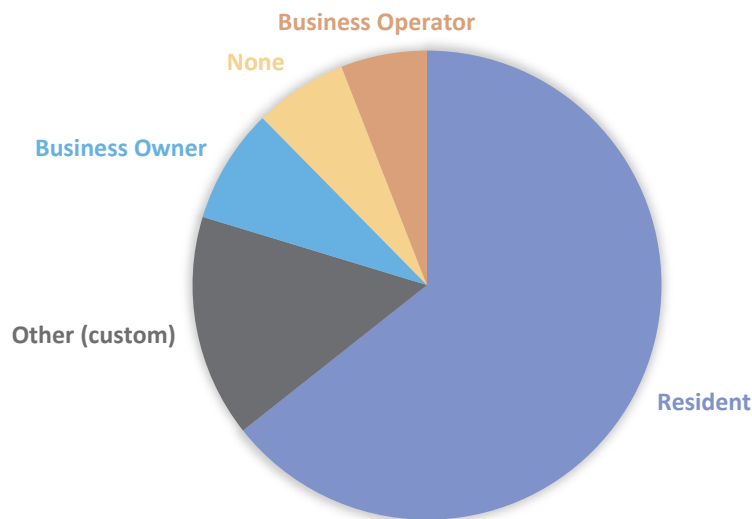


THE FORT PIERCE COMMUNITY REDEVELOPMENT PLAN IS BEING UPDATED!

Over the course of the next six (6) months, the Fort Pierce Redevelopment Agency (FPRA) will be collaborating with both public and private partners to update the Community Redevelopment Plan which addresses new and emerging issues and opportunities within the City of Fort Pierce Redevelopment Area.

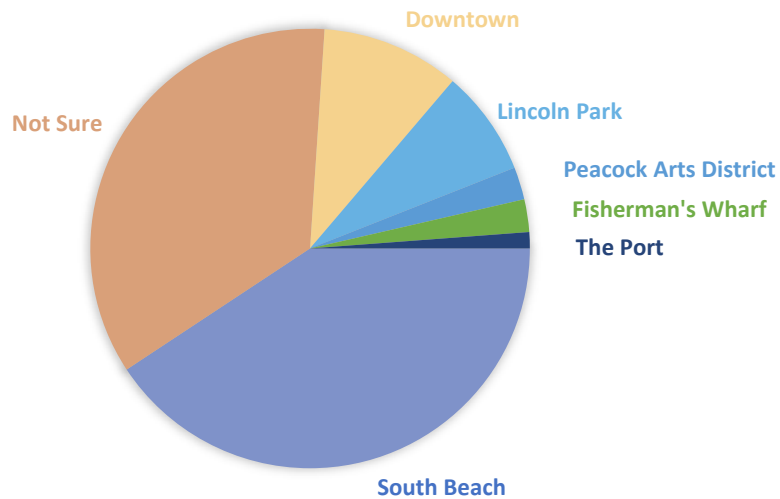
Online Survey Results

Question 1. I am a...



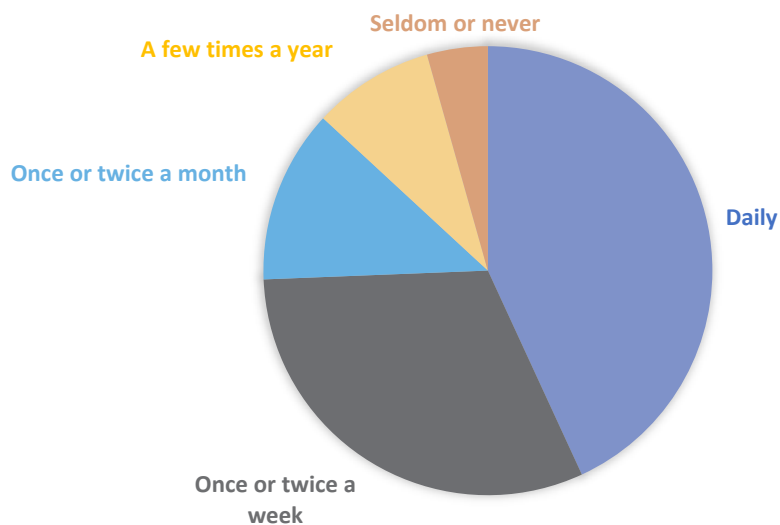
Answer	Responses	Percentage of Total (rounded)
Resident	130	64
Other (custom)	31	15
Business Owner	16	8
None of the above	13	6
Business Operator	12	6
TOTAL:	202	100

Question 2. In what neighborhood is your residence located?



Answer	Responses	Percentage of Total (rounded)
South Beach	68	41
Not sure	59	35
Downtown	17	10
Lincoln Park	13	8
Peacock Arts District	4	2
Fisherman's Wharf	4	2
TOTAL:	167	100

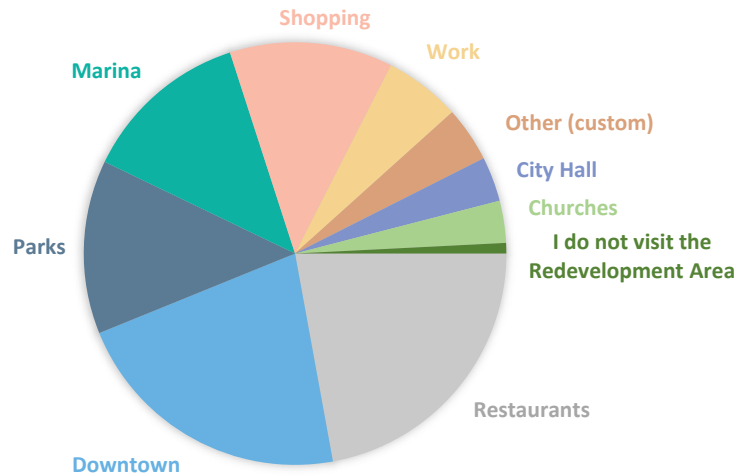
Question 3. How often do you visit the Redevelopment Area?



Answer	Responses	Percentage of Total (rounded)
Daily	69	43
Once or twice a week	50	31
Once or twice a month	20	13
A few times a year	14	9
Seldom or never	7	4
TOTAL:	160	100

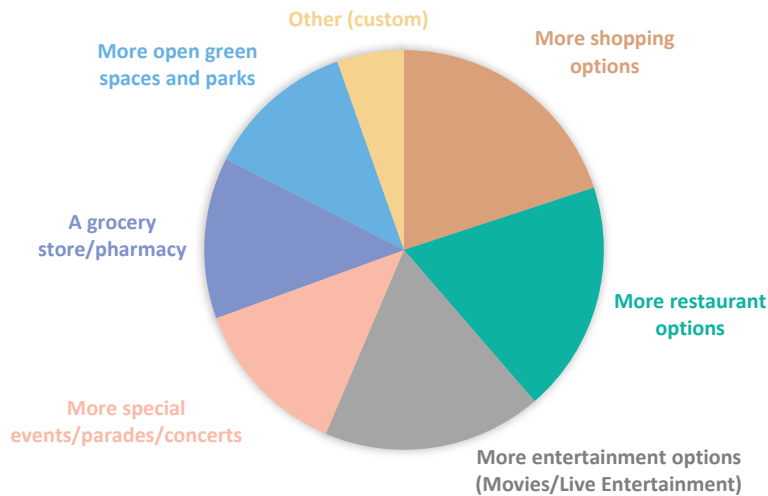
COMMUNITY SURVEY

Question 4. Why do you visit the Redevelopment Area?



Answer	Responses	Percentage of Total (rounded)
Restaurants	110	22
Downtown	108	22
Parks	66	13
Marina	64	13
Shopping	62	13
Work	29	6
Other (custom)	21	4
City Hall	17	3
Churches	16	3
I do not visit the Redevelopment Area	4	1
TOTAL:	497	100

Question 5. What, if anything, would make you visit the Redevelopment Area more often?



Answer	Responses	Percentage of Total (rounded)
More shopping options	81	20
More restaurant options	76	18
More entertainment options (Movies/Live Entertainment)	72	18
More special events/parades/concerts	53	13
A grocery store/pharmacy	53	13
More open green spaces and parks	49	12
Other (custom)	22	5
TOTAL:	406	100



Question 6. What are the specific types of shopping, restaurants, events, goods, or services you would like to see in the Redevelopment Area?

Top 5 Responses:

1. Fresh Grocery Store
2. Marine-related businesses
3. Parks and green space
4. Retail
5. Restaurant



Question 7. What do you feel are the greatest challenges facing residents in the Redevelopment Area today?

Top 5 Responses:

1. Perception of crime
2. Parking
3. Loss of small-town feel
4. Quality employment options
5. High housing costs



Question 8. What do you feel are the greatest challenges facing businesses in the Redevelopment Area today?

Top 5 Responses:

1. Perception of crime
2. Parking
3. Incentivizing local spending
4. Seasonal population shifts
5. High housing costs



Question 9. What improvements could the businesses in the Redevelopment Area do to make you visit them more often?

Top 5 Responses:

1. Increase commercial variety
2. Address parking issues
3. Extend Downtown business hours
4. Increase the frequency of community events
5. Improve community aesthetics (e.g. landscaping, façade, architecture, etc.)



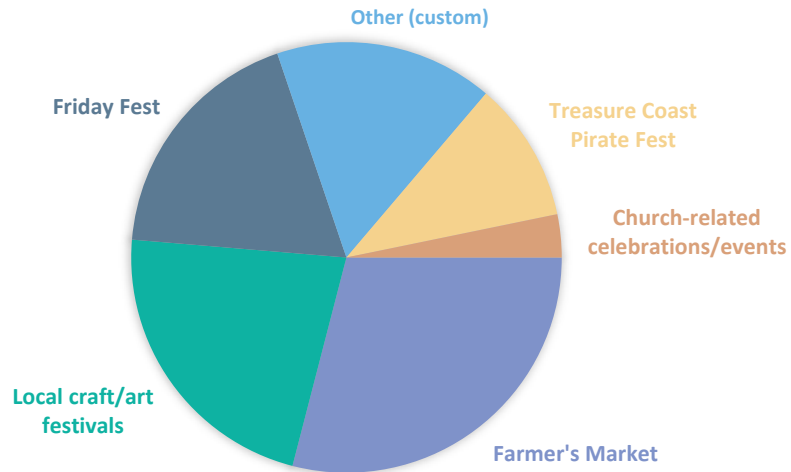
Question 10. What types of public improvements or amenities would make you visit the Downtown area more often?

Top 5 Responses:

1. More pedestrian Infrastructure (streetlights, benches, tables, green space, etc.)
2. Address local parking issues
3. Entertainment complex and events for kids
4. Affordable retail stores
5. Improve community aesthetics (e.g. landscaping, façade, architecture, etc.)

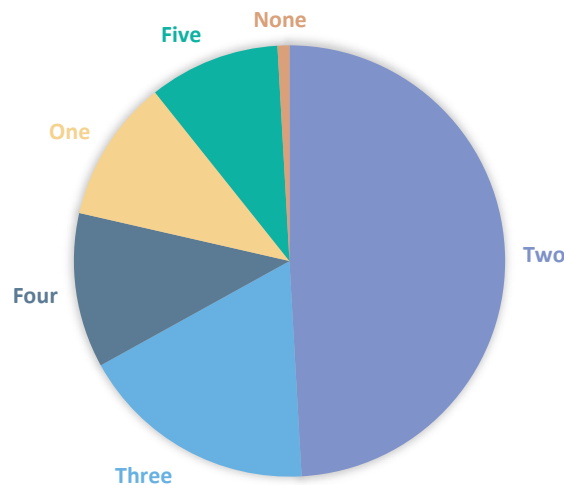
COMMUNITY SURVEY

Question 11. What festivals or events do you attend in the Redevelopment Area?



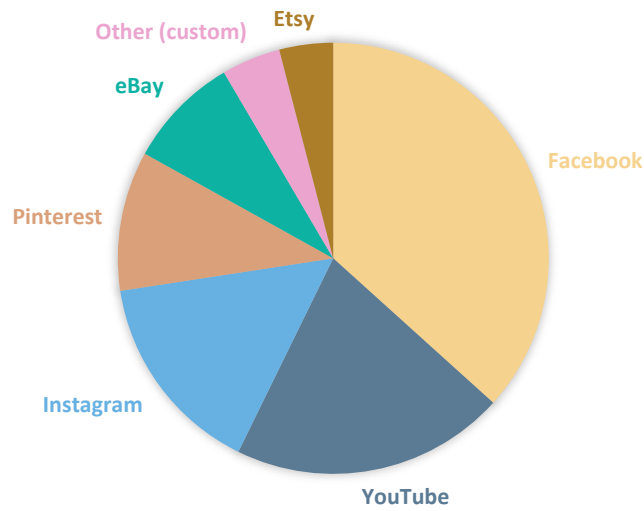
Answer	Responses	Percentage of Total (rounded)
Farmer's Market	99	29
Local craft/art festivals	76	22
Friday Fest	63	18
Other (custom)	56	16
Treasure Coast Pirate Fest	36	11
Church-related celebrations/events	11	3
TOTAL:	341	100

Question 12. How many members live in your household?



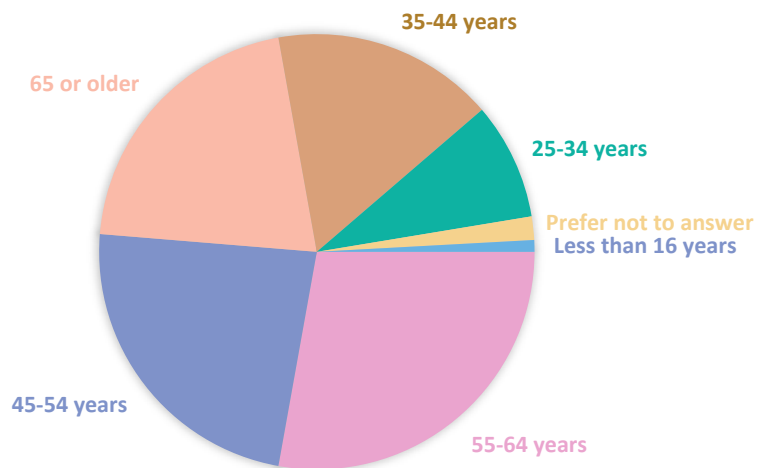
Answer	Responses	Percentage of Total (rounded)
Two	55	49
Three	20	18
Four	13	12
One	12	11
Five	11	10
None	1	1
TOTAL:	122	100

Question 13. Which of the following social media networks or online applications do you regularly use?



Answer	Responses	Percentage of Total (rounded)
Facebook	91	37
YouTube	51	21
Instagram	38	15
Pinterest	26	10
eBay	21	8
Other (custom)	11	4
Etsy	10	4
TOTAL:	248	100

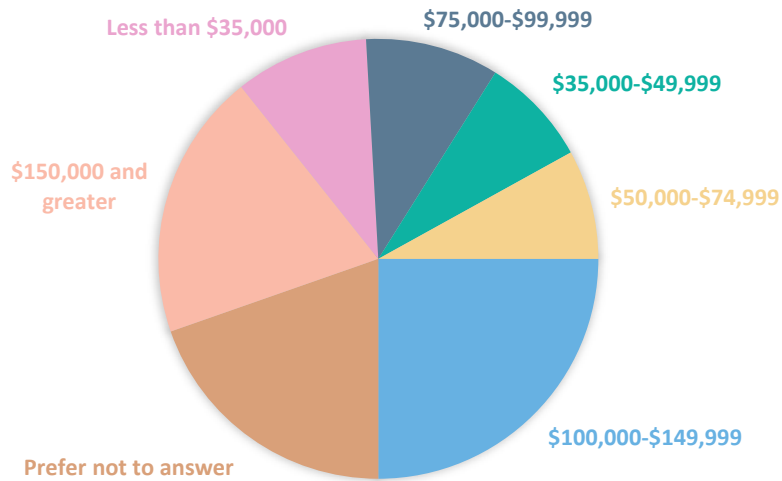
Question 14. What is your age?



Answer	Responses	Percentage of Total (rounded)
55-64 years	32	28
45-54 years	27	23
65 or older	24	21
35-44 years	19	17
25-34 years	10	9
Prefer not to answer	2	2
Less than 16 years	1	1
TOTAL:	115	100

COMMUNITY SURVEY

Question 15. What is your household income?



Answer	Responses	Percentage of Total (rounded)
\$100,000-\$149,999	28	25
Prefer not to answer	22	20
\$150,000 and greater	22	20
Less than \$35,000	11	10
\$75,000-\$99,999	11	10
\$35,000-\$49,999	9	8
\$50,000-\$74,999	9	8
TOTAL:	112	100

COST ESTIMATES

Moore's Creek

Item	Units	Unit Cost	Quantity	Total Cost
A. Site Work & Hardscape				
1 Rough Grading	AC	\$2,000.00	4	\$8,000.00
2 Fine Grading	AC	\$2,000.00	4	\$8,000.00
3 Rip Rap Boulders (21 locations estimated)	EA	\$4,000.00	21	\$84,000.00
4 10' Trail (each side)	LF	\$40.00	9,400	\$376,000.00
5 Roadway Crossing Markings & Signage	EA	\$3,100.00	3	\$9,300.00
5 Pedestrian Actuated Signal (2 at MLK; solar powered))	AL	\$30,000.00	1	\$30,000.00
6 Intersection Trailhead Hardscape (pavers and band)	EA	\$18,000.00	3	\$54,000.00
7 Curb Cut and Pavers	EA	\$1,500.00	10	\$15,000.00
8 Trail Connections (Dead End Streets)	EA	\$10,000.00	15	\$150,000.00
Subtotal				\$734,300.00
B. Site Furnishings & Amenities				
1 Benches	EA	\$1,000.00	25	\$25,000.00
2 Picnic Tables	EA	\$1,200.00	10	\$12,000.00
3 Bike Racks	EA	\$150.00	25	\$3,750.00
4 Litter Receptacles	EA	\$1,000.00	40	\$40,000.00
5 Drinking Fountains (unchilled)	EA	\$2,000.00	3	\$6,000.00
6 Vehicular Bollards	EA	\$200.00	140	\$28,000.00
7 Area Lighting (solar powered, trailheads and neighborhood connections)	EA	\$4,500.00	21	\$94,500.00
Subtotal				\$209,250.00
C. Architecture & Structures (One Time Expenditures)				
1 Pedestrian Bridge	AL	\$200,000.00	2	\$400,000.00
2 Shade Structure (at picnic tables)	EA	\$18,000.00	10	\$180,000.00
Subtotal				\$911,750.00
D. Landscaping & Irrigation				
1 Canopy Trees (2 per 50 lf)	EA	\$385.00	94	\$36,190.00
2 Understory Trees (1 per 100 lf)	EA	\$185.00	94	\$17,390.00
3 Grasses/Groundcovers (trailheads and connections)	EA	\$2.00	27000	\$54,000.00
4 Sod	SF	\$0.30	152000	\$45,600.00
5 Irrigation	SF	\$1.00	179000	\$179,000.00
6 Tree Irrigation	EA	\$100.00	188	\$18,800.00
Subtotal				\$350,980.00
Combined Subtotal				
Construction Costs				\$2,206,280.00
Contingencies (20%)				\$441,256.00
Contractor Costs (15%)				\$330,942.00
Total Construction Costs With Contractor Costs				\$2,978,478.00
Design Fees (8%)				\$238,278.24
Total Project Costs				\$3,216,756.24

Note: The following pages include opinions of probable construction costs. The opinion of probable construction costs is based upon the conceptual designs presented in this document and is conceptual in nature. Costs do not reflect infrastructure modifications which may or may not be necessary. Costs do not include permitting fees and other miscellaneous costs.

Orange Avenue Diet

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Sidewalk, Roadway & Curb Demo (24')	SF	\$2.00	2400	\$4,800.00
2 10' Paver Wetstrip (2-5' strips)	SF	\$8.00	1000	\$8,000.00
3 10' Sidewalk (4' & 6')	SF	\$5.00	1000	\$5,000.00
4 12' Cycle Track	SF	\$5.00	1200	\$6,000.00
5 Striping	LF	\$1.00	500	\$500.00
Subtotal				\$24,300.00
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00
2 Tree Grates	EA	\$1,500.00	5	\$7,500.00
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00
Subtotal				\$16,850.00
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00
2 Tree Irrigation	EA	\$150.00	5	\$750.00
Subtotal				\$3,750.00
Combined Subtotal				
Construction Costs				\$44,900.00
Contingencies (20%)				\$8,980.00
Total Costs Per 100 lf				\$53,880.00
Costs Per Linear Foot				\$538.80
Total Construction Costs (Orange Avenue Diet (8,100 lf) x lf costs)				\$4,364,280.00
Contractor Costs (15%)				\$654,642.00
Total Construction Costs With Contractor Costs				\$5,018,922.00
Design Fees (8%)				\$401,513.76
Total Project Costs				\$5,420,435.76

Orange Avenue Downtown

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Sidewalk, Roadway & Curb Demo (42')	SF	\$2.00	4200	\$8,400.00
2 16' Parking Strip (2-8' strips)	SF	\$12.00	1600	\$19,200.00
3 26' Sidewalk Pavers (13' & 13')	SF	\$12.00	2600	\$31,200.00
5 Striping	LF	\$1.00	200	\$200.00
6				\$0.00
7				\$0.00
8				\$0.00
Subtotal				\$59,000.00
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00
Subtotal				\$9,350.00
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00
2 Tree Irrigation	EA	\$150.00	5	\$750.00
3 Planting Strip (8' x 12')	SF	\$192.00	5	\$960.00
4 Planting Strip Irrigation	SF	\$144.00	5	\$720.00
Subtotal				\$5,430.00
Combined Subtotal				
Construction Costs				\$73,780.00
Contingencies (20%)				\$14,756.00
Total Costs Per 100 lf				\$88,536.00
Costs Per Linear Foot				\$885.36
Total Construction Costs (Orange Avenue Downtown (1,000 lf) x lf costs)				\$885,360.00
Contractor Costs (15%)				\$132,804.00
Total Construction Costs With Contractor Costs				\$1,018,164.00
Design Fees (8%)				\$81,453.12
Total Project Costs				\$1,099,617.12

COST ESTIMATES

Martin Luther King Jr. Avenue

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Roadway & Sidewalk Demo	SF	\$2.00	2000	\$4,000.00
2 10' Paver Wetstrip (2-5' strips)	SF	\$8.00	1000	\$8,000.00
3 10' Sidewalk (4' & 6')	SF	\$5.00	1000	\$5,000.00
4 12' Cycle Track	SF	\$5.00	1200	\$6,000.00
5 Striping	LF	\$1.00	600	\$600.00
6 Curbing	LF	\$22.00	200	\$4,400.00
7				\$0.00
8				\$0.00
Subtotal				\$28,000.00
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00
2 Tree Grates	EA	\$1,500.00	5	\$7,500.00
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00
5 Benches	EA	\$1,200.00	0.25	\$300.00
Subtotal				\$17,150.00
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00
2 Palms	EA	\$1,000.00	0.25	\$250.00
3 Understory Trees	EA	\$385.00	0.25	\$96.25
4 Shrubs and Groundcover	SF	\$3.00	100	\$300.00
5 Sod	SF	\$0.30	1600	\$480.00
6 Irrigation	SF	\$1.50	1700	\$2,550.00
7 Tree Irrigation	EA	\$150.00	5	\$750.00
Subtotal				\$7,426.25
Combined Subtotal				
Construction Costs				\$52,576.25
Contingencies (20%)				\$10,515.25
Total Costs Per 100 lf				\$63,091.50
Costs Per Linear Foot				\$630.92
Total Construction Costs (Martin Luther King Jr. Avenue (9,200 lf) x lf costs)				\$5,804,418.00
Contractor Costs (15%)				\$870,662.70
Total Construction Costs With Contractor Costs				\$6,675,080.70
Design Fees (8%)				\$534,006.46
Total Project Costs				\$7,209,087.16

Avenue D

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Roadway & Sidewalk Demo	SF	\$2.00	1000	\$2,000.00
2 8' Paver Wetstrip (2-5' strips)	SF	\$8.00	800	\$6,400.00
3 12' Sidewalk (6' & 6')	SF	\$5.00	1200	\$6,000.00
4 Striping	LF	\$1.00	600	\$600.00
5 Intersection Bulbout Curb	EA	\$3,000.00	22	\$66,000.00
Subtotal				\$81,000.00
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00
2 Tree Grates	EA	\$1,500.00	5	\$7,500.00
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00
5 Benches	EA	\$1,200.00	0.25	\$300.00
Subtotal				\$17,150.00
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00
1 Intersection Trees (4 per intersection)	EA	\$600.00		\$0.00
2 Shrubs and Groundcover (intersection quadrants)	SF	\$3.00	800	\$2,400.00
4 Irrigation	SF	\$1.50	400	\$600.00
5 Tree Irrigation	EA	\$150.00	5	\$750.00
6 Intersection Tree Irrigation	EA	\$150.00		\$0.00
Subtotal				\$6,750.00
Combined Subtotal				
Construction Costs				\$104,900.00
Contingencies (20%)				\$20,980.00
Total Costs Per 100 lf				\$125,880.00
Costs Per Linear Foot				\$1,258.80
Total Construction Costs (Avenue D (3,300 lf) x lf costs)				
				\$4,154,040.00
Contractor Costs (15%)				\$623,106.00
Total Construction Costs With Contractor Costs				
				\$4,777,146.00
Design Fees (8%)				\$382,171.68
Total Project Costs				
				\$5,159,317.68

COST ESTIMATES

2nd Street Downtown

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Sidewalk, Roadway & Curb Demo (36')	SF	\$2.00	3600	\$7,200.00
2 16' Parking Strip (2-8' strips)	SF	\$12.00	1600	\$19,200.00
3 20' Sidewalk Pavers (10' & 10')	SF	\$12.00	2000	\$24,000.00
5 Striping	LF	\$1.00	200	\$200.00
Subtotal				\$50,600.00
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00
Subtotal				\$9,350.00
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00
2 Tree Irrigation	EA	\$150.00	5	\$750.00
3 Planting Strip (8' x 12')	SF	\$192.00	5	\$960.00
4 Planting Strip Irrigation	SF	\$144.00	5	\$720.00
Subtotal				\$5,430.00
Combined Subtotal				
Construction Costs				\$65,380.00
Contingencies (20%)				\$13,076.00
Total Costs Per 100 lf				\$78,456.00
Costs Per Linear Foot				\$784.56
Total Construction Costs (2nd Avenue (1,100 lf) x lf costs)				\$863,016.00
Contractor Costs (15%)				\$129,452.40
Total Construction Costs With Contractor Costs				\$992,468.40
Design Fees (8%)				\$79,397.47
Total Project Costs				\$1,071,865.87

Avenue H Residential

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Roadway & Sidewalk Demo	SF	\$2.00	300	\$600.00
2 Pavement	SF	\$4.00	400	\$1,600.00
3 12' Sidewalk (6' & 6')	SF	\$5.00	1200	\$6,000.00
4 Striping	LF	\$1.00	200	\$200.00
5 Curbing	LF	\$22.00	200	\$4,400.00
9 12' Cycle Track	SF	\$4.00	1200	\$4,800.00
Subtotal				\$17,600.00
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00
Subtotal				\$8,750.00
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00
2 Sod	SF	\$0.30	200	\$60.00
4 Irrigation	SF	\$1.50	200	\$300.00
5 Tree Irrigation	EA	\$150.00	5	\$750.00
Subtotal				\$4,110.00
Combined Subtotal				
Construction Costs				\$30,460.00
Contingencies (20%)				\$6,092.00
Total Costs Per 100 lf				\$36,552.00
Costs Per Linear Foot				\$365.52
Total Construction Costs (Avenue H Residential (1,400 lf) x lf costs)				\$511,728.00
Contractor Costs (15%)				\$76,759.20
Total Construction Costs With Contractor Costs				\$588,487.20
Design Fees (8%)				\$47,078.98
Total Project Costs				\$635,566.18

Avenue I

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Sidewalk, Roadway & Curb Demo (7')	SF	\$2.00	700	\$1,400.00
2 5' Paver Wetstrip (1-5' strip)	SF	\$8.00	500	\$4,000.00
3 5' Sidewalk (5')	SF	\$5.00	500	\$2,500.00
4 Striping	LF	\$1.00	200	\$200.00
Subtotal				\$8,100.00
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	\$3,500.00	1.25	\$4,375.00
2 Tree Grates	EA	\$1,500.00	2.5	\$3,750.00
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00
Subtotal				\$8,725.00
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00
2 Tree Irrigation	EA	\$150.00	5	\$750.00
3 Sod	SF	\$0.30	500	\$150.00
Subtotal				\$3,900.00
Combined Subtotal				
Construction Costs				\$20,725.00
Contingencies (20%)				\$4,145.00
Total Costs Per 100 lf				\$24,870.00
Costs Per Linear Foot				\$248.70
Total Construction Costs (Avenue I (6,000 lf) x lf costs)				\$1,492,200.00
Contractor Costs (15%)				\$223,830.00
Total Construction Costs With Contractor Costs				\$1,716,030.00
Design Fees (8%)				\$137,282.40
Total Project Costs				\$1,853,312.40

Neighborhood Connector

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Sidewalk Demo (4')	SF	\$2.00	400	\$800.00
3 12' Sidewalk (8' & 5')	SF	\$5.00	1000	\$5,000.00
4 Striping	LF	\$1.00	200	\$200.00
Subtotal				\$6,000.00
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00
Subtotal				\$9,350.00
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00
2 Tree Irrigation	EA	\$150.00	5	\$750.00
3 Sod	SF	\$0.30	1000	\$300.00
Subtotal				\$4,050.00
Combined Subtotal				
Construction Costs				\$19,400.00
Contingencies (20%)				\$3,880.00
Total Costs Per 100 lf				\$23,280.00
Costs Per Linear Foot				\$232.80



LEGAL DESCRIPTION

DESCRIPTION OF THE FORT PIERCE CRA REDEVELOPMENT AREA

COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 35S, RANGE 41E, ST LUCIE COUNTY, FLORIDA; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID SECTION 7 A DISTANCE OF 230.00 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE SOUTHEASTERLY ALONG THE MEAN HIGH WATER LINE A DISTANCE OF 590.00 FEET MORE OR LESS TO THE NORTH LINE OF BEACH VILLAS ON HUTCHINSON ISLAND, A CONDOMINIUM AND THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTH LINE OF BEACH VILLAS ON HUTCHINSON ISLAND, A CONDOMINIUM, TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD A1A TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MELALEUCA DRIVE; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF MELALEUCA DRIVE TO THE WESTERLY RIGHT OF WAY LINE OF A1A; THENCE CONTINUE WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF MELALEUCA DRIVE TO A POINT OF INTERSECTION WITH THE EASTERLY MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE CONTINUE WESTERLY ALONG THE WESTERLY EXTENSION OF MELALEUCA DRIVE A DISTANCE OF 7,620.00 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE WEST BANK OF THE INTERCOASTAL WATER WAY; THENCE SOUTHEASTERLY ALONG SAID WEST BANK OF THE INTERCOASTAL WATERWAY A DISTANCE OF 5,100.00 FEET MORE OR LESS TO A POINT 150.00 FEET SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF GEORGIA AVENUE; THENCE WESTERLY ALONG SAID LINE A DISTANCE OF 4,010.00 FEET MORE OR LESS TO THE WESTERLY MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE CONTINUE WESTERLY ALONG THE LINE 150.00 FEET SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF GEORGIA AVENUE TO THE INTERSECTION OF THE CENTERLINE OF SOUTH 33RD STREET; THENCE NORTHERLY ALONG SAID CENTERLINE OF SOUTH 33RD STREET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ANGLE ROAD; THENCE NORTHERLY ALONG THE CENTERLINE EXTENDED OF SOUTH 33RD STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE CITY OF FT PIERCE CANAL NO. 8C; THENCE NORTHERLY ALONG THE CENTERLINE OF CITY OF FT PIERCE CANAL NO. 8C TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF AVENUE Q EXTENDED WESTERLY; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY OF AVENUE Q EXTENDED WESTERLY, A DISTANCE OF 50.00 FEET MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF CITY OF FT PIERCE CANAL NO 8C; THENCE CONTINUE EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF AVENUE Q A

DISTANCE OF 1,245.00 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF NORTH 29TH STREET AND BEING THE CENTERLINE OF AVENUE Q TO THE EAST; THENCE CONTINUE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q A DISTANCE OF 104.80 FEET MORE OR LESS TO A POINT WHICH IS THE WEST LINE OF LOT 14 OF BLOCK 7 OF SUNRISE PARK NO. 1 SUBDIVISION EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG THE SAID WEST LINE OF LOT 14 A DISTANCE OF 35.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 14 OF SUNRISE PARK 1 SUBDIVISION A DISTANCE OF 125.60 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE EASTERLY ALONG THE NORTH LINE OF LOT 14 AND LOT 15 OF SAID BLOCK 7 OF SUNRISE PARK NO. 1 SUBDIVISION A DISTANCE OF 102.00 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 15 A DISTANCE OF 125.60 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 15 OF BLOCK 7 OF SUNRISE PARK NO. 1 SUBDIVISION EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE CENTERLINE OF AVENUE Q; THENCE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q A DISTANCE OF 509.00 FEET MORE OR LESS TO A POINT WHICH IS THE EAST RIGHT OF WAY LINE OF NORTH 27TH STREET EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF NORTH 27TH STREET EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE CONTINUE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF NORTH 27TH STREET A DISTANCE OF 124.80 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 12 OF BLOCK 8 OF SUNRISE PARK NO. 1 SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 12 A DISTANCE OF 50.80 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 12 A DISTANCE OF 124.80 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 12 OF BLOCK 8 OF SUNRISE PARK NO. 1 SUBDIVISION EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE CENTERLINE OF AVENUE Q; THENCE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q A DISTANCE OF 108.00 FEET MORE OR LESS TO A POINT; WHICH IS THE WEST LINE OF LOT 15 OF BLOCK 8 OF SUNRISE PARK NO. 1 EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG THE SAID WEST LINE OF LOT 15 OF BLOCK 8 OF SUNRISE PARK NO. 1 EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 15 OF BLOCK 8 OF SUNRISE PARK 1 SUBDIVISION A DISTANCE OF 124.60 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE EASTERLY ALONG THE NORTH LINE OF LOTS 15, 16, 17, 18, 19, & 20 A DISTANCE OF 324.00 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 20, THENCE

LEGAL DESCRIPTION

SOUTHERLY ALONG THE EAST LINE OF SAID LOT 20 A DISTANCE OF 124.60 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF LOT 15 EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE CENTERLINE OF AVENUE Q, THENCE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q A DISTANCE OF 158.00 FEET MORE OR LESS TO THE CENTERLINE OF NORTH 25TH STREET, THENCE NORTHERLY ALONG THE SAID CENTERLINE OF NORTH 25TH STREET A DISTANCE OF 600.00 FEET MORE OR LESS TO A POINT; THENCE WEST A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT; THENCE NORTH A DISTANCE OF 100.00 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF AVENUE S; THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 150.00 FEET MORE OR LESS TO THE CENTERLINE OF NORTH 25TH STREET; THENCE SOUTH ALONG THE SAID CENTERLINE OF NORTH 25TH STREET A DISTANCE OF 270.00 FEET TO A POINT, WHICH IS THE NORTH LINE OF TRACT 7 OF GARDEN CITY FARMS EXTENDED WESTERLY; THENCE EASTERLY ALONG THE SAID NORTH LINE OF TRACT 7 OF GARDEN CITY FARMS EXTENDED WESTERLY A DISTANCE OF 50.00 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TRACT OF GARDEN CITY FARMS; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF TRACT 7 AND TRACT 8 OF GARDEN CITY FARMS A DISTANCE OF 1,270 FEET MORE OR LESS TO A POINT WHICH IS 30.00 FEET MORE OR LESS WEST OF THE NORTHEAST CORNER OF SAID TRACT 8 OF GARDEN CITY FARMS; THENCE NORTHERLY ALONG A LINE WHICH IS 30.00 FEET MORE OR LESS WEST OF THE EAST LINE OF TRACT 5 OF GARDEN CITY FARMS A DISTANCE OF 330.00 FEET MORE OR LESS TO A POINT WHICH IS 30.00 FEET MORE OR LESS WEST OF THE NORTHEAST CORNER OF SAID TRACT 5 OF GARDEN CITY FARMS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT 5 OF GARDEN CITY FARMS A DISTANCE OF 335.02 FEET MORE OR LESS TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH AND 325.00 FEET MORE OR LESS EASTERLY OF THE WEST LINE OF TRACT 4 OF GARDEN CITY FARMS A DISTANCE OF 247.41 FEET MORE OR LESS TO A POINT; WHICH IS 75.00 FEET MORE OR LESS SOUTHERLY OF THE NORTH LINE OF TRACT 4 OF GARDEN CITY FARMS; THENCE WESTERLY ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET MORE OR LESS SOUTHERLY OF THE NORTH LINE OF TRACT 4 AND TRACT 3 OF GARDEN CITY FARMS A DISTANCE OF 935.26 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF NORTH 25TH STREET; THENCE NORTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF NORTH 25TH STREET A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF TRACT 3 OF GARDEN CITY FARMS; THENCE EASTERLY ALONG THE NORTH LINE OF TRACT 3 AND TRACT 4 OF GARDEN CITY FARMS A DISTANCE OF 1,270.28 FEET MORE OR LESS TO THE NORTHEAST CORNER OF TRACT 4 OF GARDEN CITY FARMS; THENCE SOUTHERLY ALONG THE EAST LINE OF TRACT 4 OF GARDEN CITY FARMS A DISTANCE 262.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT; THENCE SOUTH A DISTANCE OF 292.00 FEET MORE OR

LESS TO A POINT; THENCE WEST A DISTANCE OF 150.00 FEET TO THE EAST LINE OF TRACT 5 OF GARDEN CITY FARMS; THENCE SOUTH ALONG THE SAID EAST LINE OF TRACT 5 A DISTANCE OF 75.00 FEET TO A POINT; THENCE EAST A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT; THENCE SOUTH A DISTANCE OF 75.00 FEET TO A POINT; THENCE WEST A DISTANCE OF 150.00 FEET MORE OR LESS TO THE SAID EAST LINE OF TRACT 5; THENCE SOUTH A DISTANCE OF 136.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 150.00 FEET TO A POINT WHICH IS 12.50' SOUTH OF THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE EAST ALONG THE SAID LINE WHICH IS 12.50 SOUTH OF THE NORTH RIGHT OF WAY LINE OF AVENUE Q A DISTANCE OF 88.00 FEET TO A POINT; THENCE NORTH A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 187.00 FEET MORE OR LESS TO A POINT; THENCE SOUTH A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT WHICH IS 12.50' SOUTH OF THE SAID NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE EAST ALONG THE SAID LINE 12.50' SOUTH OF THE NORTH RIGHT OF WAY LINE OF AVENUE Q A DISTANCE OF 235.00 FEET MORE OR LESS TO A POINT; WHICH IS THE INTERSECTION OF THE CENTERLINE OF NORTH 19TH STREET EXTENDED NORTHERLY; THENCE CONTINUE EASTERLY ALONG A LINE WHICH IS PARALLEL WITH AND 12.50 FEET MORE OR LESS SOUTHERLY OF THE NORTH RIGHT OF WAY LINE OF AVENUE Q A DISTANCE OF 460.00 FEET MORE OR LESS TO A POINT; THENCE NORTH A DISTANCE OF 250.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 200.00 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF NORTH 17TH STREET; THENCE CONTINUE EAST A DISTANCE OF 25.00 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF SAID NORTH 17TH STREET; THENCE NORTH ALONG THE SAID EAST RIGHT OF WAY LINE OF NORTH 17TH STREET A DISTANCE OF 186.00 FEET MORE OR LESS TO A POINT; THENCE WEST A DISTANCE OF 55.00 FEET MORE OR LESS TO THE WEST RIGHT OF WAY OF SAID NORTH 17TH STREET; THENCE CONTINUE WEST ALONG THE SOUTH LINE OF LOT 4 OF BLOCK 12 OF SOMMER & PRICE A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 12; THENCE NORTH ALONG THE SAID WEST LINE OF BLOCK 12 A DISTANCE OF 200.00 FEET MORE OR LESS TO THE NORTH LINE OF LOT 1 OF SAID BLOCK 12; THENCE EAST ALONG THE SAID NORTH LINE OF LOT 1 OF BLOCK 12 A DISTANCE OF 135.00 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF NORTH 17TH STREET; THENCE CONTINUE EAST A DISTANCE OF 55.00 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF SAID NORTH 17TH STREET; THENCE NORTH ALONG THE SAID EAST RIGHT OF WAY LINE OF NORTH 17TH STREET A DISTANCE OF 32.50 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 145.00 FEET MORE OR LESS TO THE WEST LINE OF BLOCK 1 OF BLAKELY SUBDIVISION; THENCE NORTH ALONG THE SAID WEST LINE A DISTANCE OF 150.00 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF AVENUE S; THENCE CONTINUE NORTH A DISTANCE OF 50.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY

LEGAL DESCRIPTION

LINE OF AVENUE S; THENCE WEST ALONG THE SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 135.00 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF NORTH 17TH STREET; THENCE NORTH ALONG THE SAID EAST RIGHT OF WAY LINE A DISTANCE OF 140.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 447.25 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 3 OF BLOCK 3 OF BLAKELY SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 140 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE S; THENCE CONTINUE SOUTH A DISTANCE OF 50.00 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF AVENUE S; THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 108.26 FEET MORE OR LESS TO A POINT; THENCE CONTINUE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF AVENUE S EXTENDED EAST A DISTANCE OF 66.79 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF NORTH 16TH STREET AND BEING THE SOUTHWEST CORNER OF LOT 8 OF BLOCK 3 OF BLAKELY SUBDIVISION; THENCE NORTHEASTERLY ALONG THE NORTH PROPERTY LINE OF SAID LOT 8 A DISTANCE OF 152.90 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 8 AND BEING THE EAST PROPERTY LINE OF BLOCK 3 OF BLAKELY SUBDIVISION; THENCE SOUTH ALONG THE SAID EAST LINE OF BLOCK 3 A DISTANCE OF 927.73 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q EXCEPTING FROM ABOVE DESCRIPTION BLOCK 1, LOT 3 AND THE NORTH 15.00 FEET OF LOT 22 OF BLOCK 2 OF BLAKELY SUBIDVISION; THENCE CONTINUE SOUTH A DISTANCE OF 22.00 FEET MORE OR LESS TO THE CENTERLINE OF AVENUE Q; THENCE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF C. & S.F.F.C.D. CANAL C-25; THENCE CONTINUE EASTERLY ALONG THE CENTERLINE OF AVENUE Q EXTENDED EASTERLY TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY; THENCE NORTHWESTERLY ALONG THE SAID WEST RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY A DISTANCE OF 280.00 FEET MORE OR LESS TO THE CENTERLINE OF C. & S.F.F.C.D. CANAL C-25; THENCE EASTERLY ALONG THE SAID CENTERLINE OF C. & S.F.F.C.D. CANAL C-25 TO THE WEST LINE OF THE INTERCOASTAL WATERWAY; THENCE EASTERLY ALONG THE WESTERLY EXTENSION OF A LINE WHICH IS PARALLEL WITH AND 643 FEET MORE OR LESS SOUTH OF THE NORTH LINE OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST; A DISTANCE OF 5,815 FEET MORE OR LESS TO THE INTERSECTION OF THE CENTERLINE OF THE FT PIERCE INLET CHANNEL; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF THE FT PIERCE INLET CHANNEL TO THE ATLANTIC OCEAN.

WORKS CITED

Imagery

2nd Street in Fort Pierce.. 19--. Black & white photograph. State Archives of Florida, Florida Memory. Accessed 24 Feb. 2020.<<https://www.floridamemory.com/items/show/3203>>.

Bird's-eye view of Fort Pierce - Florida. 19--?. Black & white photonegative. State Archives of Florida, Florida Memory. Accessed 24 Feb. 2020.<<https://www.floridamemory.com/items/show/140534>>.

City hall building - Fort Pierce, Florida. 19--. Black & white photograph. State Archives of Florida, Florida Memory. Accessed 24 Feb. 2020.<<https://www.floridamemory.com/items/show/12123>>.

Hill, Harry E., 1865-1937. *P.P. Cobb General Store..* 19--. Black & white photograph. State Archives of Florida, Florida Memory. Accessed 24 Feb. 2020.<<https://www.floridamemory.com/items/show/3206>>.

The new Fort Pierce Hotel. 19--?. Color advertising postcard. State Archives of Florida, Florida Memory. Accessed 24 Feb. 2020.<<https://www.floridamemory.com/items/show/158925>>.

Print

2023 COMMERCIAL FACADE GRANT PROGRAM APPLICATION - Submission #3417

Date Submitted: 11/16/2023

APPLICATION FORM

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria. Applications will be evaluated, and the four highest ranked properties will be awarded the grant.

To review full grant program overview, visit: [FPRA Incentive Program | Fort Pierce, FL - Official Website \(choosefortpierce.com\)](https://www.choosefortpierce.com)

Property Details:

Parcel ID Number:*

2410-503-0033-000-9

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

Grant Property Address:*

215 N 2ND STREET, FORT PIERCE, FL 34950

Property Owner's Name:*

GLORIA ROA BODIN

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

Building's Existing Use(s):*

IMMIGRATION LAW OFFICE

Lease Term (if applicable):

Applicant Information:

Applicant Name:*

GLORIA ROA BODIN

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

PROPERTY OWNER

Email Address:*

GERMAINE@GLORIAROABODIN.COM

Phone Number: *

772-429-2888

Business Information:

Legal Business Name:

GLORIA ROA BODIN PA

Business Type (Restaurant, Retail, Office, etc):

IMMIGRATION LAW OFFICE

Employer Identification Number / Tax ID:

592-116-898

Number of Years in Business:

+25

Number of Years at Current Address:

18

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

Project Details:

Grant amount requested?

\$ 25,000.00

Note: This grant offers financial assistance in the form of a reimbursable grant, matching 50% up to \$25,000.

What is the total cost of the project?

\$ 62,000.00

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

8 WEEKS. BY THE WEATHER

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.

General Description of Proposed Improvements:*

<input type="checkbox"/> Awnings/Canopies	<input checked="" type="checkbox"/> Building Facade
<input type="checkbox"/> Signs	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> Walls	<input checked="" type="checkbox"/> Parking lot repaving, resealing, and/or restriping
<input type="checkbox"/> Fencing	<input checked="" type="checkbox"/> Patio deck
<input checked="" type="checkbox"/> Landscaping/Irrigation	<input checked="" type="checkbox"/> Roofing
<input type="checkbox"/> Mural/Art Installation	<input checked="" type="checkbox"/> Security cameras/system
<input type="checkbox"/> Exterior Painting	<input checked="" type="checkbox"/> Other (explain in narrative below)

Narrative describing the project, improvements to be made, and why this funding is necessary:*

November 15th, 2023
City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34950

RE: Application for FPRA GRANT Commercial Façade Program
Premises: 215 N 2nd Street, located in FPRA District

Dear Sir/Madam:

Our law office has been a proud member of the Fort Pierce business community for 18 years ago. We are enthusiastic about the opportunity to contribute to the revitalization of the FPRA district through this grant program. The proposed project encompasses a series of crucial enhancements to our property, which will not only benefit our business operations but also contribute to the overall aesthetic appeal and economic vitality of the surrounding area.

The scope of improvements includes:

1. Removal and Disposal of Porch Overhang:
Elimination of the existing porch overhang to create a more modern and inviting entrance to our law office.
2. Removal and Disposal of Concrete Porch and Stair:
Demolition of the current concrete porch and stair to make way for a more aesthetically pleasing and functional design.
3. Furnish and Install New Porch Wooden Posts:
Installation of new porch wooden posts, strategically placed in excavated holes with reinforcing steel and concrete as per the approved plans.
4. Furnish and Install Treated Wooden Deck Support:
Implementation of treated wooden deck support, including the installation of treated wood decking to create a welcoming outdoor space for clients and visitors.
5. Furnish and Install Framing for New Roof Cover:
Installation of framing for a new roof cover, including plywood roof decking, roof underlayment, and metal roof panels that closely match the existing design.
6. Form and Place Concrete for New Stair:
Creation of a new concrete stair, involving the removal and replacement of existing concrete walkways and stairs at the city sidewalk. Additionally, the installation of a handrail for safety and aesthetic purposes.
7. Replace Sod and Plants:
Replacement of sod and plants as per the approved landscaping plans to enhance the greenery and contribute to the beautification of the property.
8. Unimproved Driveway Replacement with Concrete Permeable Pavers:
Replacement of the unimproved driveway with concrete permeable pavers, aligning with the FPRA's vision for sustainable and visually appealing developments.
9. Improve existing driveway.
A well-maintained and visually appealing driveway can enhance curb appeal. This can help attract more people to the area, which can be beneficial for the City.
10. Improve building illumination and Install Security Camera
Implementation of new building illumination will increase the safety of the building and will give a better visual appearance to the street.

The improvements outlined above are critical to the modernization and revitalization of our law office, and we believe they will significantly contribute to the overall goals of the FPRA GRANT Commercial Façade Program. The enhancements will not only elevate the visual aesthetics of our property but also positively impact property values, tenant occupancy, and contribute to the economic development and job creation objectives set forth by the FPRA.

We are seeking funding to support the execution of these improvements and, in turn, play a role in the continued growth and success of the historic Fort Pierce district. We are confident that with your support, our upgraded law office will serve as a beacon for positive change and contribute to the vibrancy of the FPRA district.

Thank you for considering our application. We are eager to participate in this transformative initiative and look forward to the opportunity to further discuss our proposal.

Sincerely,

Gloria Roa Bodin

Narrative detailing approach to fully fund this project. Note: This is a dollar-for-dollar matching grant. *

I will fully fund this project with the business money and with my personal fund if needed

Gloria Roa Bodin, P.A.

Bank Name	Account ending	Account Statement for	New Balance
Truist Bank	2786	10/31/2023	\$ 61,164.43
Truist Bank	2097	10/31/2023	\$ 22,582.67
Truist Bank	1263	10/31/2023	\$ 12,200.18
Truist Bank	5646	10/31/2023	\$ 24,993.13
			\$ 120,940.41

Gloria Roa Bodin

Bank Name	Account ending	Account Statement for	New Balance
Truist Bank	1982	10/18/2023	\$ 56,788.72
U.S. Century Bank	5696	10/31/2023	\$ 77,692.60
U.S. Century Bank	2363	10/31/2023	\$ 124,010.37
			\$ 258,491.69

Narrative describing how this project will address the priorities of the FPRA as outlined in the Redevelopment Plan. This narrative shall identify community benefits resulting from the project.*

November 15th, 2023
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Premises: 215 N 2nd Street, located in FPRA District

Dear Sir/Madam:

We write in connection with the attached application for the FPRA grant for the premises located at the above address. The undersigned, Gloria Roa Bodin, Esq. is the Founder and President of said law firm. It is a branch office of the main office in Miami, established 1978, which was established in September of 1981 and specializes in immigration and visa procedures.

More than 18 years ago when we opened the Ft Pierce office the neighborhood was blighted. Said premises were an eyesore and a blot on the landscape. We took two run-down buildings and turned them into the presentable, commercial law buildings. This meant a substantial renovation investment.

Since then, a revitalization program sponsored by the City has brought restaurants, retail spaces, renovated homes and more to the downtown area. We believe we were pioneers in this enhancement of the downtown corridor.

Today, we are seeking funds to enhance the appearance of our buildings and aid in the revitalization by applying for the above grant.

We want to partner with the City to develop an aesthetically appealing facade which will lead to increased property values and promote the gentrification of downtown for economic development and job creation.

Here are some key reasons why our property should be selected to receive the grant:

Historic Significance:

Our law office is in a historically significant building within the FPRA district. Preserving and improving the facade of our property will not only contribute to the overall revitalization effort but also maintain the historical charm of Fort Pierce.

Community Impact:

As a legal service provider, our commitment extends beyond our business operations. By improving the appearance of our property, we aim to create a positive impact on the community by offering a welcoming and aesthetically pleasing environment for our clients.

Economic Development:

The proposed facade improvement aligns with the FPRA objectives of stimulating private investment. Enhancing the visual appeal of our property will attract more clients, contribute to increased foot traffic in the area, and potentially lead to further economic development.

Job Creation:

The improvements planned for our property may necessitate the engagement of local contractors, thereby contributing to job creation within the community. This aligns with the FPRA plan's goal of fostering job opportunities.

Increased Property Values:

By participating in this program, we anticipate that the aesthetic enhancements to our property will positively impact property values in the surrounding area. This, in turn, aligns with the FPRA plan's objective of increasing property values in the district.

We are committed to working closely with the FPRA and any designated representatives throughout the process, ensuring that our proposed project aligns seamlessly with the overall objectives of the FPRA GRANTS Commercial Facade Grant Program.

In short, thank you for considering our application. We are excited about the opportunity to contribute to the revitalization of the FPRA district and look forward to the possibility of enhancing the visual appeal of our property in collaboration with the Fort Pierce Redevelopment Agency.

Sincerely,

Gloria Roa Bodin

Required Documentation:

Color photograph of the existing condition of the FRONT of building (1 of 2):*

PHOTO 1.pdf

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

PHOTO 2.pdf

Project plans and renderings and any other relevant materials that convey the physical improvements proposed to be made:*

PLAN - DRIVEWAY.pdf

Design and construction plans for the proposed improvements.*

PLAN - FACADE.pdf

Provide examples of project colors, design, materials and specifications.*

PLAN - PLANTS.pdf

Proof of ability to fully fund the project.*

Bank Statements.pdf

Attach a letter describing why this property should be selected to receive a grant. Please include how this project meets the goals and objectives of the FPRA Plan.*

LETTER TO CITY.pdf

Cost Estimates*

ERIC BODIN -INVOICE AND PROJECT DESCRIPTION.pdf

A minimum of one (1) cost estimate 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.

Signature

Electronic Signature*

Gloria Roa Bodin

I certify that the information provided in this application is true and accurate to the best of my ability and no false or misleading statements have been made to secure approval of this application.

By typing your name in the box above, you are signing the document electronically. You agree that your electronic signature has the same validity as your handwritten signature.

Attorneys

Gloria Roa Bodin
Admitted in Florida

Valentina Coriat, LLM
Admitted in Venezuela
Jose Valencia
Admitted in Colombia
Karolina Wells, LLM
Admitted in Venezuela
Mayela Rubio
Admitted in Venezuela
Antionietta Marquez
Admitted in Venezuela

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*See Immigration Law for Paralegals
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Paralegals/
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Jaelyn Aguilar
Vanessa Carpio
Leslye Casas
James Medlin
Daniela Benitez
Dinka Coco Valenzuela
Germaine Marquina

Accounting

Vera Solano

November 15th, 2023

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Fort Pierce, FL 34950

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Sincerely,

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Gloria Roa Bodin

LOCATION: 215 N 2ND STREET FORT PIERCE, FL 34950



LOCATION: 215 N 2ND STREET FORT PIERCE, FL 34950



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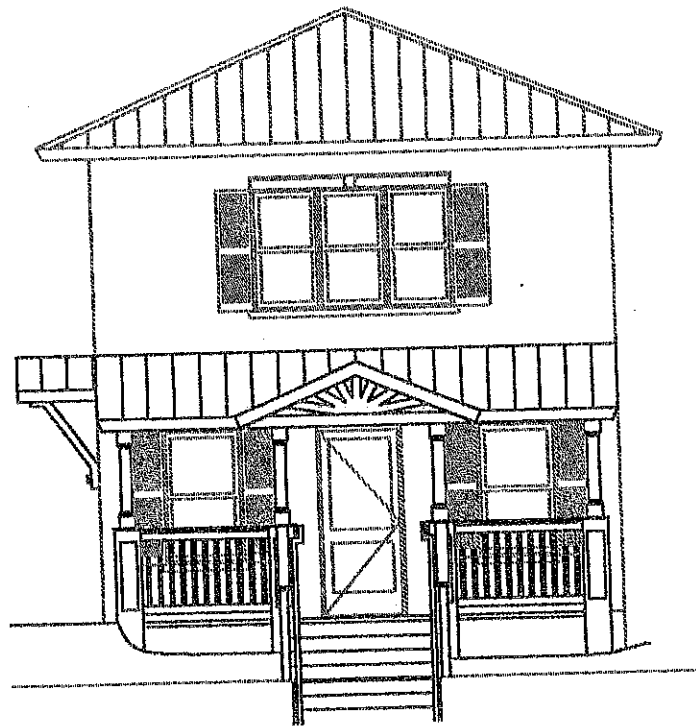
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Germaine Marquina

Accounting

Vera Solano



MAIN BUILDING EAST ELEVATION

Bodin Law Office Expansion

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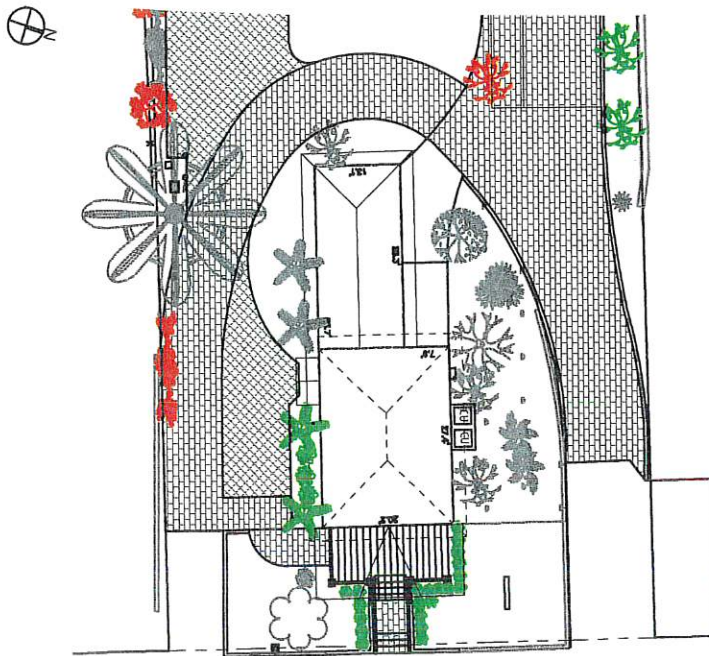
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

Vera Solano



COLOR DENOTES PLANT STATUS

-  EXISTING TO REMAIN
-  EXISTING TO BE REMOVED OR RELOCATED
-  NEW OR RELOCATED

PLANT LEGEND

	ARECA PALM	DYPSIS LUTESCENS		LAUREL OAK	QUERCUS IMBRICARIA
	BANYAN	FICUS BENGHALENSIS		GALLBERRY	ILEX GLABRA
	BOTTLE PALM	HYPHORBE LAGENICHAULIS		GIANT BIRD OF PARADISE	STRELITZIA NICOLAI
	CACTUS	CACTACEAE		GREEN FOUNTAIN GRASS	PENNISETACUM SETACEUM
	CARROT WOOD	CUPANIOPSIS ANACARDIOIDES		IXORA	IXORA
	CEDAR	JUNIPERUS		LIGUSTRUM	LIGUSTRUM JAPONICUM
	CROWN OF THORNS	EUPHORBIA MILII		SABAL PALM	SABAL PALMETTO

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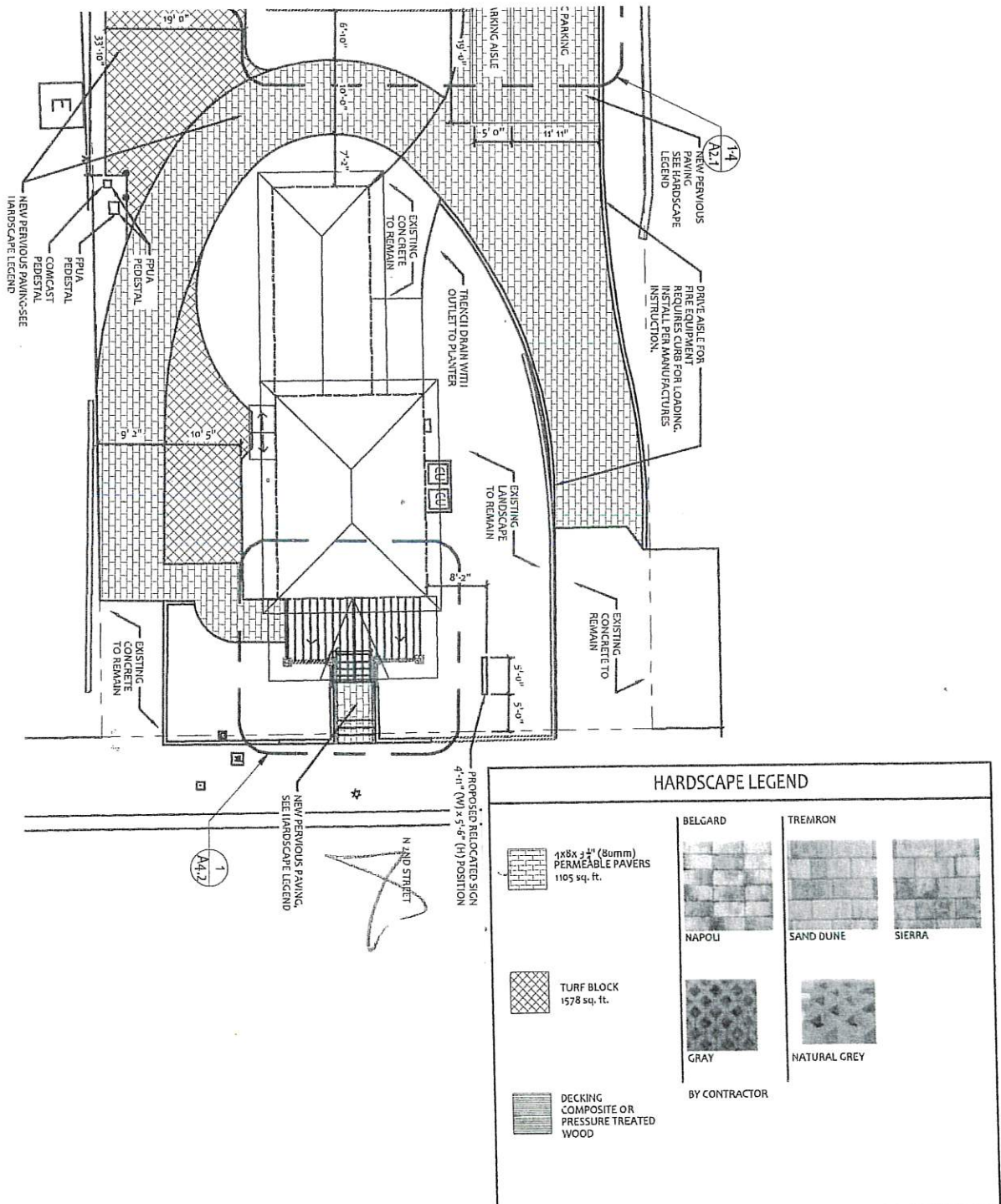
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Accounting

Vera Solano





BODIN CONSTRUCTION

ERIC BODIN

CGC060329

**1000 NW. N. RIVER DR.
MIAMI, FL 331369
Phone: (305) 776-3068**

E-Mail: eabodin@gmail.com

**215 NORTH 2nd STREET
FORT PRIERCE, FL 34950
Phone: (305) 776-3068**

PROFORMA - INVOICE # 1185

DATE: 11/14/2023

Mailing To:

**Gloria Roa Bodin, P.A.
215 N. 2nd Street
Fort Pierce, Fl 34950**

Bill To:

**Gloria Roa Bodin, P.A.
215 N. 2nd Street
Fort Pierce, Fl 34950**

ITEM	DESCRIPTION				AMOUNT
Facade and parking remodeling work for the property located at 215 N 2nd Street, Fort Pierce, Fl 34950.					
1	Removal and Disposal of Porch Overhang				
2	Removal and Disposal of Concrete Porch and Stair				
3	Furnish and Install New Porch Wooden Posts				
4	Furnish and Install Treated Wooden Deck Support				
5	Furnish and Install Framing for New Roof Cover				
6	Form and Place Concrete for New Stair				
7	Replace Sod and Plants				
8	Unimproved Driveway Replacement with Concrete Permeable Pavers				
9	Improve Existing Parking				
10	Improve Building Illumination and install security Camera				
	Estimate Timeframe for the Completion of the project : 8 Weeks - By the Weather				
	Payments Terms: According to work progress				
	Starting Date : TBD				

TOTAL AMOUNT \$ 62,000.00

THANK YOU FOR YOUR BUSINESS!



BODIN CONSTRUCTION

ERIC BODIN

CGC06032

**1000 NW. N. RIVER DR.
MIAMI, FL 331369
Phone: (305) 776-3068**

E-Mail: eabodin@gmail.com

**215 NORTH 2nd STREET
FORT PRIERCE, FL 34950
Phone: (305) 776-3068**

PROYECT DESCRIPTION

DATE: 11/14/2023

**CLIENT: GLORIA ROA BODIN, P.A.
ADDRESS: 215 N 2ND STREET
Fort Pierce, Fl. 34950**

REF: INVOICE 1185

- 1. Removal and Disposal of Porch Overhang:**
 - Demolition equipment for removal.
 - Waste disposal containers.
- 2. Removal and Disposal of Concrete Porch and Stair:**
 - Demolition equipment for concrete removal.
 - Waste disposal containers.
- 3. Furnish and Install New Porch Wooden Posts:**
 - Treated wooden posts.
 - Reinforcing steel.
 - Concrete for excavated holes.
- 4. Furnish and Install Treated Wooden Deck Support:**
 - Treated wooden beams or joists.
 - Treated wooden posts.
 - Concrete for footings.
- 5. Furnish and Install Framing for New Roof Cover:**
 - Lumber for framing.
 - Plywood for roof decking.
 - Roof underlayment.
 - Metal roof panels.
- 6. Form and Place Concrete for New Stair:**
 - Concrete for new stair construction.
 - Concrete forms and reinforcing materials.

- Handrail materials.
7. **Replace Sod and Plants:**
- Sod (grass) for landscaping.
 - Plants as per landscape plans.
 - Soil and fertilizers as needed.
8. **Unimproved Driveway Replacement with Concrete Permeable Pavers:**
- Concrete permeable pavers.
 - Base material (such as crushed stone or gravel).
 - Sand for paver installation.
 - Edging materials for paver retention.
9. **Improve Existing Parking:**
- Concrete
 - Sand for paver Installation
10. **Improve Building Illumination and Install Security Camera:**
- New Lights
 - Security cameras



.....

BODIN CONSTRUCTION



999-99-99-99 68084 0 C 001 30 55 004
GLORIA ROA BODIN PA
90 ALMERIA AVE STE 200
CORAL GABLES FL 33134-6171

Your account statement

For 10/31/2023

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ TRUIST DYNAMIC BUSINESS CHECKING [REDACTED]

Account summary

Your previous balance as of 09/29/2023	\$84,092.43
Checks	- 0.00
Other withdrawals, debits and service charges	- 22,928.00
Deposits, credits and interest	+ 0.00
Your new balance as of 10/31/2023	= \$61,164.43

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(S)
10/13	TRUIST ONLINE TRANSFER ONLINE TO ****1263 -	20,000.00
10/20	ACH CORP DEBIT COMM LOANS TRUIST 0051670824/0000000018 CUSTOMER ID 1020000446805	2,928.00
Total other withdrawals, debits and service charges		= \$22,928.00

Pricing Change Notification

Effective September 18, 2023, Truist will no longer consider reinitiated or represented items against your account as a separate "item" for purposes of the overdraft/ returned item fee even if represented multiple times.

Effective November 01, 2023, Truist will no longer charge an Overdraft Protection Transfer Fee when the funds are transferred from another Truist business deposit account through the automated overdraft protection process.

Effective November 20, 2023, Truist will no longer charge a Negative Account Balance Fee when your account balance remains overdrawn for seven consecutive calendar days.

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Important: Fee Changes. Truist has completed an annual review of additional banking fees and services. As of January 1, 2024, fees will change for select deposit, treasury solutions and digital products. Additional detail will be available in your next statement.

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999-99-99-99 68084 22 C 001 30 55 004
GLORIA ROA BODIN PA
IOTA
90 ALMERIA AVE STE 200
CORAL GABLES FL 33134-6171

Your account statement

For 10/31/2023

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

IOLTA CHECKING [REDACTED]

Account summary

Your previous balance as of 09/29/2023	\$27,902.67
Checks	- 14,500.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 9,180.00
Your new balance as of 10/31/2023	= \$22,582.67

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
10/11	1337	700.00	10/24	1395	50.00	10/26	1404	750.00
10/11	1338	2,500.00	10/24	1396	410.00	10/30	*1407	455.00
10/02	*1381	700.00	10/24	1397	575.00	10/30	1408	85.00
10/17	1382	2,500.00	10/11	1398	700.00	10/26	*1411	50.00
10/04	*1386	700.00	10/26	*1401	1,225.00	10/26	1412	85.00
10/24	*1392	85.00	10/26	1402	1,225.00	10/26	1413	410.00
10/25	1393	85.00	10/26	1403	750.00	10/26	1414	410.00
10/25	1394	50.00						

* indicates a skip in sequential check numbers above this item

Total checks = \$14,500.00

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
10/02	DEPOSIT	700.00
10/02	DEPOSIT	820.00
10/10	DEPOSIT	3,950.00
10/16	DEPOSIT	455.00
10/23	DEPOSIT	820.00
10/23	DEPOSIT	2,435.00
Total deposits, credits and interest		= \$9,180.00

Pricing Change Notification

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999-99-99-99 68084 168 C 001 20 55 004
 GLORIA ROA BODIN PA
 215 N 2ND ST
 FORT PIERCE FL 34950-4431

Your account statement

For 10/31/2023

Contact us



Truist.com



(844) 4TRUIST or
 (844) 487-8478

■ TRUIST DYNAMIC BUSINESS CHECKING [REDACTED]

Account summary

Your previous balance as of 09/29/2023	\$29,999.26
Checks	- 114,793.67
Other withdrawals, debits and service charges	- 51,848.41
Deposits, credits and interest	+ 148,843.00
Your new balance as of 10/31/2023	= \$12,200.18

Checks

DATE	CHECK #	AMOUNT(\$)
10/18	2657	50.00
10/26	2658	75.00
10/10	*2679	100.00
10/16	*2759	600.00
10/16	2760	600.00
10/17	*2768	2,500.00
10/03	*2789	492.42
10/02	2790	543.61
10/03	*2792	850.00
10/18	2793	76.90
10/02	*2801	80.00
10/02	*2803	100.00
10/18	*2806	150.00
10/02	*2810	700.00
10/05	2811	1,288.52
10/02	*2813	500.00
10/03	*2815	645.00
10/04	2816	150.00
10/06	2817	3,847.69
10/03	2818	70.00
10/10	2819	125.00
10/23	2820	1,437.65
10/02	2821	5,000.00
10/02	2822	820.00
10/10	2823	3,950.00
10/10	2824	290.19
10/23	*2826	1,700.00
10/20	2827	1,200.00

DATE	CHECK #	AMOUNT(\$)
10/16	2828	1,500.00
10/12	2829	1,000.00
10/06	2830	1,000.00
10/11	2831	266.00
10/10	2832	555.00
10/10	2833	150.00
10/10	2834	150.00
10/17	2835	43.03
10/13	2836	292.50
10/16	2837	100.00
10/16	2838	455.00
10/23	2839	500.00
10/13	2840	1,000.00
10/13	2841	266.00
10/16	2842	570.00
10/18	2843	150.00
10/16	2844	150.00
10/23	2845	540.00
10/23	2846	1,760.00
10/23	2847	135.00
10/30	2848	500.00
10/31	2849	66.32
10/26	2850	500.00
10/26	2851	175.00
10/26	2852	60.00
10/20	2853	1,000.00
10/25	2854	308.00
10/23	2855	570.00

DATE	CHECK #	AMOUNT(\$)
10/23	2856	150.00
10/23	2857	150.00
10/23	2858	135.00
10/23	2859	50.00
10/23	2860	50.00
10/23	*2862	820.00
10/30	2863	120.22
10/27	*2870	1,000.00
10/30	2871	252.00
10/30	2872	585.00
10/30	2873	150.00
10/31	2874	150.00
10/30	*2876	86.51
10/31	*2878	70.00
10/27	2879	900.00
10/02	*15585	1,247.87
10/02	*15607	1,247.87
10/02	*15628	1,247.87
10/02	*15650	1,247.87
10/23	*15671	1,247.87
10/23	*15693	1,247.87
10/10	*15716	891.95
10/23	*15725	330.63
10/23	*15734	1,247.87
10/03	*15745	445.97
10/23	15746	330.63
10/02	15747	594.87
10/10	15748	717.56

continued

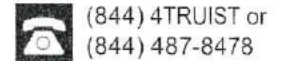


999-99-99-99 68084 0 C 001 30 50 004
GLORIA ROA BODIN PA
EMERGENCY LOAN FUNDS
215 N 2ND ST
FORT PIERCE FL 34950-4431

Your account statement

For 10/31/2023

Contact us



■ TRUIST BUSINESS MONEY MARKET [REDACTED]

Account summary

Your previous balance as of 09/30/2023	\$24,992.92
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.21
Your new balance as of 10/31/2023	= \$24,993.13

Interest summary

Interest paid this statement period	\$0.21
2023 interest paid year-to-date	\$4.14
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(S)
10/31	INTEREST PAYMENT	0.21
Total deposits, credits and interest		= \$0.21

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GLORIA ROA BODIN
3815 S INDIAN RIVER DR
FORT PIERCE FL 34982-7764

Page Number **1 of 1**
 Account Number: **[REDACTED]**
 Date **10/31/23**

You can view our privacy notice by visting our website
 www.uscentury.com. If you wish to have a copy mailed
 to you, call (305) 715-5200.

PERSONAL CHECKING

Summary of Activity Since Your Last Statement

Beginning Balance	10/01/23	78,358.47
Deposits / Misc Credits	0	.00
Withdrawals / Misc Debits	3	665.87
Ending Balance	10/31/23	77,692.60
Service Charge		.00
Average Balance		77,787
Average Collected Balance		77,787

Withdrawals and Debits

Date	Amount	Activity Description
10/05	109.60	UnitedHCMedicare/MedInsPymt ROA BODIN G
10/05	293.05	UnitedHealthcare/PREMIUM BODIN G
10/06	263.22	CAPITAL ONE/ONLINE PMT GLORIA BODIN

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
10/05	77,955.82	10/06	77,692.60		



U.S. CENTURY BANK

2301 N.W. 87 Avenue • Doral, FL 33172
Phone: (305) 715-5200 • www.uscentury.com

GLORIA ROA BODIN
3815 S INDIAN RIVER DR
FORT PIERCE FL 34982-7764

Page Number
Account Number:
Date

1 of 1

10/31/23

You can view our privacy notice by visiting our website
www.uscentury.com. If you wish to have a copy mailed
to you, call (305) 715-5200.

CENTURY GOLD PERSONAL MMK

Summary of Activity Since Your Last Statement

Beginning Balance	10/01/23	123,598.00
Deposits / Misc Credits	1	412.37
Withdrawals / Misc Debits	0	.00
Ending Balance	10/31/23	124,010.37
Service Charge		.00
Interest Paid Thru 10/31/23		412.37
Interest Paid Year To Date		3,551.34
Annual Percentage Yield Earned		4.00 %
Number of Days for A.P.Y.E.		31
Average Balance for A.P.Y.E.		123,598.00
Average Collected Balance		123,598

Deposits and Credits

Date	Amount	Activity Description
10/31	412.37	Interest Paid

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
10/31	124,010.37				



889-35-01-00 40266 0 C 001 11 50 004
GLORIA ROA BODIN
90 ALMERIA AVE
CORAL GABLES FL 33134-6170

Your account statement

For 10/18/2023

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

If you are traveling outside of the USA and have concerns about accessing your account while you are traveling, please contact your Branch Banker or call us at 844-4TRUIST.

TRUIST BRIGHT CHECKING [REDACTED]

Account summary

Your previous balance as of 09/19/2023	\$56,626.49
Checks	- 1,938.52
Other withdrawals, debits and service charges	- 6,425.17
Deposits, credits and interest	+ 8,525.92
Your new balance as of 10/18/2023	= \$56,788.72

Average Posted Balance in Statement Cycle \$55,408.00

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
09/28	980	500.00	10/05	981	1,288.52	10/03	982	150.00
							Total checks	= \$1,938.52

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
09/20	DEBIT CARD PURCHASE-PIN 09-19-23 MIAMI BEACH 5301 T J MAXX 1149 5TH ST	317.66
09/21	DEBIT CARD PURCHASE STARBUCKS STORE 73 09-19 MIAMI FL 5301	15.93
09/21	DEBIT CARD PURCHASE-PIN 09-20-23 CORAL GABLES FL 5301 PUBLIX SUPER MAR 1500 DOU	69.76
09/22	DEBIT CARD PURCHASE SUPPORT PETS LLC 09-21 855-7007387 FL 5301	4.95
09/25	DEBIT CARD PURCHASE TST* Sunrise City 09-24 772-242-1833 FL 5301	12.29
09/25	DEBIT CARD PURCHASE-PIN 09-24-23 FORT PIERCE FL 5301 PUBLIX SUPER MAR 2517 S F	156.67
09/26	INTERNET PAYMENT ACH PMT AMEX EPAYMENT W1054	2,748.44
09/27	DEBIT CARD PURCHASE VINCENTS ITALIAN R 09-26 VERO BEACH FL 5301	143.27
09/27	DEBIT CARD PURCHASE PY *HIDDEN TREASUR 09-26 VERO BEACH FL 5301	82.82
09/27	DISH NTRWK DISH NETWORK 6SPA BODIN, GLORIA ROA	211.47
09/28	DEBIT CARD PURCHASE TAMBOURINE RESALE 09-26 VERO BEACH FL 5301	41.41
09/28	DEBIT CARD PURCHASE TAMBOURINE RESALE 09-26 VERO BEACH FL 5301	43.34
09/29	DEBIT CARD PURCHASE WASABI THAI SUSHI 09-27 772-242-1310 FL 5301	117.77
10/02	DEBIT CARD RECURRING PYMT SNUG HARBOR TOWNHO 10-01 mike@payhoa.c FL 5301	312.09
10/02	INTERNET PAYMENT ELEC PYMT FPL DIRECT DEBIT 6550780503 WEBI	408.45
10/02	INTERNET PAYMENT ELEC PYMT FPL DIRECT DEBIT 7739149396 WEBI	425.78
10/04	DEBIT CARD PURCHASE SEPHORA BRICKELL C 10-03 MIAMI FL 5301	55.64
10/05	DEBIT CARD PURCHASE ZARA USA 11810 10-03 MIAMI FL 5301	38.41
10/05	DEBIT CARD PURCHASE TST* Marabu 10-03 Miami FL 5301	119.70
10/05	INTERNET PAYMENT EPAY CHASE CREDIT CRD 7012500628	180.06

continued

Print

2023 COMMERCIAL FACADE GRANT PROGRAM APPLICATION - Submission #3419

Date Submitted: 11/16/2023

APPLICATION FORM

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria. Applications will be evaluated, and the four highest ranked properties will be awarded the grant.

To review full grant program overview, visit: [FPRA Incentive Program | Fort Pierce, FL - Official Website \(choosefortpierce.com\)](https://www.choosefortpierce.com)

Property Details:

Parcel ID Number:*

2409-707-0001-000-8

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

Grant Property Address:*

2203 Orange Ave

Property Owner's Name:*

Fort Pierce Police Athletic League

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

Building's Existing Use(s):*

Community Center / Youth Programs non-profit

Lease Term (if applicable):

own

Applicant Information:

Applicant Name:*

Keith Pearson

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

Board Member

Email Address:*

pearsonk@stluciesheriff.com

Phone Number: *

7722011104

Business Information:

Legal Business Name:

Ft Pierce Police Athletic League D.B.A. St Lucie Sheriffs PAL

Business Type (Restaurant, Retail, Office, etc):

Youth Center non-profit

Employer Identification Number / Tax ID:

65-0670756

Number of Years in Business:

29

Number of Years at Current Address:

2

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

Project Details:

Grant amount requested?

\$25000.00

Note: This grant offers financial assistance in the form of a reimbursable grant, matching 50% up to \$25,000.

What is the total cost of the project?

\$65000.00

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

160days

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.

General Description of Proposed Improvements:*

<input checked="" type="checkbox"/> Awnings/Canopies	<input type="checkbox"/> Building Facade
<input type="checkbox"/> Signs	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> Walls	<input type="checkbox"/> Parking lot repaving, resealing, and/or restriping
<input type="checkbox"/> Fencing	<input checked="" type="checkbox"/> Patio deck
<input type="checkbox"/> Landscaping/Irrigation	<input checked="" type="checkbox"/> Roofing
<input type="checkbox"/> Mural/Art Installation	<input type="checkbox"/> Security cameras/system
<input type="checkbox"/> Exterior Painting	<input type="checkbox"/> Other (explain in narrative below)

Narrative describing the project, improvements to be made, and why this funding is necessary:*

Shade structure covering preexisting concrete.

Narrative detailing approach to fully fund this project. Note: This is a dollar-for-dollar matching grant.*

Pledges and donors, can provide proof of funds if requested.

Narrative describing how this project will address the priorities of the FPRA as outlined in the Redevelopment Plan. This narrative shall identify community benefits resulting from the project.*

Florida is known for its extreme weather conditions. This shade structure will allow the youth to safely participate with outdoor activities. They will be sheltered from the rain and heat.

To view the FPRA Plan, visit: <https://cityoffortpierce.com/DocumentCenter/View/9381/2020-Updated-FPRA-Plan>

Required Documentation:

Color photograph of the existing condition of the FRONT of building (1 of 2):*
overview.jpg

Color photograph of the existing condition of the FRONT of building (2 of 2):*
overview.jpg

Project plans and renderings and any other relevant materials that convey the physical improvements proposed to be made:.*
23-11-272(SEALED).pdf

Design and construction plans for the proposed improvements.*
SBS_Color.pdf

Provide examples of project colors, design, materials and specifications.*
SBS_Color_Chart.pdf

Proof of ability to fully fund the project.*
proof of funds.jpg

Attach a letter describing why this property should be selected to receive a grant. Please include how this project meets the goals and objectives of the FPRA Plan.*
FPRA Letter.docx

Cost Estimates*
PAL Estimate.docx

A minimum of one (1) cost estimate 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.

Signature

Electronic Signature*

Keith Pearson

I certify that the information provided in this application is true and accurate to the best of my ability and no false or misleading statements have been made to secure approval of this application.

By typing your name in the box above, you are signing the document electronically. You agree that your electronic signature has the same validity as your handwritten signature.



ST. LUCIE SHERIFF'S POLICE *Athletic* LEAGUE Est. 1999

SHERIFF
PAL



Handicap Accessible
CROSSING STOPPING
FOR PEDESTRIANS



EVERY KID NEEDS A PAL

Saint Lucie County Sheriffs Police Athletic League
2203 Orange Ave, Ft Pierce FL 34950
pal@stluciesheriff.com

Lisa Johns-Grose
President

Paul Pearson
Vice President

Melissa Alexander
Treasurer

Steve Dipalma
Secretary

Board Members
Patrick Seidel
Keith Pearson
Ken Wilson

Executive Director
Jarret Romanello

The Fort Pierce Police Athletic League d.b.a St Lucie Sheriffs PAL purchased the building at 2203 Orange Ave and have used that location to provide at risk under privileged youth a place to go before they go places in life. The building prior to being purchased had over \$200,000.00 in code violations and was a burden to the community with vagrants and illegal dumping. Working with the community, we have turned an eyesore into a safe place for our youth to grow. Most importantly, we recently received the Mayors Golden Hammer Award! We hope that we are awarded this grant because you are not only investing in the building you are investing in our youth.

THIS IS A LETTER OF CERTIFICATION FOR STEEL BUILDING SYSTEMS, INC.'S PROJECT #23-11-272 FOR FT. PIERCE POLICE ATHLETIC LEAGUE TO BE LOCATED IN FORT PIERCE, FLORIDA.

THIS LETTER CERTIFIES THAT STEEL BUILDING SYSTEMS, INC.'S BUILDING(S) MEETS THE INFORMATION IN THE DESIGN CRITERIA.

THIS LETTER OF CERTIFICATION IS WRITTEN SPECIFICALLY FOR THE BUILDING(S) PROVIDED BY STEEL BUILDING SYSTEMS, INC. THIS LETTER DOES NOT IMPLY NOR CONSTITUTE AN AGREEMENT THAT THE MANUFACTURER OR THE MANUFACTURER'S ENGINEER IS ACTING AS THE ENGINEER OF RECORD OR DESIGN PROFESSIONAL FOR THE CONSTRUCTION PROJECT.

DESIGN CRITERIA

WIDTH (ft)	= 30.33.0	RISK CATEGORY	= II-NORMAL
LENGTH (ft)	= 63.0	SEISMIC SITE CLASS	= D
EAVE HEIGHT (ft)	= 12.4/13.66	SEISMIC COEFFICIENT	= 0.08
ROOF SLOPE (Rise/12)	= 0.5	MAPPED RESPONSE (S _s)	= 0.0494
BUILDING CODE	= FBC 20	MAPPED RESPONSE (S ₁)	= 0.0279
DEAD LOAD (psf)	= 2.0	DESIGN CATEGORY (SDC)	= A
COLLATERAL LOAD (psf)	= 0.0	IMPORTANCE - SEISMIC	= 1.00
ROOF LIVE LOAD (psf)	= 20.0	SITE COEFFICIENT (F _a)	= 1.6000
LIVE LOAD REDUCTION	= YES	SITE COEFFICIENT (F _v)	= 2.4000
GROUND SNOW LOAD (psf)	= 0.0	DESIGN RESPONSE (S _{rms})	= 0.0784
ROOF SNOW LOAD (psf)	= 0.0	DESIGN RESPONSE (S _{m1})	= 0.0648
THERMAL COEFFICIENT (Ct)	= 1.20	DESIGN RESPONSE (S _{ds})	= 0.0523
IMPORTANCE - SNOW	= 1.00	DESIGN RESPONSE (S _{d1})	= 0.0432
SNOW EXPOSURE (C _e)	= 1.00	RES MOD FACTOR (Mom) R	= 3.00
ULTIMATE WIND (ult) (mph)	= 161.0	APP PERIOD (MOMENT) T _a	= 0.2183
NOMINAL WIND (asd) (mph)	= 124.71	RES MOD FACTOR (Brc) R	= 3.00
RISK CATEGORY	= II-NORMAL	APP PERIOD (Braced) T _a	= 0.1371
WIND EXPOSURE	= B	TRANVERSE SYSTEM	= MOMENT FRAMES
CLOSED/OPEN/PARTIAL	= PARTIALLY OPEN	LONGITUDINAL SYSTEM (ROOF)	= BRACED FRAMES
INTERNAL GC _{pi}	= 0.18 / -0.18	LONGITUDINAL SYSTEM (FSW)	= BRACED FRAMES
		LONGITUDINAL SYSTEM (BSW)	= MOMENT FRAME

NOTE: THE SEISMIC ANALYSIS PROCEDURE USED ON THIS STRUCTURE IS THE EQUIVALENT LATERAL FORCE PROCEDURE.

STRUCTURAL STEEL

ASTM# (Plate)	= A529; A572; A1011
PLATE YIELD (F _y)	= 50.0 ksi
ASTM# (Bar)	= A-529; A-570; A-572
PLATE YIELD (F _y)	= 50.0 ksi

LIGHT GAUGE STEEL

ASTM# (Cold-Form)	= A1008; A1011
COLD-FORM YIELD (F _y)	= 55.0 ksi
ASTM# (Panel)	= A792
PANEL YIELD (F _y)	= 80.0 ksi

NOTE: ALL CONNECTION BOLTS ARE DESIGNATED IN THESE DRAWINGS AS EITHER A "M" FOR A307 BOLTS OR A "H" FOR A325 BOLTS.

COMPONENTS AND CLADDING

COMP/CLAD LOCATION	PRES (PSF)	SUCT (PSF)	ROOF SUCT (PSF)
COLUMN	28.1	-31.0	
GIRT/HEADER	28.1	-31.0	
JAMB	28.1	-31.0	
WALL PANEL	34.7	-46.3	
PURLIN	16.0	-29.9	
ROOF PANEL	16.0	-34.7	
LONG. BRACING	15.8	-11.4	-27.2
LONG. BRACING (EDGE ZONE)	24.1	-17.0	

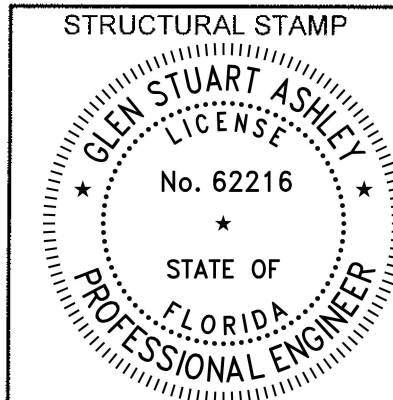
NOTES TO ERECTOR/OWNER:

- [1] "SBS" IS NOT RESPONSIBLE FOR THE ERECTION OF THE BUILDING, THE SUPPLY OF ANY TOOLS OR EQUIPMENT, OR ANY OTHER FIELD WORK UNLESS "SBS" HAS BEEN CONTRACTED FOR THESE. "SBS" DOES NOT PROVIDE ANY FIELD SUPERVISION FOR THE ERECTION OF THE BUILDING, NOR DOES "SBS" PERFORM ANY INSPECTIONS DURING OR AFTER ERECTION.
- [2] USE ONLY THE ERECTION DRAWINGS PROVIDED BY "SBS" AND INCLUDED IN THE ERECTOR'S PACKAGE DELIVERED BY THE TRUCK DRIVER WITH THE BUILDING. "SBS" IS NOT LIABLE FOR ANY CLAIM RESULTING FROM THE USE OF OTHER DRAWINGS.
- [3] CHECK SLAB AND ANCHOR BOLT PLACEMENTS BEFORE STANDING ANY FRAMING. IF THE SLAB IS NOT SIZED CORRECTLY OR IS OUT OF SQUARE, OR IF THE ANCHOR BOLTS ARE NOT CORRECTLY LOCATED, CALL "SBS". "SBS" IS NOT LIABLE FOR LABOR CHARGES RESULTING FROM STANDING FRAMING ON AN INCORRECT SLAB.
- [4] BEGIN ERECTION WITH A BRACED BAY. INSTALL THE EAVE STRUTS FIRST AND THEN THE PURLINS WHICH FALL AT THE CABLE ATTACHMENT POINTS. NEXT, INSTALL ROOF AND WALL CABLES TO A SNUG CONDITION, SO THAT THE FRAMING IS BRACED. FINISH INSTALLING PURLINS AND GIRTS IN THE BRACED BAY. USING THE THE CABLE BRACING, SQUARE AND PLUMB THE FRAMING. CONTINUE WITH REMAINING BAYS, INSTALLING BRACING AS ADDITIONAL BRACED BAYS ARE ERECTED.
- [5] THE CORRECTION OF MINOR MISFITS BY THE USE OF DRIFT PINS TO DRAW THE COMPONENTS INTO LINE, MODERATE AMOUNTS OF REAMING, CHIPPING AND CUTTING, AND THE REPLACEMENT OF MINOR SHORT-AGES OF MATERIAL ARE A NORMAL PART OF ERECTION AND ARE NOT SUBJECT TO CLAIM. CONTACT "SBS" BEFORE MAKING ANY FIELD MODIFICATION TO THE BUILDING. "SBS" DOES NOT PAY CLAIMS FOR ERROR CORRECTION UNLESS APPROVED IN WRITING BY "SBS" BEFOREHAND.

STATUS OF THESE DRAWINGS

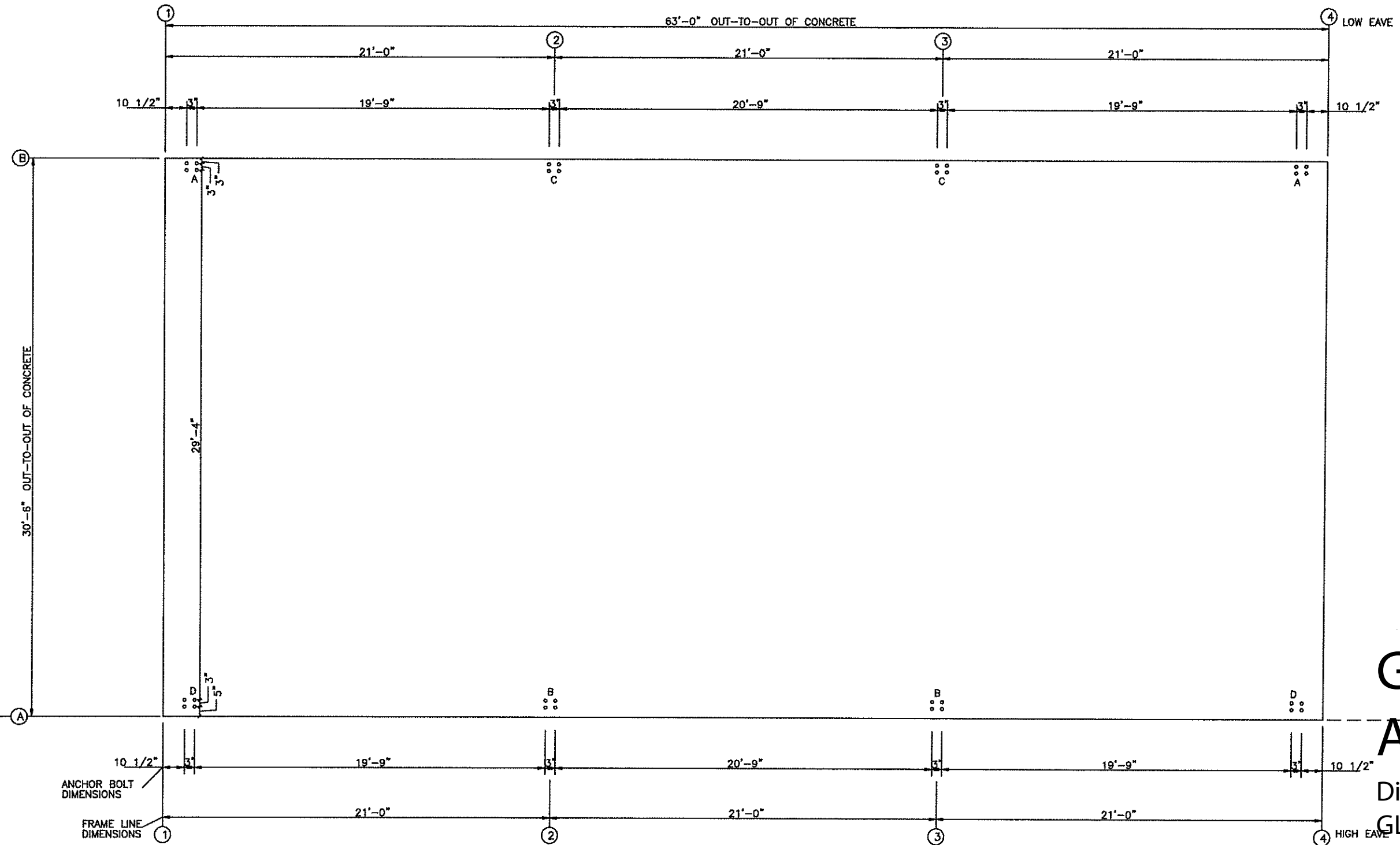
- FOR OWNER'S USE - NOT FOR CONSTRUCTION. ENGINEERED BUT NOT DETAILED FOR MANUFACTURE.
- FOR APPROVAL - NOT FOR CONSTRUCTION. ENGINEERED BUT NOT DETAILED FOR MANUFACTURE.
- FOR PERMITTING - FOR CONSTRUCTION. ENGINEERED BUT NOT DETAILED FOR MANUFACTURE.
- FINAL DRAWINGS - FOR CONSTRUCTION. ENGINEERED AND DETAILED FOR MANUFACTURE.
- ERECTION DRAWINGS - FOR CONSTRUCTION. ENGINEERED AND DETAILED FOR MANUFACTURE.
- ANCHOR BOLT PLANS - FOR CONSTRUCTION.

GLEN S ASHLEY IAS
 Digitally signed by GLEN S ASHLEY
 Date: 2023.11.08 14:00:47 -05'00'
 ACCREDITED
 Metal Building Systems
 AC 472



REVISIONS	
[1]	
[2]	
[3]	
[4]	
[5]	
FOR: FT. PIERCE POLICE ATHLETIC LEAGUE 2203 ORANGE AVENUE FORT PIERCE, FLORIDA 34950 LOCATION: FORT PIERCE, FLORIDA	
FROM: STEEL BUILDING SYSTEMS INC. 320 STEVENS LANE • P.O. BOX 447 ADEL, GEORGIA 31620 PH: 229.896.7428 • FAX: 229.896.2881 • www.sbsga.com	
JOB NO:	23-11-272
DATE:	11/ 7/23
BY:	MS
SCALE:	NONE
TITLE:	COVER PAGE
NUMBER:	COVER

○ DIA=3/4"



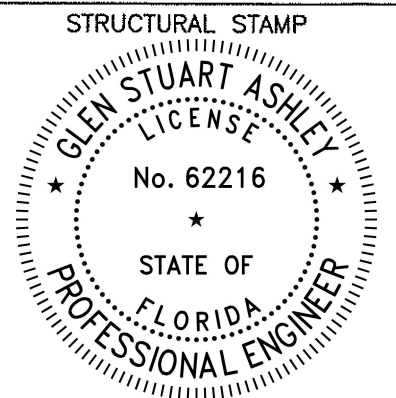
ANCHOR BOLT PLAN
 NOTE: ALL BASE PLATES • 100'-0" (UNLESS NOTED)

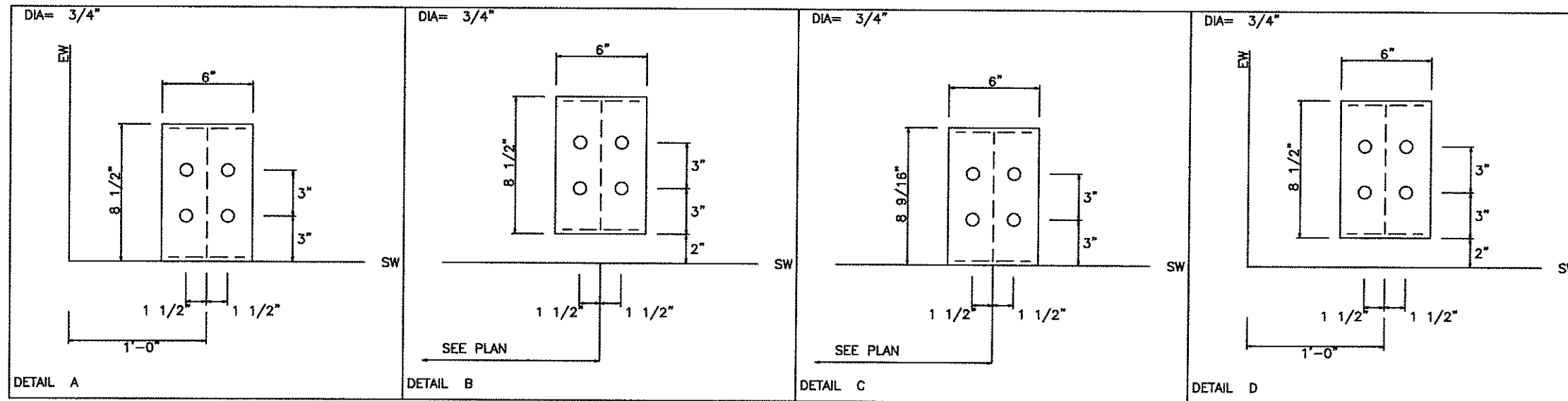
**GLEN S
 ASHLEY**

Digitally signed by
 GLEN S ASHLEY
 Date: 2023.11.08
 14:00:32 -05'00'

← EXISTING BUILDING →

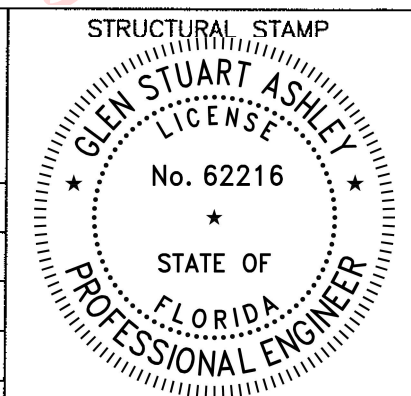
SBS			
STEEL BUILDING SYSTEMS INC.			
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE		
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23	
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: ANCHOR BOLT LAYOUT	SCALE: NONE	
[4]	DRAWING NO: PAGE 1	DRAWN BY: MS	CHECKED BY:

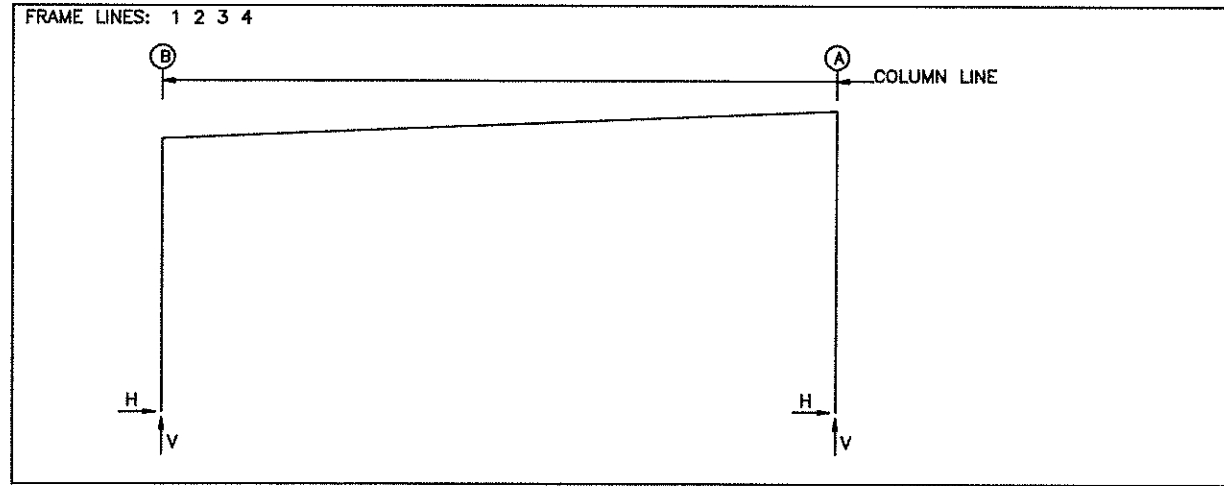




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 Date: 2023.11.08 14:00:17 -05'00'

SBS			
STEEL BUILDING SYSTEMS INC.			
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE		
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23	
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: ANCHOR BOLT DETAILS	SCALE: NONE	
[4]	DRAWING NO: PAGE 1.1	DRAWN BY: MS	CHECKED BY:





NOTES FOR REACTIONS

- ALL LOADING CONDITIONS ARE EXAMINED AND ONLY MAXIMUM/MINIMUM H OR V AND THE CORRESPONDING H or V ARE REPORTED.
- POSITIVE REACTIONS ARE AS SHOWN IN THE SKETCH. FOUNDATION LOADS ARE IN OPPOSITE DIRECTIONS.
- BRACING REACTIONS ARE IN THE PLANE OF THE BRACE WITH THE H POINTING AWAY FROM THE BRACED BAY. THE VERTICAL REACTION IS DOWNWARD.
- BUILDING REACTIONS ARE BASED ON THE FOLLOWING BUILDING DATA:
 - WIDTH (ft) = 30.3
 - LENGTH (ft) = 63.0
 - EAVE HEIGHT (ft) = 12.4/ 13.7
 - ROOF SLOPE (RISE/12) = 0.5
 - DEAD LOAD (psf) = 2.0
 - COLLATERAL LOAD (psf) = 0.0
 - ROOF LIVE LOAD (psf) = 20.0
 - FRAME LIVE LOAD
 - Min(psf) = 12.0
 - Max(psf) = 17.6
 - WIND SPEED (mph) = 161.0
 - WIND CODE = FBC 20 (IBC 18)
 - EXPOSURE = B
 - Closure = Partially Open
 - IMPORTANCE WIND = 1.00
 - IMPORTANCE SEISMIC = 1.00
 - SEISMIC Zone = A
 - SEISMIC COEFF (Fa*Sa) = 0.08

5. LOADING CONDITIONS ARE:
- Dead+Collateral+Live
 - Dead+Collateral+0.75Live+0.45Wind_Right1
 - Dead+Collateral+0.75Live+0.45Wind_Long1R
 - Dead+Collateral+0.75Live+0.45Wind_Long2L
 - 0.6Dead+0.6Wind_Left1
 - 0.6Dead+0.6Wind_Left2
 - 0.6Dead+0.6Wind_Right2
 - 0.6Dead+0.6Wind_Long1L
 - 0.6Dead+0.6Wind_Long1R

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

FRM LINE	COL LINE	Column_Reactions(k)						Bolt(IN) QTY	DIA	BASE_PLATE(IN)			ELEV. (in)
		LOAD Id	HMAX H	V VMAX	LOAD Id	HMIN H	V VMIN			WIDTH	LENGTH	THICK	
1	B	2	1.4	1.7	6	-2.0	-2.0	4	0.750	6.000	8.500	0.375	0.0
		1	1.1	3.6	5	-1.9	-3.5						
1	A	7	1.7	-0.9	1	-1.1	3.6	4	0.750	6.000	8.500	0.375	0.0
		1	-1.1	3.6	9	0.1	-3.1						

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

FRM LINE	COL LINE	Column_Reactions(k)						Bolt(IN) QTY	DIA	BASE_PLATE(IN)			ELEV. (in)
		LOAD Id	HMAX H	V VMAX	LOAD Id	HMIN H	V VMIN			WIDTH	LENGTH	THICK	
2	B	4	2.6	0.2	6	-3.7	-3.9	4	0.750	6.000	8.563	0.375	0.0
		1	1.5	4.7	8	-1.6	-8.6						
2	A	7	3.2	-1.9	3	-1.7	-0.3	4	0.750	6.000	8.500	0.375	0.0
		1	-1.5	4.7	5	-0.3	-5.1						

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

FRM LINE	COL LINE	Column_Reactions(k)						Bolt(IN) QTY	DIA	BASE_PLATE(IN)			ELEV. (in)
		LOAD Id	HMAX H	V VMAX	LOAD Id	HMIN H	V VMIN			WIDTH	LENGTH	THICK	
3	B	4	2.6	0.2	6	-3.7	-3.9	4	0.750	6.000	8.563	0.375	0.0
		1	1.5	4.7	8	-1.6	-8.6						
3	A	7	3.2	-1.9	3	-1.7	-0.3	4	0.750	6.000	8.500	0.375	0.0
		1	-1.5	4.7	5	-0.3	-5.1						

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

FRM LINE	COL LINE	Column_Reactions(k)						Bolt(IN) QTY	DIA	BASE_PLATE(IN)			ELEV. (in)
		LOAD Id	HMAX H	V VMAX	LOAD Id	HMIN H	V VMIN			WIDTH	LENGTH	THICK	
4	B	2	1.4	1.7	6	-2.0	-2.0	4	0.750	6.000	8.500	0.375	0.0
		1	1.1	3.6	5	-1.9	-3.5						
4	A	7	1.7	-0.9	1	-1.1	3.6	4	0.750	6.000	8.500	0.375	0.0
		1	-1.1	3.6	9	0.1	-3.1						

ANCHOR BOLT SUMMARY

QTY	LOCATE	DIA (in)	TYPE	PROJ. (in)
0 32	FRAME	3/4"	F1554	2.50

BUILDING BRACING REACTIONS

WALL LOC	COL LINE	± Reactions(k)				Panel_Shear (lb/ft)		Note
		WIND HORZ	WIND VERT	SEISMIC HORZ	SEISMIC VERT	WIND	Seis	
L_EW	1							(h)
F_SW	A	Torsional Bracing Used						
R_EW	4							(h)
B_SW	B	2,3	3.0	3.0	0.1	0.1		(b)

(b)Wind bent in bay, base above finish floor
(h)Rigid frame at endwall

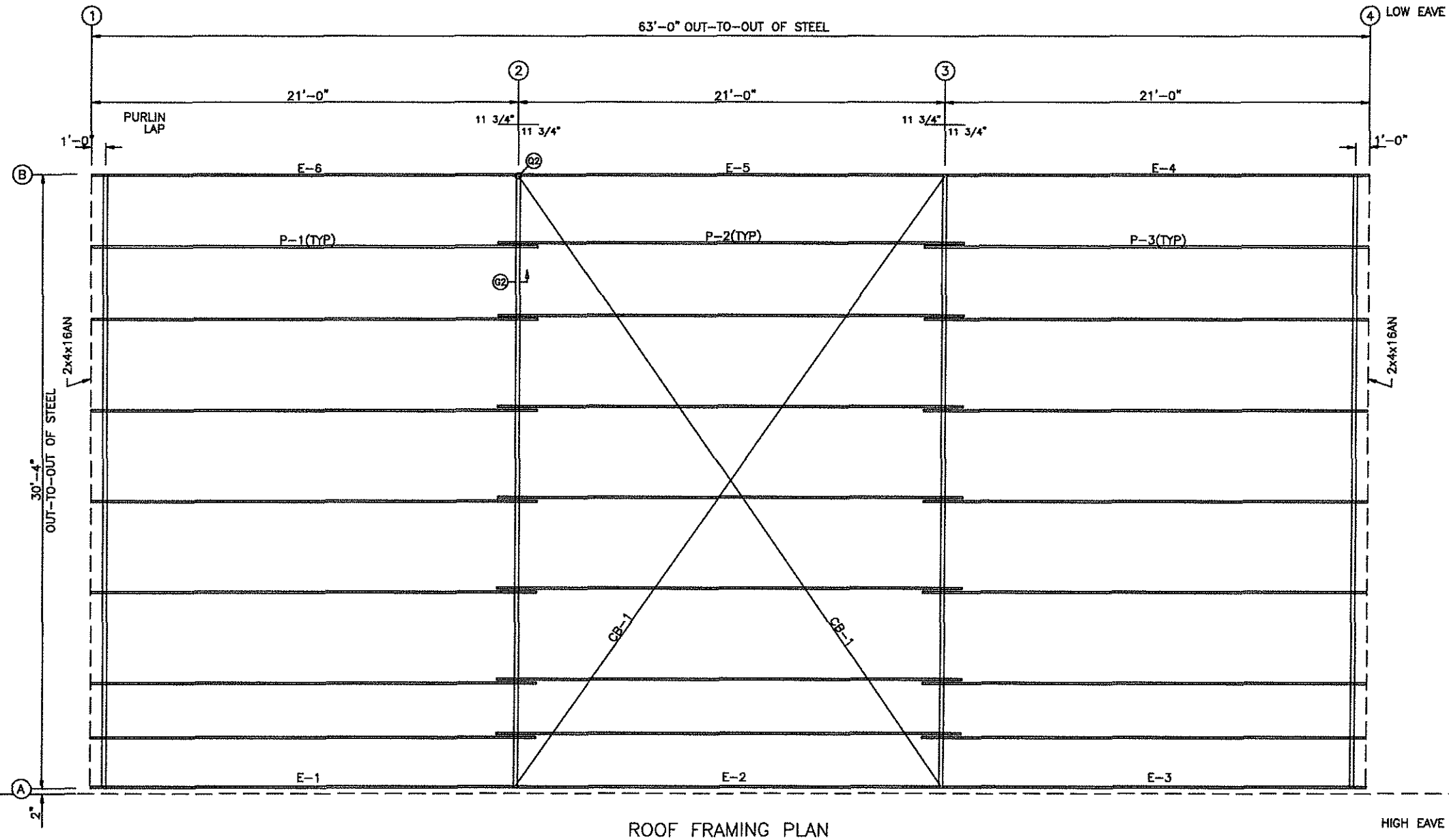
REACTIONS for seismic represent shear force, Eh

GLEN S ASHLEY Digitally signed by GLEN S ASHLEY
 Date: 2023.11.08 14:00:00 -05'00'

STRUCTURAL STAMP

REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE		
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23	
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: ANCHOR BOLT REACTIONS	SCALE: NONE	
[4]	DRAWING NO: PAGE 1.2	DRAWN BY: MS	CHECKED BY:

MEMBER TABLE		
ROOF PLAN		
MARK	PART	LENGTH
P-1	8x25Z16	21'-11 1/2"
P-2	8x25Z16	22'-11 1/2"
P-3	8x25Z16	21'-11 1/2"
E-1	8ES14@.5	20'-11 1/2"
E-2	8ES14@.5	20'-11 1/2"
E-3	8ES14@.5	20'-11 1/2"
E-4	8ES14@.5	20'-11 1/2"
E-5	8ES14@.5	20'-11 1/2"
E-6	8ES14@.5	20'-11 1/2"
CB-1	1/4 CBL	34'-11 1/16"



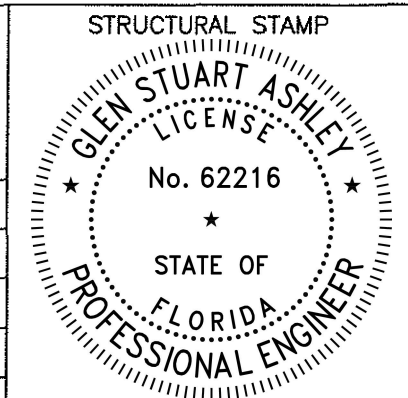
ROOF FRAMING PLAN

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 Date: 2023.11.08 13:59:46 -05'00'

← EXISTING BUILDING →

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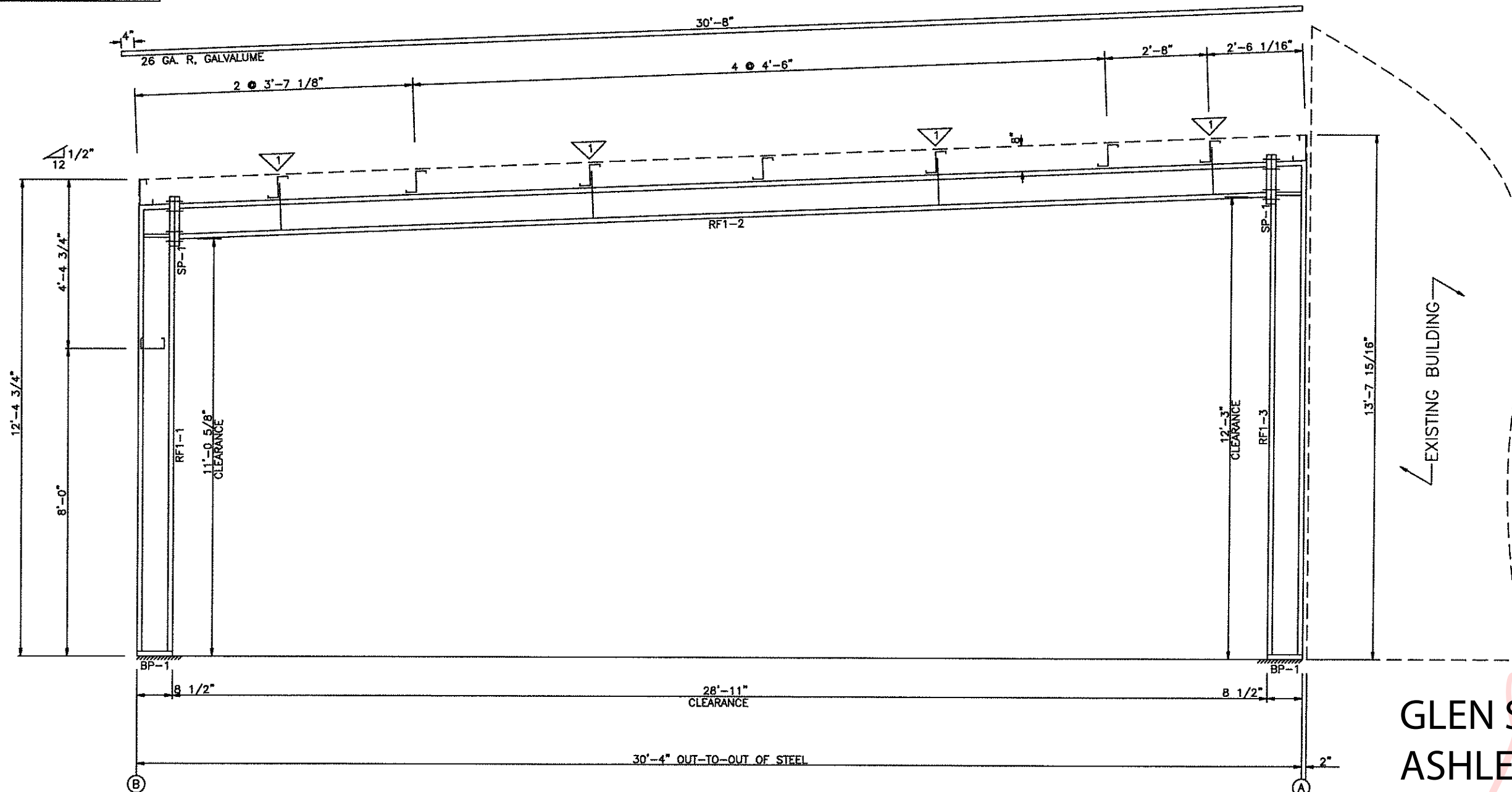
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE		
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23	
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: ROOF FRAMING LAYOUT	SCALE: NONE	
[4]	DRAWING NO: PAGE 2	DRAWN BY: MS	CHECKED BY:



SPLICE BOLT TABLE							
MARK	QTY	TOP	BOT	INT	TYPE	DIA	LENGTH
SP-1	4	4	0		A325	5/8"	2 1/2"

BASE PLATE TABLE				
COL MARK	PLATE SIZE	WIDTH	THICK	LENGTH
BP-1	6"	3/8"	8	1/2"

FLANGE BRACE TABLE			
FRAME LINE 1			
∇ ID	SIDES	MARK	LENGTH
1	1	FB1	2'-3 3/16"



RIGID FRAME ELEVATION: FRAME LINE 1

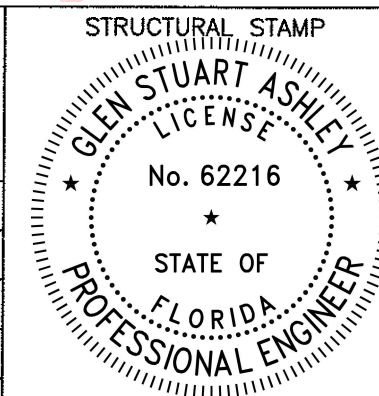
MARK	WEB DEPTH		WEB PLATE		OUTSIDE FLANGE		INSIDE FLANGE	
	START	END	THICK	LENGTH	W x THK	x LENGTH	W x THK	x LENGTH
RF1-1	8.0	8.0	0.135	10'-8 3/8"	5 x 1/4"	x 11'-8 1/8"	5 x 1/4"	x 10'-8 3/8"
RF1-2	8.0	8.0	0.188	1'-0 1/8"	5 x 1/4"	x 8 1/4"	5 x 1/4"	x 20'-0"
RF1-3	8.0	8.0	0.135	14'-0 5/8"	5 x 1/4"	x 8'-10 5/16"	5 x 1/4"	x 8'-10 5/16"
	8.0	8.0	0.188	1'-0 1/2"	5 x 1/4"	x 8 1/4"	5 x 1/4"	x 11'-10 13/16"
	8.0	8.0	0.135	11'-10 13/16"	5 x 1/4"	x 12'-11 1/4"		

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REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE
[1]	JOB NO: 23-11-272
[2]	LOCATION: FORT PIERCE, FLORIDA
[3]	DRAWING NAME: RIGID FRAME CROSS SECTION
[4]	DRAWING NO: PAGE 2.1

DATE: 11/ 7/23	SCALE: NONE
CHECKED BY:	DRAWN BY: MS

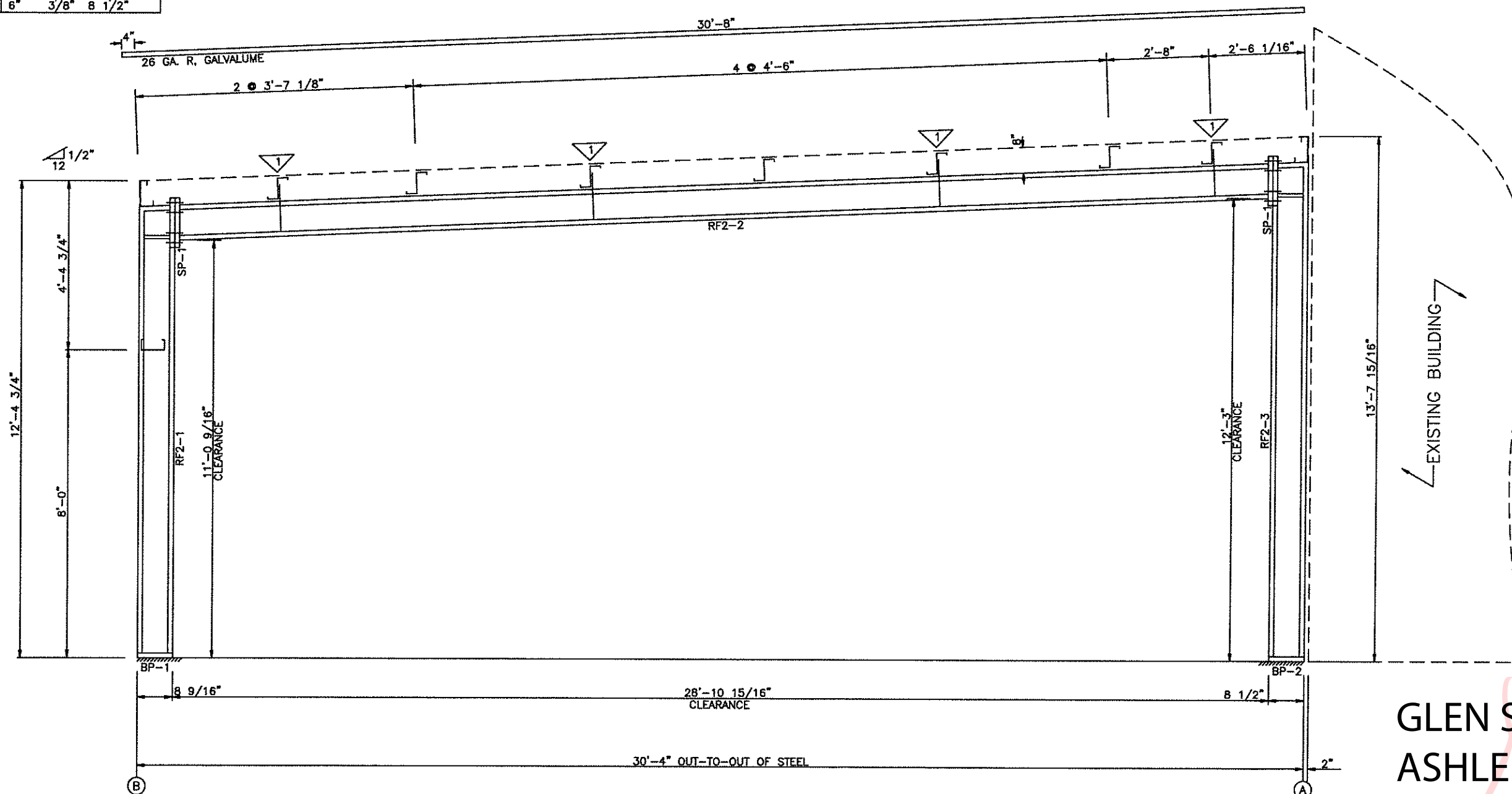
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GLEN S ASHLEY
Date:
2023.11.08
13:59:31
-05'00'



SPLICE BOLT TABLE						
MARK	QTY	TOP	BOT	INT	TYPE	DIA
SP-1	4	4	0		A325	5/8"

FLANGE BRACE TABLE			
FRAME LINE 2			
∇ ID	SIDES	MARK	LENGTH
1	1	FB1	2'-3 3/16"

BASE PLATE TABLE			
COL MARK	WIDTH	PLATE SIZE THICK	LENGTH
BP-1	6"	3/8"	8 9/16"
BP-2	6"	3/8"	8 1/2"



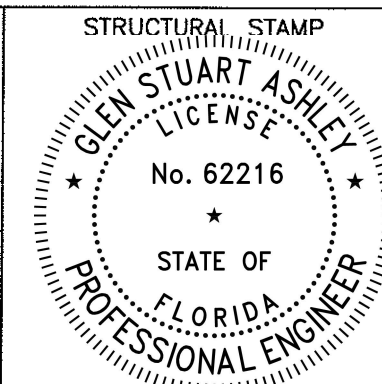
RIGID FRAME ELEVATION: FRAME LINE 2

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ASHLEY by GLEN S
Y ASHLEY
 Date:
 2023.11.08
 13:59:18 -05'00'

MEMBER TABLE						
MARK	WEB DEPTH		WEB PLATE		OUTSIDE FLANGE	
	START	END	THICK	LENGTH	W x THK x LENGTH	W x THK x LENGTH
RF2-1	8.0/	8.0	0.135	10'-8 5/16"	5 x 1/4" x 11'-8 1/8"	5 x 5/16" x 10'-8 5/16"
RF2-2	8.0/	8.0	0.375	1'-0 1/8"	5 x 1/4" x 8 1/4"	5 x 5/16" x 4'-10 7/16"
	8.0/	8.0	0.135	14'-10"	5 x 1/4" x 20'-0"	5 x 1/4" x 20'-0"
RF2-3	8.0/	8.0	0.135	14'-0 1/8"	5 x 1/4" x 8'-9 13/16"	5 x 1/4" x 3'-11 3/8"
	8.0/	8.0	0.313	1'-0 1/2"	5 x 1/4" x 8 1/4"	5 x 1/4" x 11'-10 13/16"
			0.135	11'-10 13/16"	5 x 1/4" x 12'-11 1/4"	

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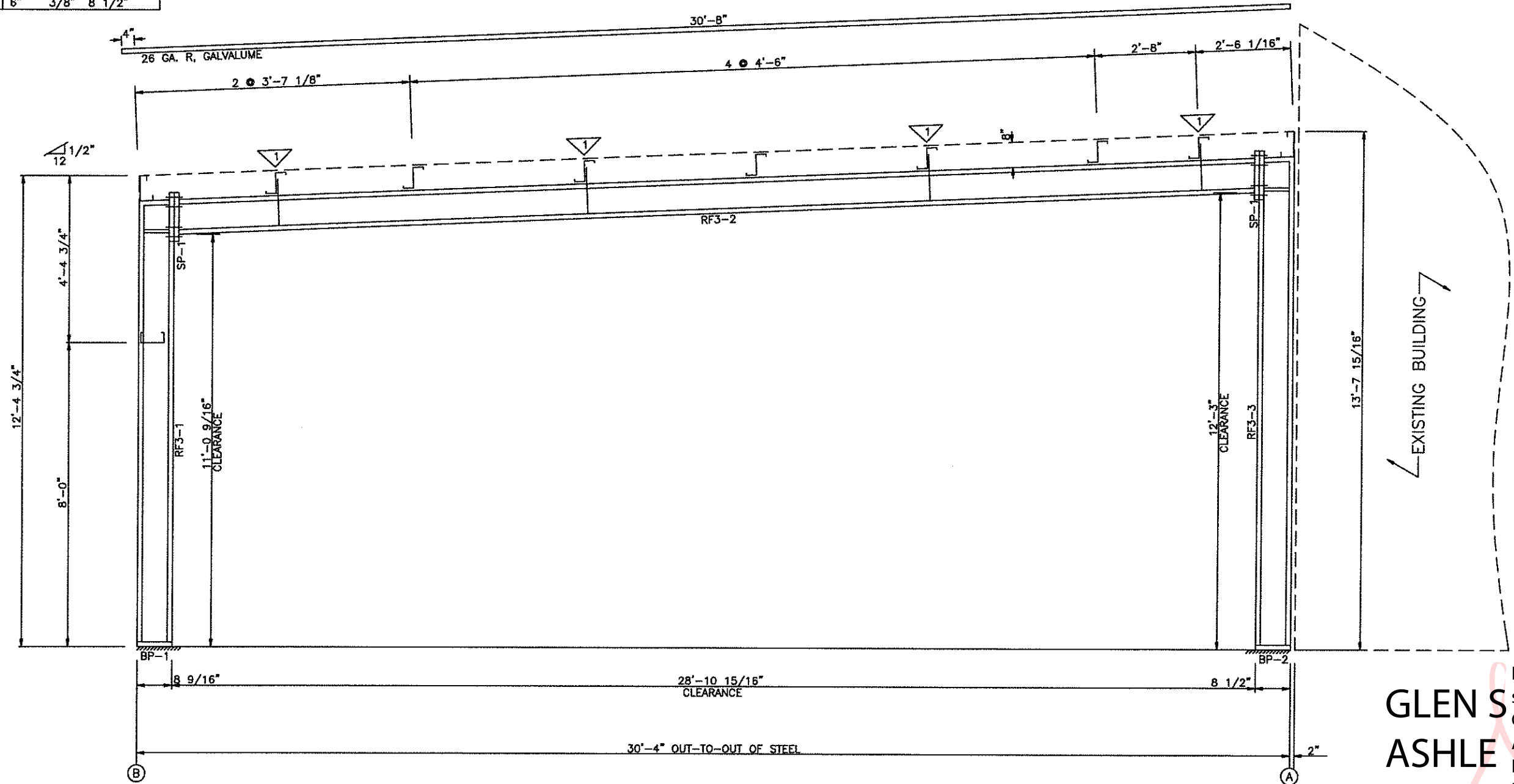
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[1]	JOB NO: 23-11-272	DATE: 11/ 7/23
[2]	LOCATION: FORT PIERCE, FLORIDA	
[3]	DRAWING NAME: RIGID FRAME CROSS SECTION	SCALE: NONE
[4]	DRAWING NO: PAGE 2.2	DRAWN BY: MS CHECKED BY:



SPLICE BOLT TABLE						
MARK	QTY	TOP	BOT	INT	TYPE	DIA
SP-1	4	4	0		A325	5/8"

FLANGE BRACE TABLE			
FRAME LINE 3			
∇ ID	SIDES	MARK	LENGTH
1	1	FB1	2'-3 3/16"

BASE PLATE TABLE				
COL MARK	WIDTH	PLATE SIZE THICK	LENGTH	
BP-1	6"	3/8"	8 9/16"	
BP-2	6"	3/8"	8 1/2"	



RIGID FRAME ELEVATION: FRAME LINE 3

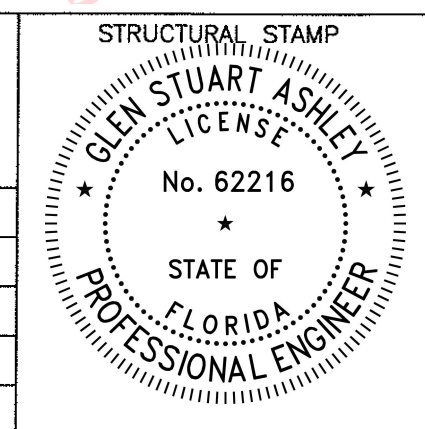
MARK	WEB DEPTH		WEB PLATE		OUTSIDE FLANGE		INSIDE FLANGE	
	START	END	THICK	LENGTH	W x THK	x LENGTH	W x THK	x LENGTH
RF3-1	8.0/	8.0/	0.135	10'-8 5/16"	5 x 1/4"	x 11'-8 1/8"	5 x 5/16"	x 10'-8 5/16"
RF3-2	8.0/	8.0/	0.375	1'-0 1/8"	5 x 1/4"	x 8 1/4"	5 x 5/16"	x 4'-10 7/16"
	8.0/	8.0/	0.135	14'-10 1/8"	5 x 1/4"	x 20'-0"	5 x 1/4"	x 20'-0"
RF3-3	8.0/	8.0/	0.135	14'-0 1/8"	5 x 1/4"	x 8'-9 13/16"	5 x 1/4"	x 3'-11 3/8"
	8.0/	8.0/	0.313	1'-0 1/2"	5 x 1/4"	x 8 1/4"	5 x 1/4"	x 11'-10 13/16"
			0.135	11'-10 13/16"	5 x 1/4"	x 12'-11 1/4"		

SBS
STEEL BUILDING SYSTEMS INC.

REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE
[1]	JOB NO: 23-11-272
[2]	LOCATION: FORT PIERCE, FLORIDA
[3]	DRAWING NAME: RIGID FRAME CROSS SECTION
[4]	DRAWING NO: PAGE 2.3

DATE: 11/ 7/23	SCALE: NONE
CHECKED BY:	DRAWN BY: MS

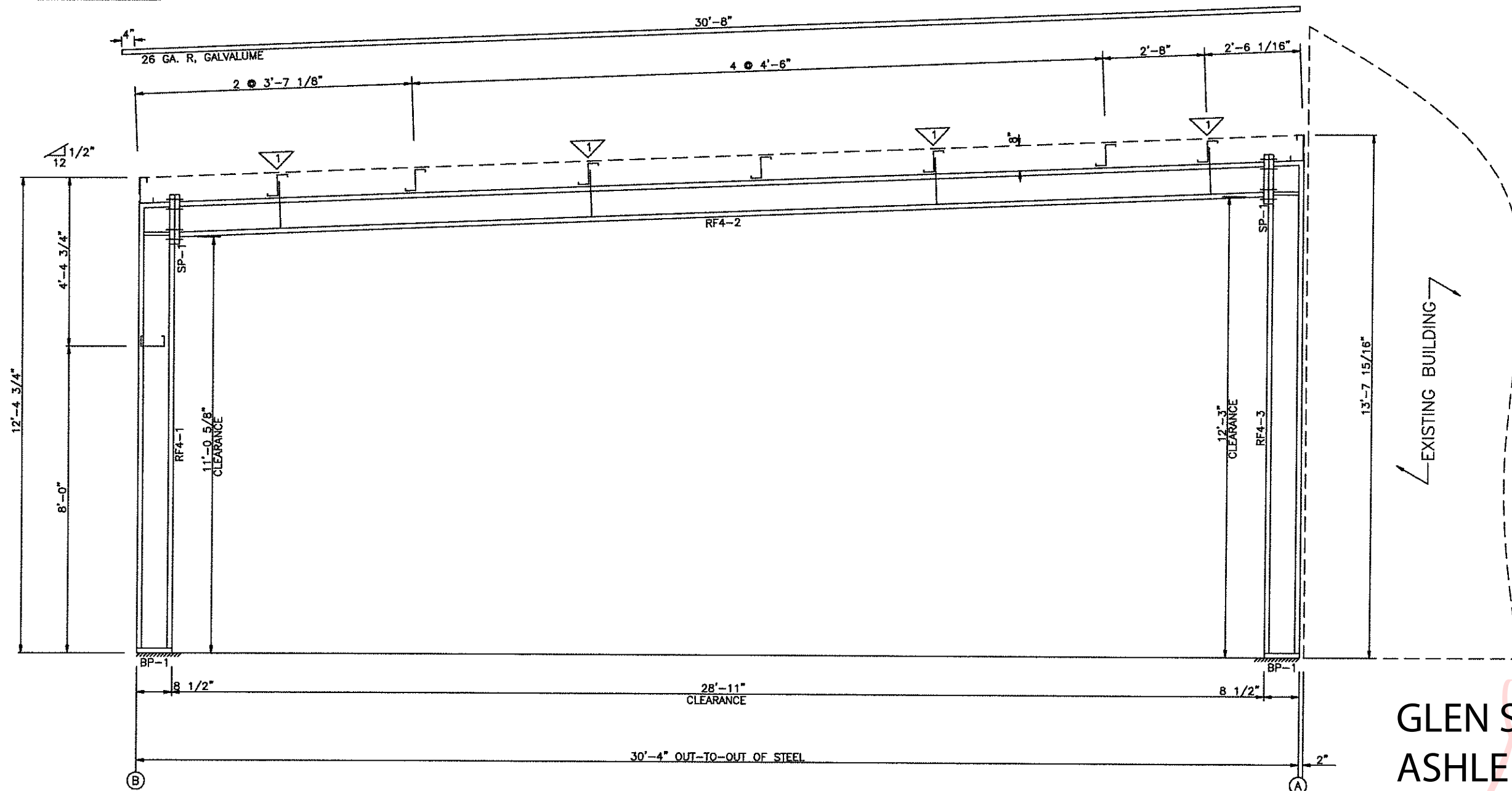
Digitally signed by
GLEN S ASHLEY
Date:
2023.11.08
13:59:05
-05'00'



SPLICE BOLT TABLE							
MARK	QTY	TOP	BOT	INT	TYPE	DIA	LENGTH
SP-1	4	4	0	A325	5/8"	2	1 1/2"

FLANGE BRACE TABLE			
FRAME LINE 4			
∇ ID	SIDES	MARK	LENGTH
1	1	FB1	2'-3 3/16"

BASE PLATE TABLE				
COL MARK	PLATE SIZE	WIDTH	THICK	LENGTH
BP-1	6"	3/8"	8	1 1/2"



RIGID FRAME ELEVATION: FRAME LINE 4

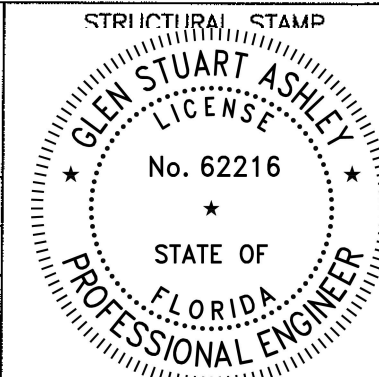
GLEN S Digitally signed
ASHLEY by GLEN S
Y ASHLEY
 Date:
 2023.11.08
 13:58:47 -05'00'

MARK	WEB DEPTH		WEB PLATE		OUTSIDE FLANGE		INSIDE FLANGE	
	START	END	THICK	LENGTH	W x THK x LENGTH	W x THK x LENGTH	W x THK x LENGTH	W x THK x LENGTH
RF4-1	8.0	8.0	0.135	10'-8 3/8"	5 x 1/4" x 11'-8 1/8"	5 x 1/4" x 10'-8 3/8"		
RF4-2	8.0	8.0	0.135	14'-10 1/8"	5 x 1/4" x 8 1/4"	5 x 1/4" x 20'-0"		
RF4-3	8.0	8.0	0.135	14'-0 5/8"	5 x 1/4" x 8'-10 5/16"	5 x 1/4" x 8'-10 5/16"		
	8.0	8.0	0.188	1'-0 1/2"	5 x 1/4" x 8 1/4"	5 x 1/4" x 11'-10 13/16"		
	8.0	8.0	0.135	11'-10 13/16"	5 x 1/4" x 12'-11 1/4"			

SBS
STEEL BUILDING SYSTEMS INC.

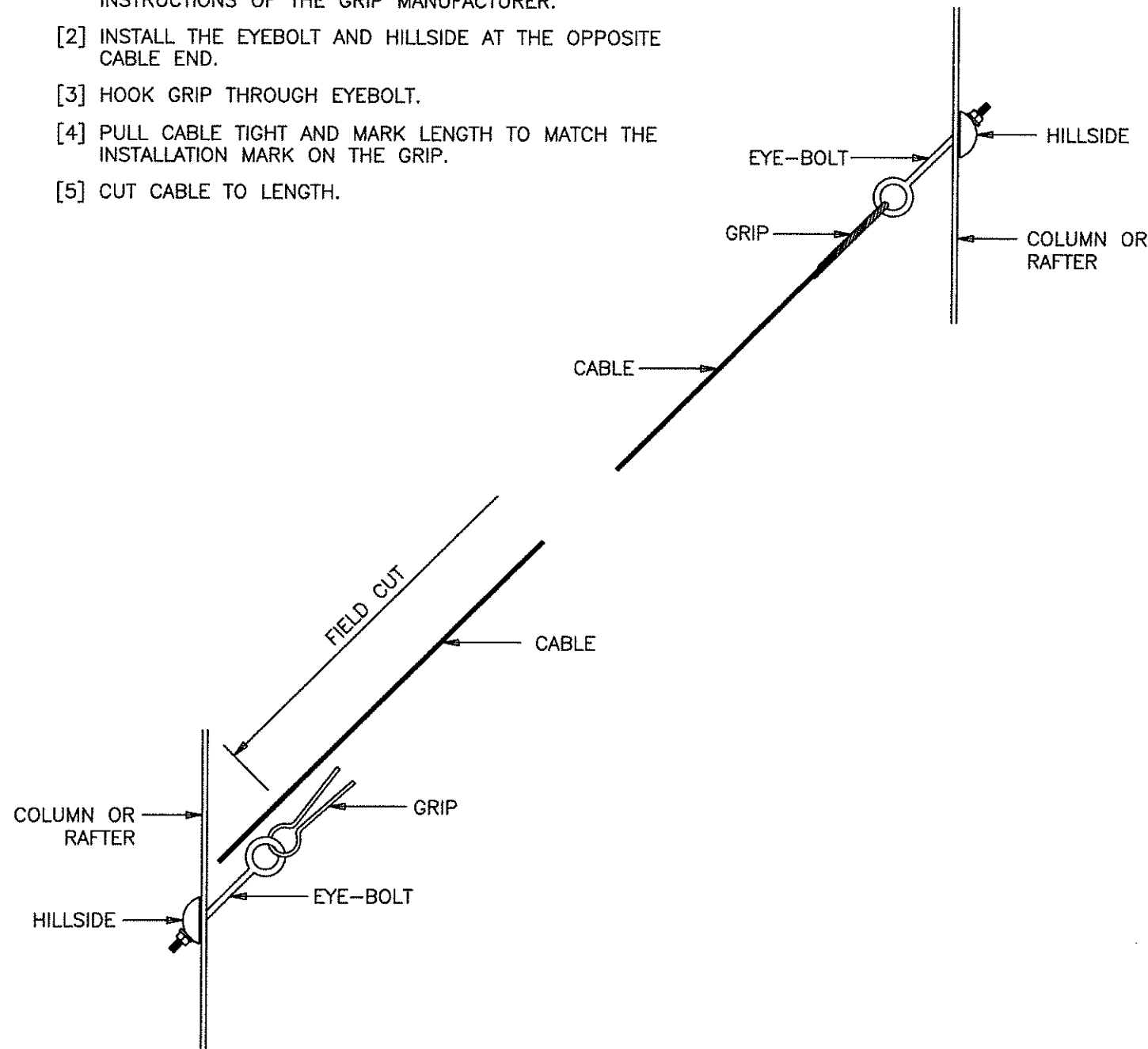
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE
[1]	JOB NO: 23-11-272
[2]	LOCATION: FORT PIERCE, FLORIDA
[3]	DRAWING NAME: RIGID FRAME CROSS SECTION
[4]	DRAWING NO: PAGE 2.4

DATE: 11/ 7/23	SCALE: NONE
CHECKED BY:	DRAWN BY: MS

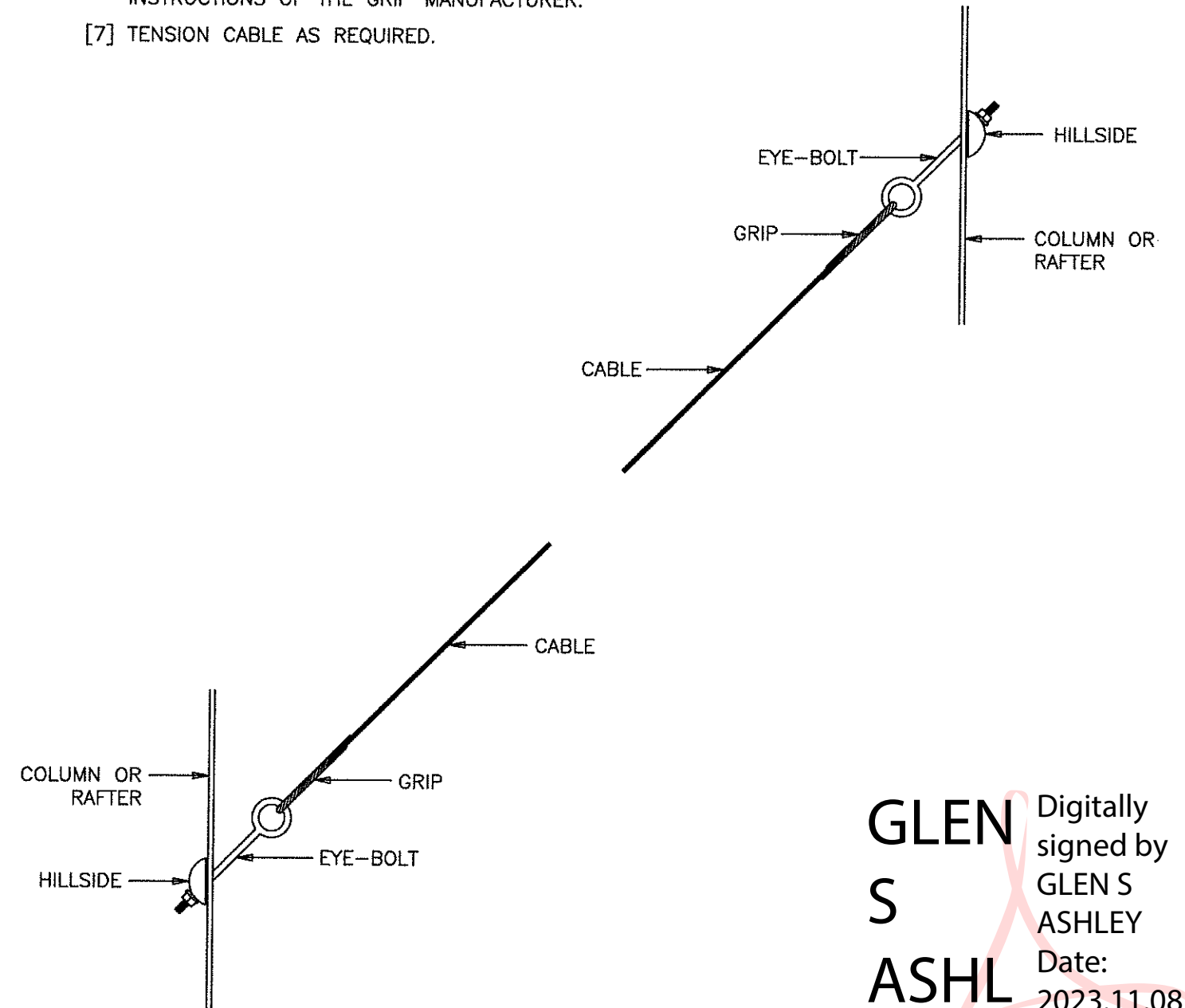


SBS SUPPLIES CABLES CUT TO THE NEAREST FOOT LONGER THAN THE REQUIRED LENGTH. FOLLOW THESE INSTRUCTIONS FOR CABLE INSTALLATION.

- [1] INSTALL ONE END OF THE CABLE FOLLOWING THE INSTRUCTIONS OF THE GRIP MANUFACTURER.
- [2] INSTALL THE EYEBOLT AND HILLSIDE AT THE OPPOSITE CABLE END.
- [3] HOOK GRIP THROUGH EYEBOLT.
- [4] PULL CABLE TIGHT AND MARK LENGTH TO MATCH THE INSTALLATION MARK ON THE GRIP.
- [5] CUT CABLE TO LENGTH.

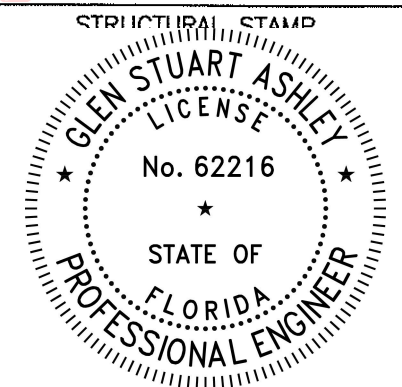


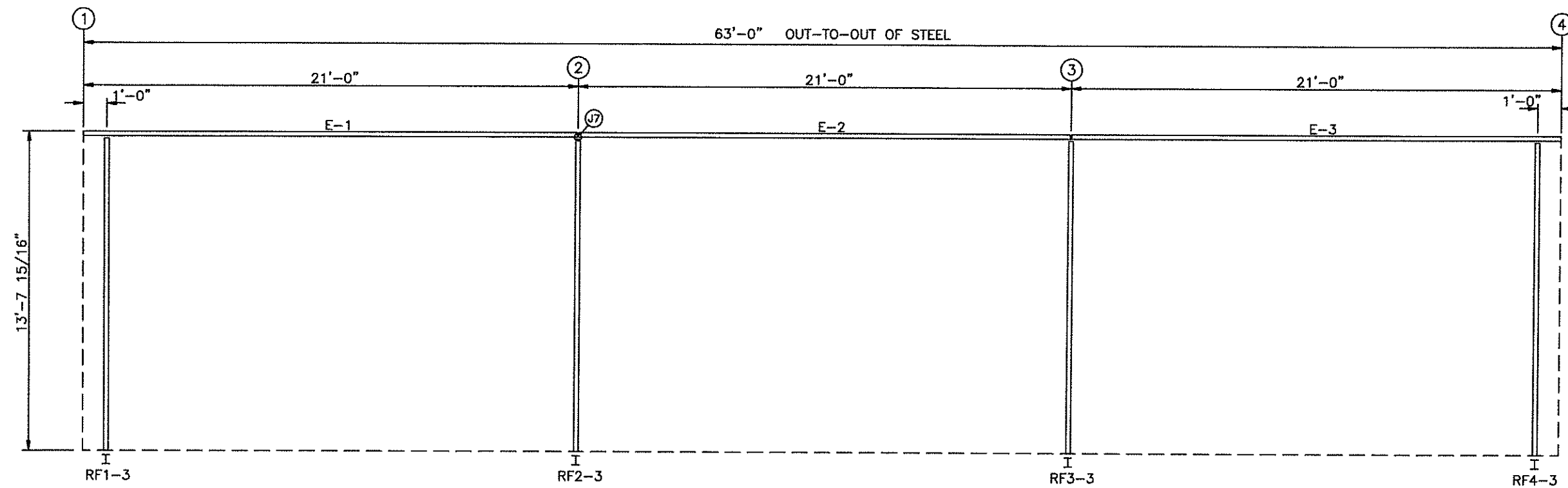
- [6] INSTALL CUT END OF THE CABLE FOLLOWING THE INSTRUCTIONS OF THE GRIP MANUFACTURER.
- [7] TENSION CABLE AS REQUIRED.



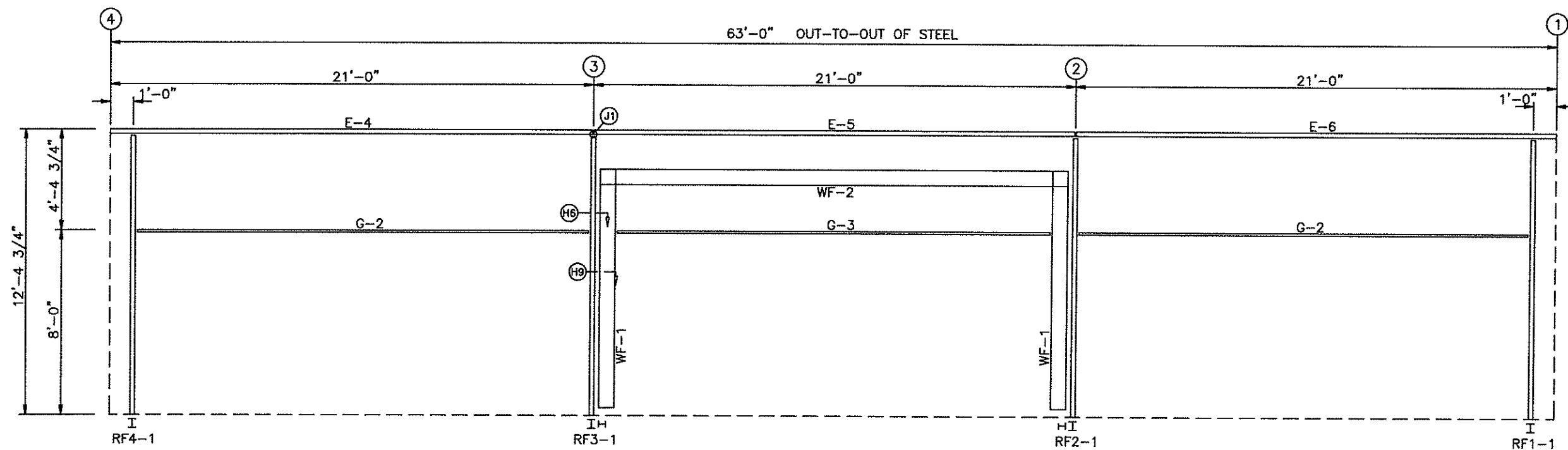
GLEN S ASHLEY Digitally signed by GLEN S ASHLEY
 Date: 2023.11.08 13:58:31 -05'00'

SBS STEEL BUILDING SYSTEMS INC.			
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE		
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23	
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: CABLE BRACING DETAILS	SCALE: NONE	
[4]	DRAWING NO: PAGE 2.5	DRAWN BY: MS	CHECKED BY:





SIDEWALL FRAMING: FRAME LINE A



SIDEWALL FRAMING: FRAME LINE B


**GLEN S
ASHLEY**

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GLEN S ASHLEY

Date: 2023.11.08
13:58:14 -05'00'

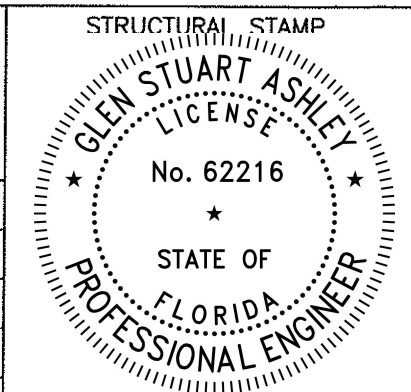
BOLT TABLE FRAME LINE A & B				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-1 - WF-2	8	A325	5/8"	2 1/2"
WF-1 - RF3-1	10	A325	5/8"	2 1/2"
WF-1 - RF2-1	10	A325	5/8"	2 1/2"

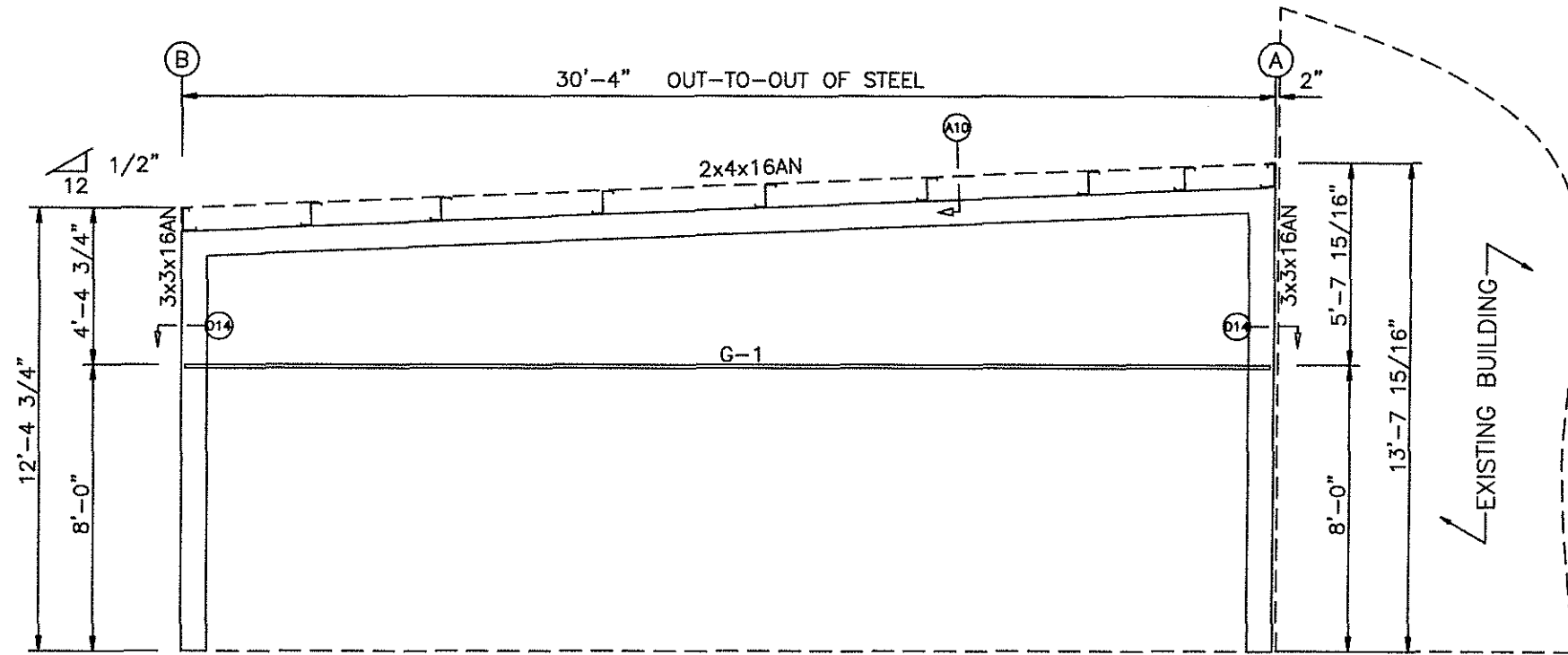
MEMBER TABLE FRAME LINE A & B			
MARK	PART		LENGTH
WF-1	B8X11.9		10'-6 3/4"
WF-2	B8X11.9		19'-7 1/2"
E-1	8ES14@.5		20'-11 1/2"
E-2	8ES14@.5		20'-11 1/2"
E-3	8ES14@.5		20'-11 1/2"
E-4	8ES14@.5		20'-11 1/2"
E-5	8ES14@.5		20'-11 1/2"
E-6	8ES14@.5		20'-11 1/2"
G-2	8x25C16		19'-3 1/2"
G-3	8x25C16		19'-7 1/4"



STEEL BUILDING SYSTEMS INC.

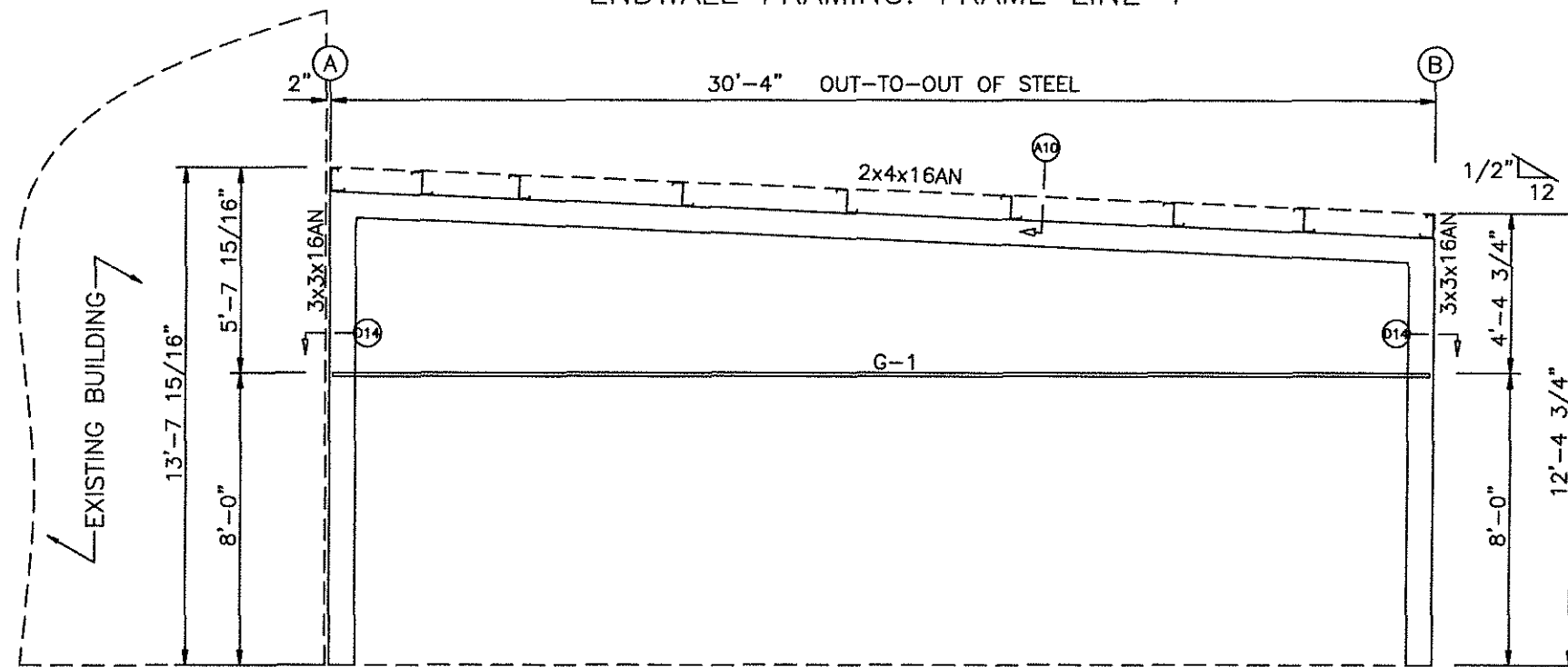
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE		
	JOB NO: 23-11-272	DATE: 11/ 7/23	
[1]	LOCATION: FORT PIERCE, FLORIDA		
[2]	DRAWING NAME: SIDEWALL FRAMING LAYOUT	SCALE: NONE	
[3]	DRAWING NO: PAGE 3	DRAWN BY: MS	CHECKED BY:





ENDWALL FRAMING: FRAME LINE 1

MEMBER TABLE		
FRAME LINE 1 & 4		
MARK	PART	LENGTH
G-1	8x25C12	30'-3 1/2"



ENDWALL FRAMING: FRAME LINE 4

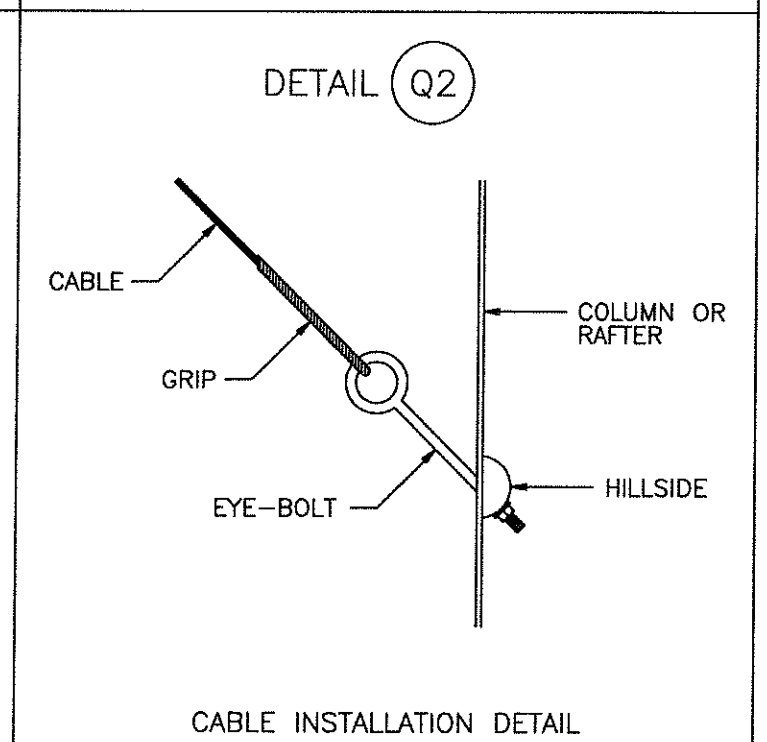
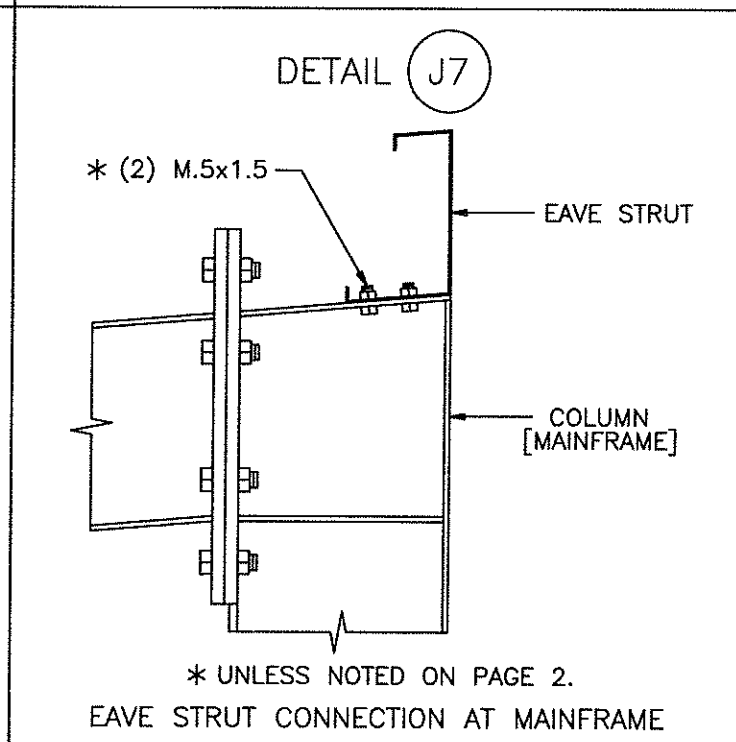
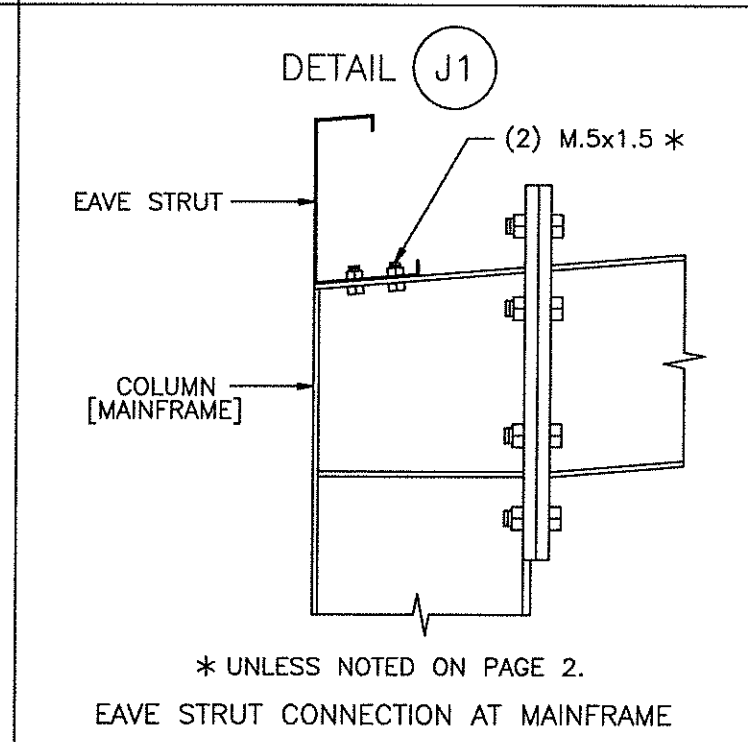
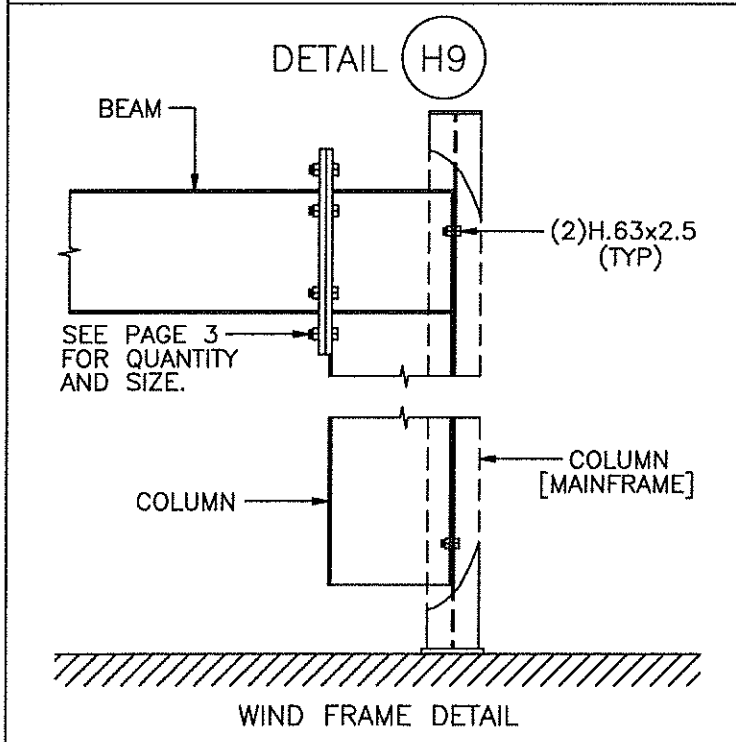
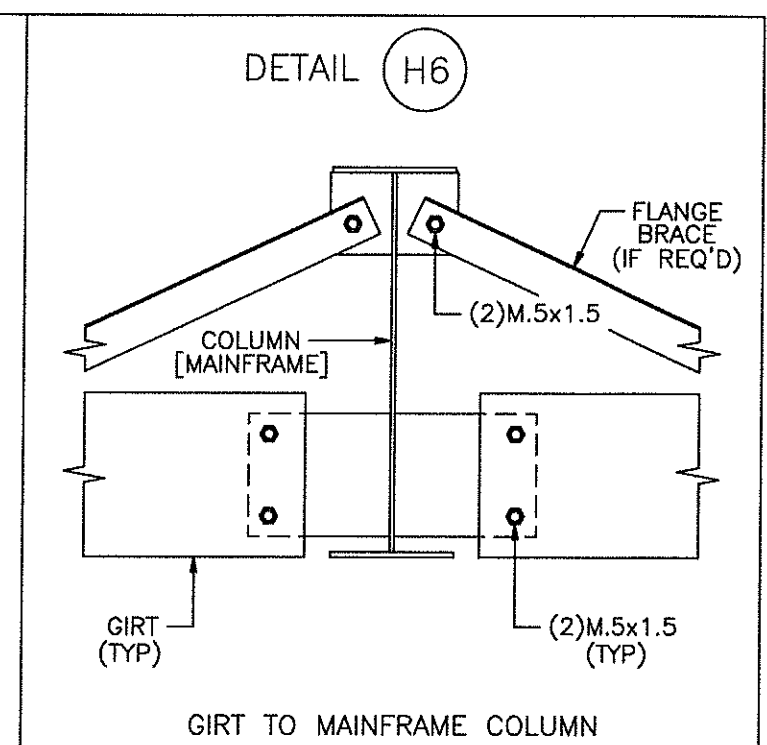
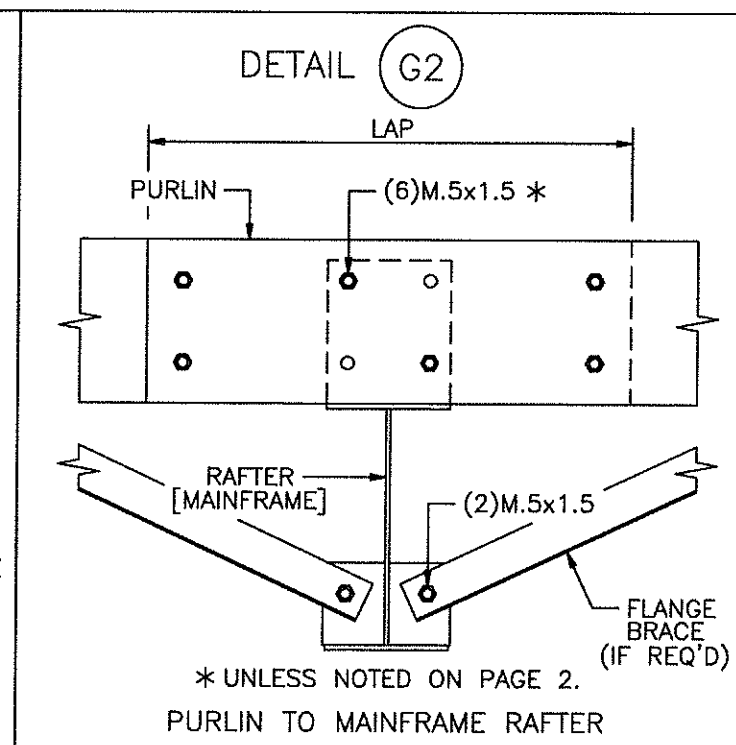
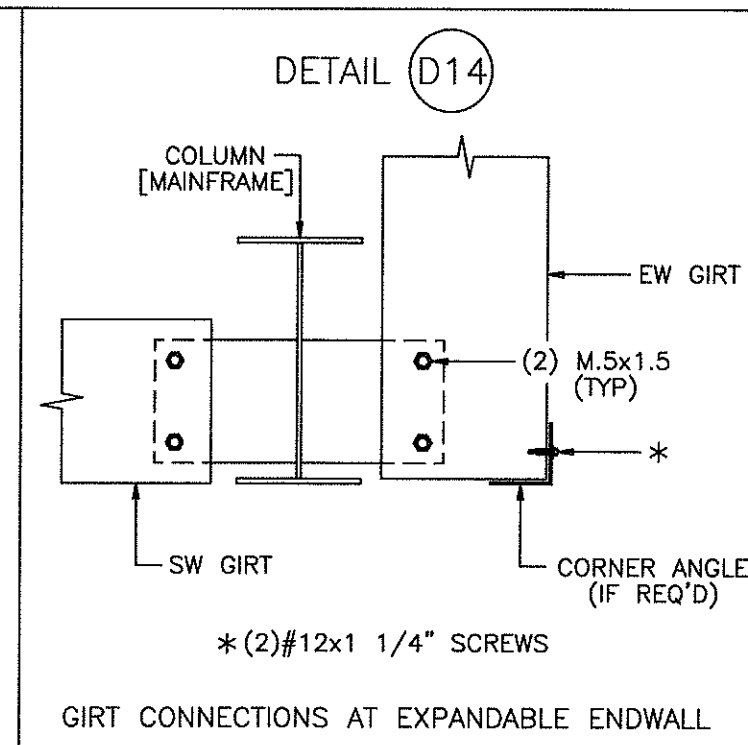
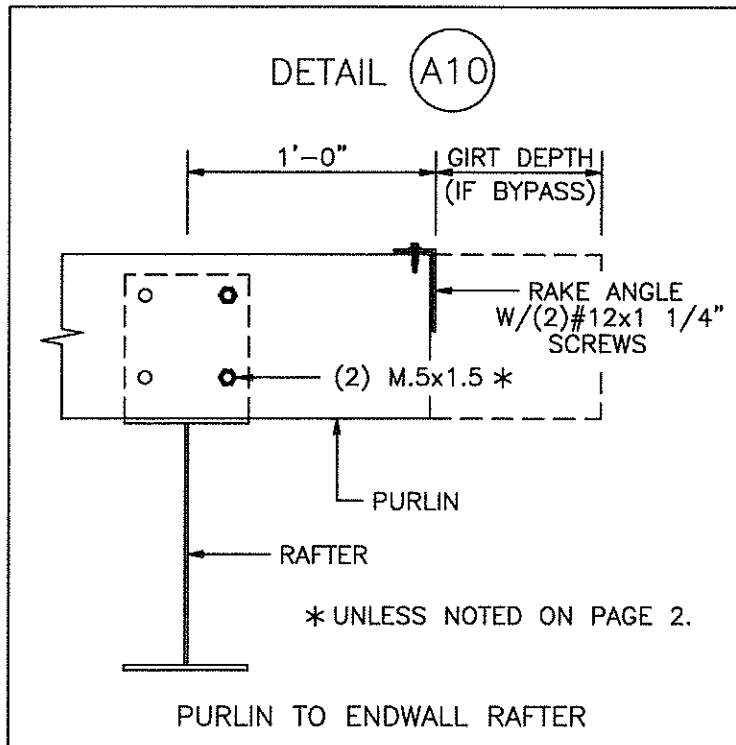
GLEN S ASHLEY Digitally signed by GLEN S ASHLEY
 Date: 2023.11.08 13:57:59 -05'00'

STEEL BUILDING SYSTEMS INC.

REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE	DATE: 11/ 7/23	
[1]	JOB NO: 23-11-272		
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: ENDWALL FRAMING LAYOUT	SCALE: NONE	
[4]	DRAWING NO: PAGE 4	DRAWN BY: MS	CHECKED BY:

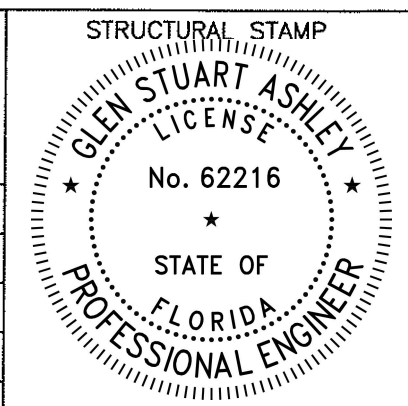
STRUCTURAL STAMP

GLEN STUART ASHLEY
 LICENSE No. 62216
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER



Digitally signed by
GLEN S ASHLEY
 Date: 2023.11.08 13:57:46 -05'00'

SBS			
STEEL BUILDING SYSTEMS INC.			
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE		
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23	
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: FRAMING DETAILS	SCALE: NONE	
[4]	DRAWING NO: PAGE 5	DRAWN BY: MS	CHECKED BY:



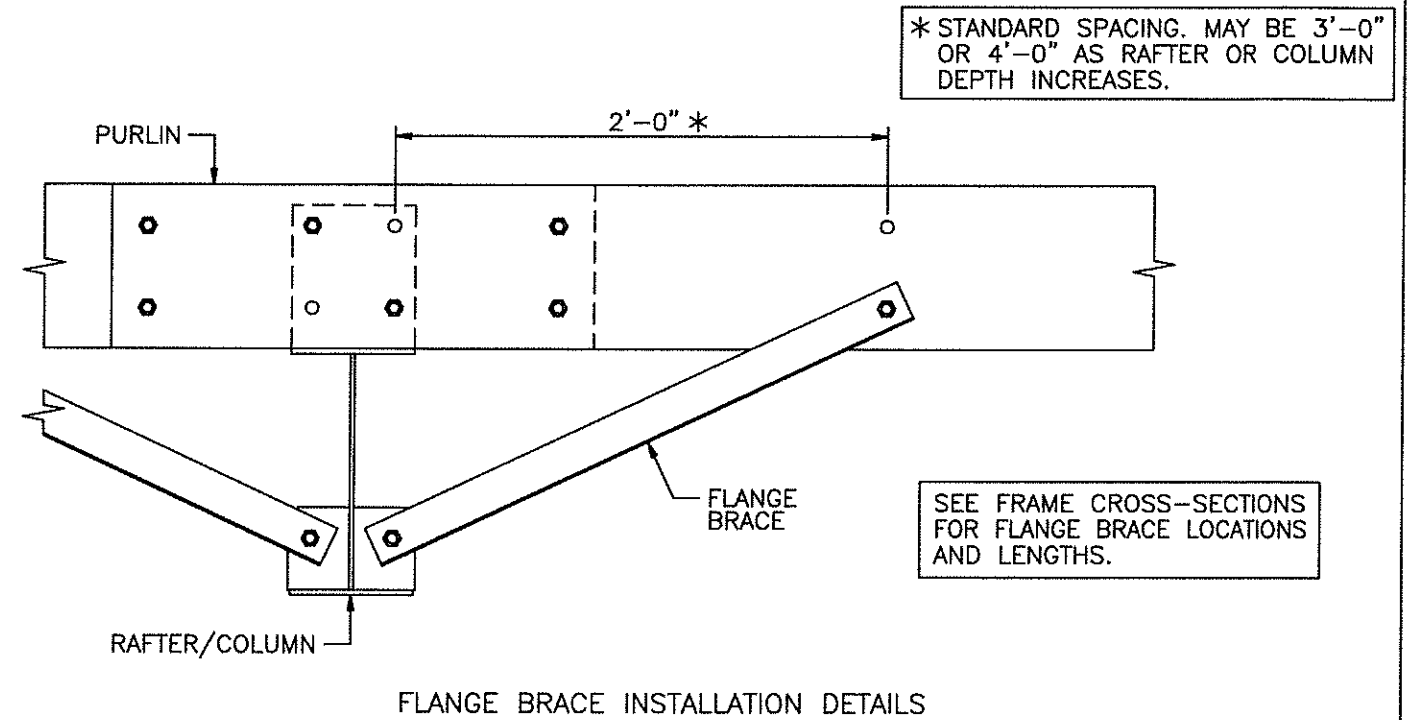
NOTE:

THE PROPER TIGHTENING AND INSPECTION OF ALL FASTENERS IS THE RESPONSIBILITY OF THE ERECTOR. ALL HEAVY STRUCTURAL (A325, A490) BOLTS AND NUTS MUST BE TIGHTENED TO A SNUG-TIGHTENED CONDITION AS SHOWN BELOW. A325 AND A490 BOLTS ARE DESIGNATED BY "SBS" WITH A "H". (ex: H.63x2.0 OR H.75x2.75)

SNUG-TIGHTENED CONDITION:

ALL BOLTED JOINTS WITH A325 TYPE 1 BOLTS ARE SPECIFIED AS SNUG-TIGHTENED JOINTS, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, JUNE 30, 2004." PRETENSIONING METHODS, INCLUDING TURN-OF-NUT AND CALIBRATED WRENCH, ARE NOT REQUIRED UNLESS NOTED OTHERWISE.

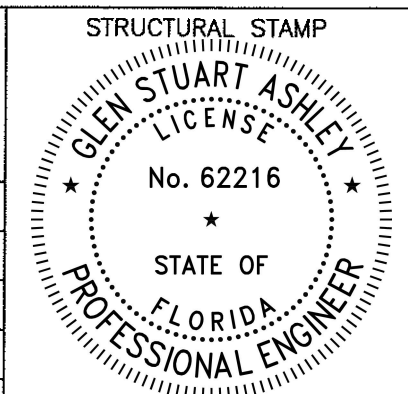
THE SNUG-TIGHTENED CONDITION IS DEFINED AS "THE TIGHTNESS THAT IS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRON-WORKER USING AN ORDINARY SPUD WRENCH TO BRING THE PLIES INTO FIRM CONTACT." FIRM CONTACT IS FURTHER DEFINED AS "THE CONDITION WHEN THE PLANES OF CONTACT BETWEEN TWO PLIES ARE SOLIDLY SEATED AGAINST EACH OTHER, BUT NOT NECESSARILY IN CONTINUOUS CONTACT."

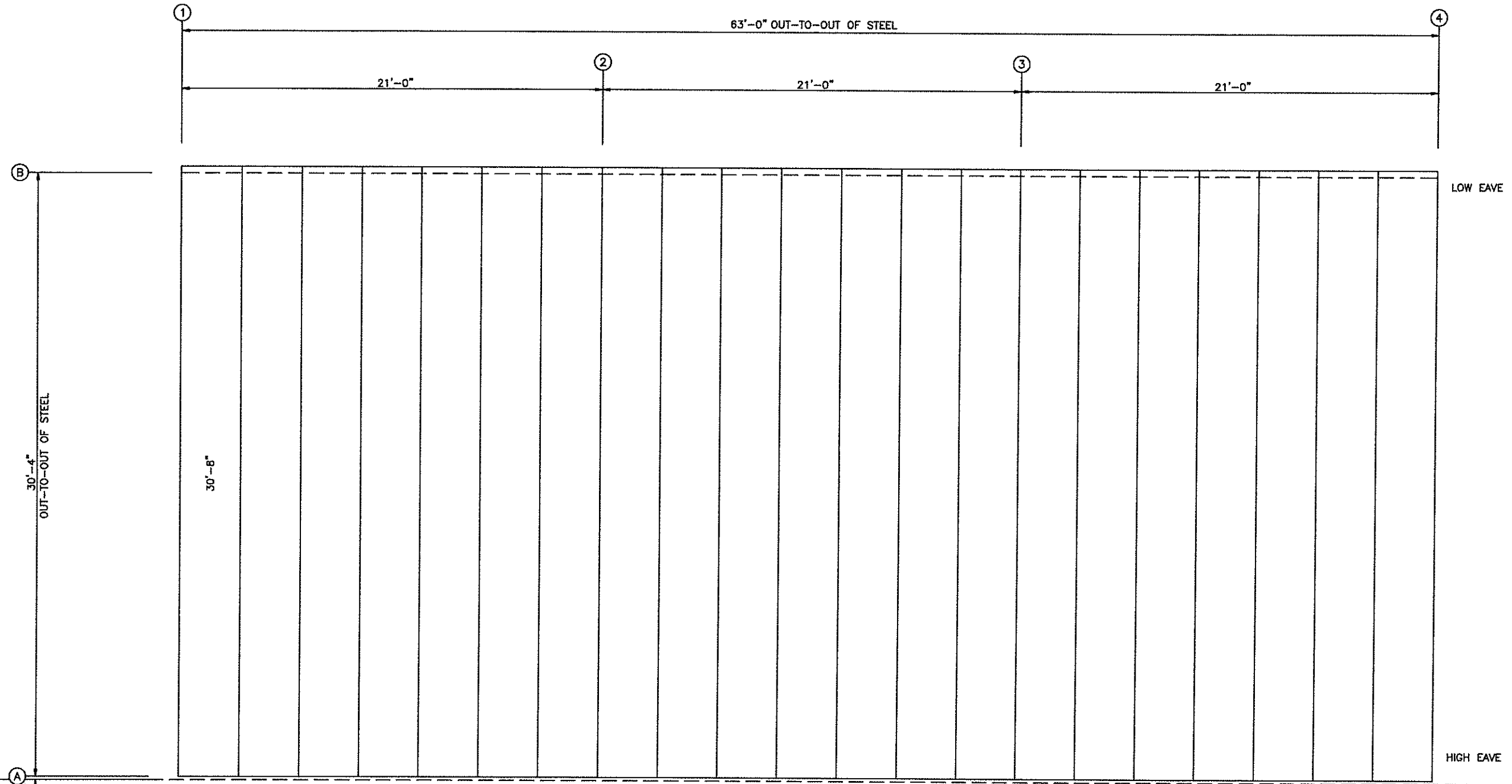


**GLEN S
ASHLEY**

Digitally signed by
GLEN S ASHLEY
Date: 2023.11.08
13:57:33 -05'00'

SBS			
STEEL BUILDING SYSTEMS INC.			
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE		
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23	
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: FRAMING DETAILS	SCALE: NONE	
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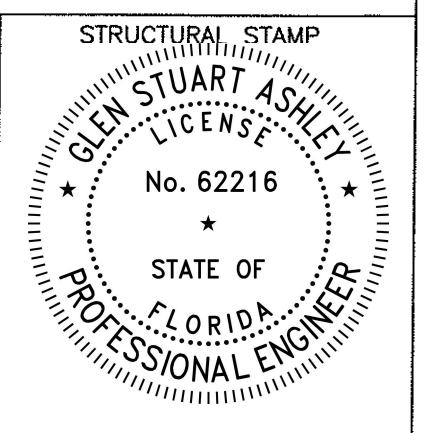
ROOF SHEETING PLAN
 PANELS: 26 GA. R - GALVALUME

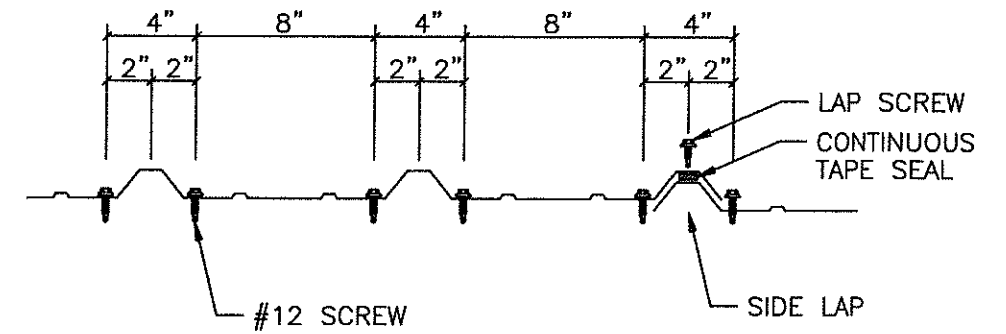
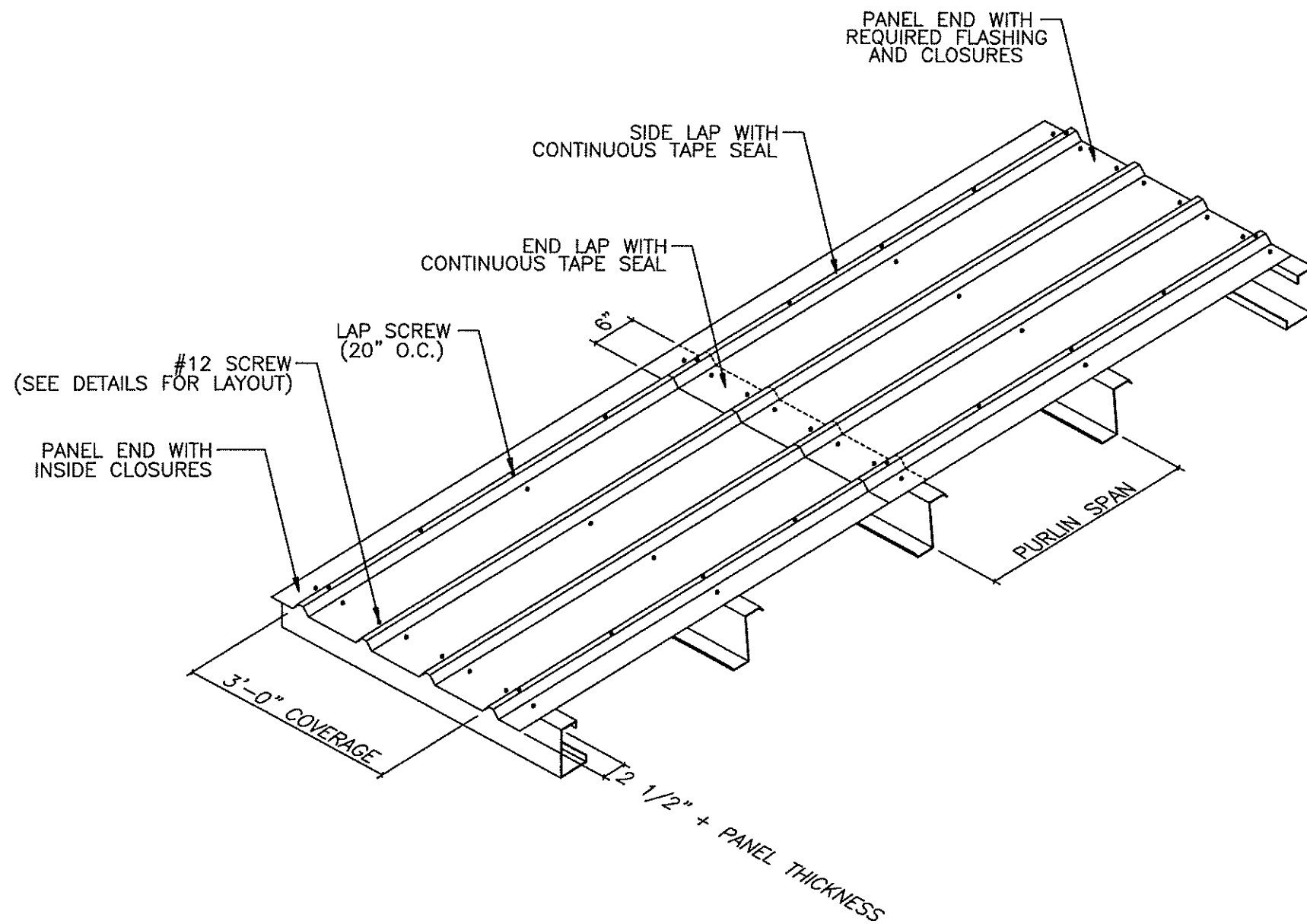
FL#11819.5

GLEN S ASHLEY
 Digitally signed by GLEN S ASHLEY
 Date: 2023.11.08 13:57:20 -05'00'

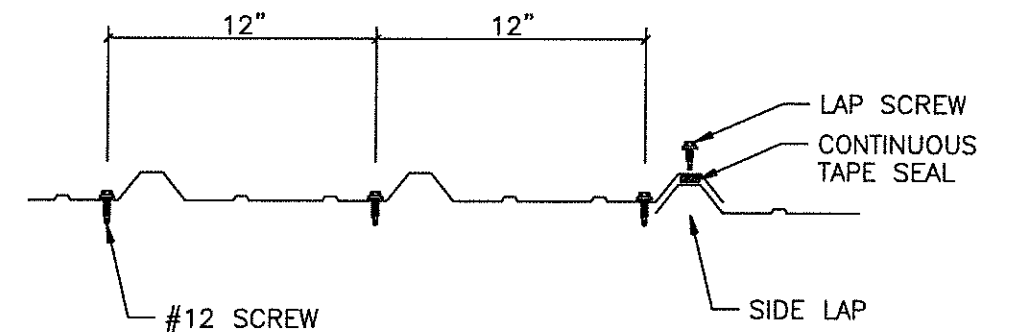
← EXISTING BUILDING →

SBS			
STEEL BUILDING SYSTEMS INC.			
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE		
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23	
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: ROOF PANELS & TRIM	SCALE: NONE	
[4]	DRAWING NO: PAGE 6	DRAWN BY: MS	CHECKED BY:





DETAIL AT PANEL END




DETAIL AT INTERIOR OF PANEL

**GLEN
S
ASHLEY** Digitally signed by
GLEN S
ASHLEY
Date:
2023.11.08
13:57:07
-05'00'

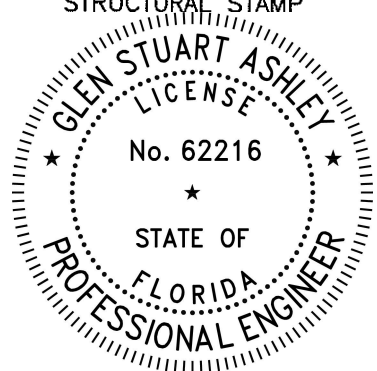
NOTES:

- [1] ALL END LAPS MUST BE A MINIMUM OF 6".
- [2] METAL SHAVINGS MUST BE SWEEPED FROM THE ROOF EACH DAY DURING ERECTION TO PREVENT SURFACE RUSTING.
- [3] TAPE SEAL MUST BE APPLIED WITH NO GAPS OR BREAKS.
- [4] #12 SCREWS ARE USED TO ATTACH THE PANEL TO THE PURLINS. #14 LAP SCREWS ARE USED AT THE PANEL-TO-PANEL ATTACHMENTS. ALL FASTENERS ARE SELF-DRILLING.

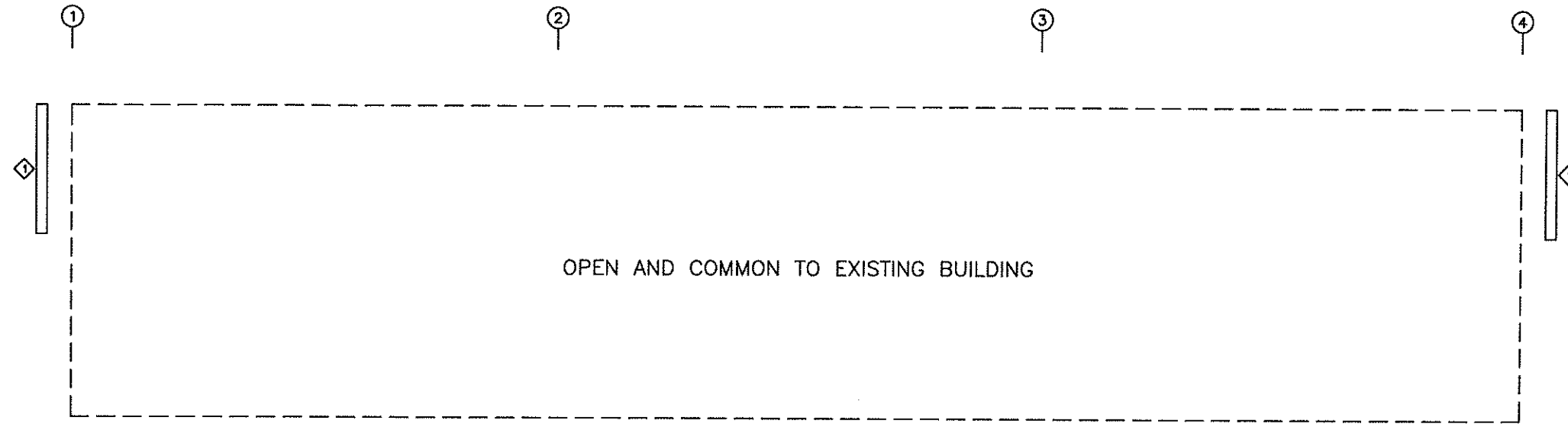


STEEL BUILDING SYSTEMS INC.

STRUCTURAL STAMP

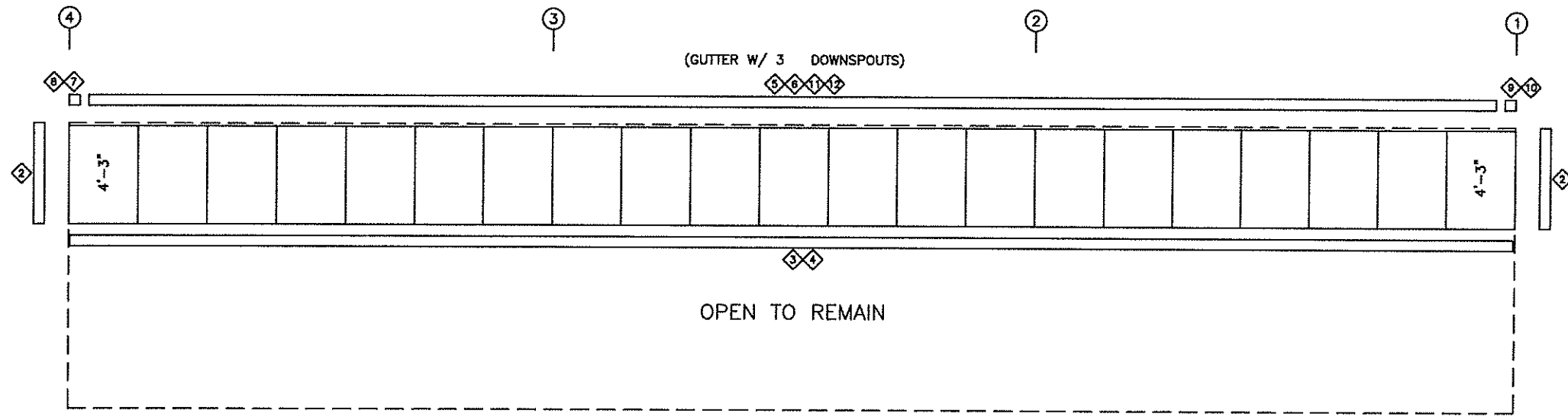


	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE	
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23
[2]	LOCATION: FORT PIERCE, FLORIDA	
[3]	DRAWING NAME: ROOF PANEL DETAILS	SCALE: NONE
[4]	DRAWING NO: PAGE 6.1	DRAWN BY: MS CHECKED BY:



OPEN AND COMMON TO EXISTING BUILDING

SIDEWALL SHEETING & TRIM: FRAME LINE A



(GUTTER W/ 3 DOWNSPOUTS)

OPEN TO REMAIN

SIDEWALL SHEETING & TRIM: FRAME LINE B

PANELS: 26 GA. R - LIGHT STONE

FL#11917.5

TRIM TABLE FRAME LINE A & B		
ID	PART	LENGTH
1	R JAMB	5'-11"
2	O/S CORN	4'-5"
3	R HEAD	20'-3"
4	R HEAD	3'-0"
5	GUTTER	20'-3"
6	GUTTER	3'-0"
7	GUTEND L	
8	CORBOX L	
9	GUTEND R	
10	CORBOX R	
11	PNL CAP	20'-3"
12	PNL CAP	3'-0"

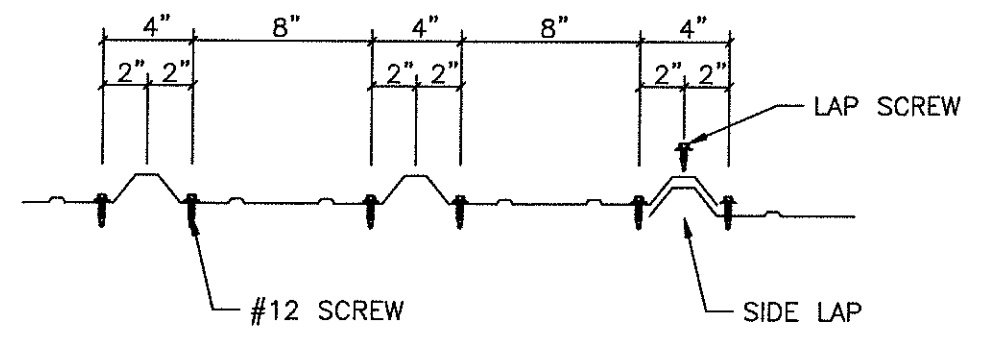
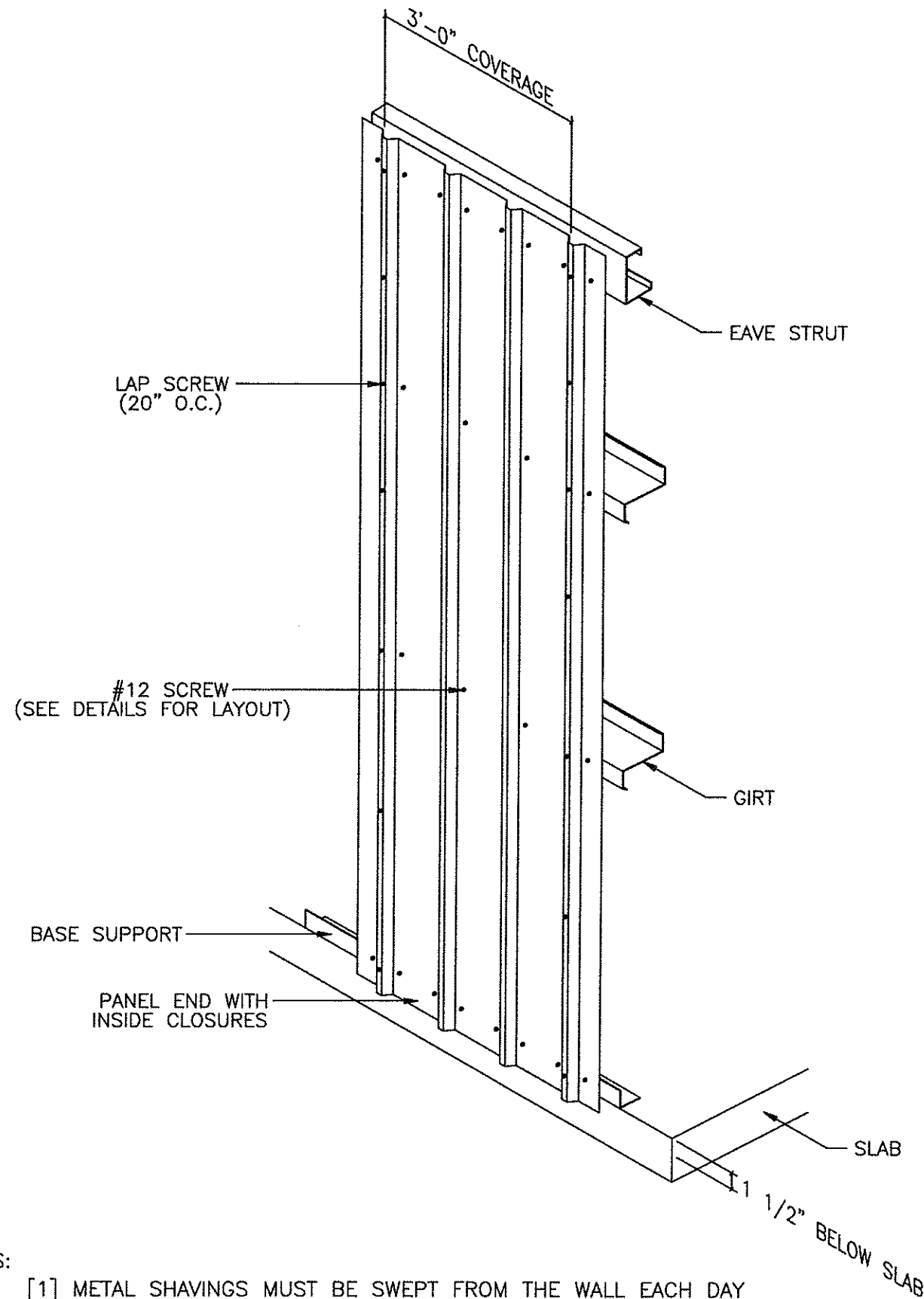
GLEN S ASHLEY Digitally signed by
GLEN S ASHLEY
 Date: 2023.11.08 13:56:50 -05'00'

STEEL BUILDING SYSTEMS INC.

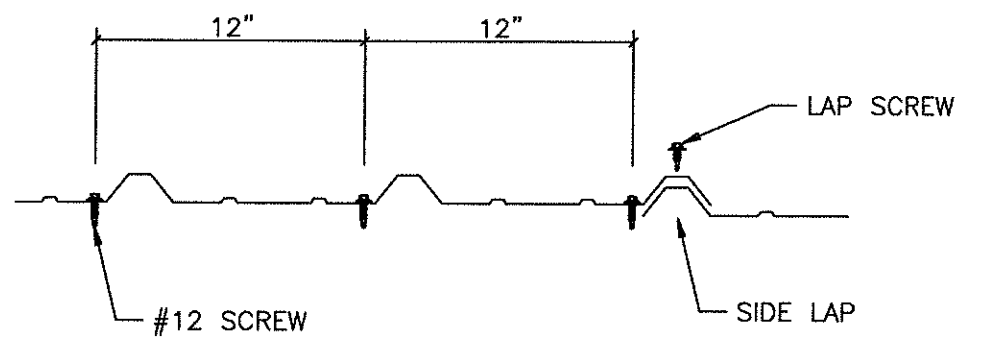
CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE			
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23	
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: SIDEWALL PANELS & TRIM	SCALE: NONE	
[4]	DRAWING NO: PAGE 7	DRAWN BY: MS	CHECKED BY:

STRUCTURAL STAMP

GLEN STUART ASHLEY
 LICENSE No. 62216
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER



DETAIL AT PANEL END
 DETAIL AT HEADER/SILL
 DETAIL AT PARTIAL WALL



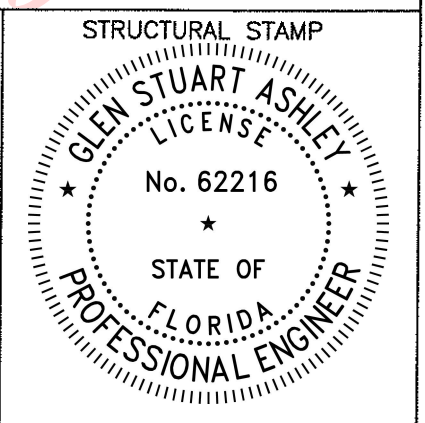
DETAIL AT INTERIOR OF PANEL

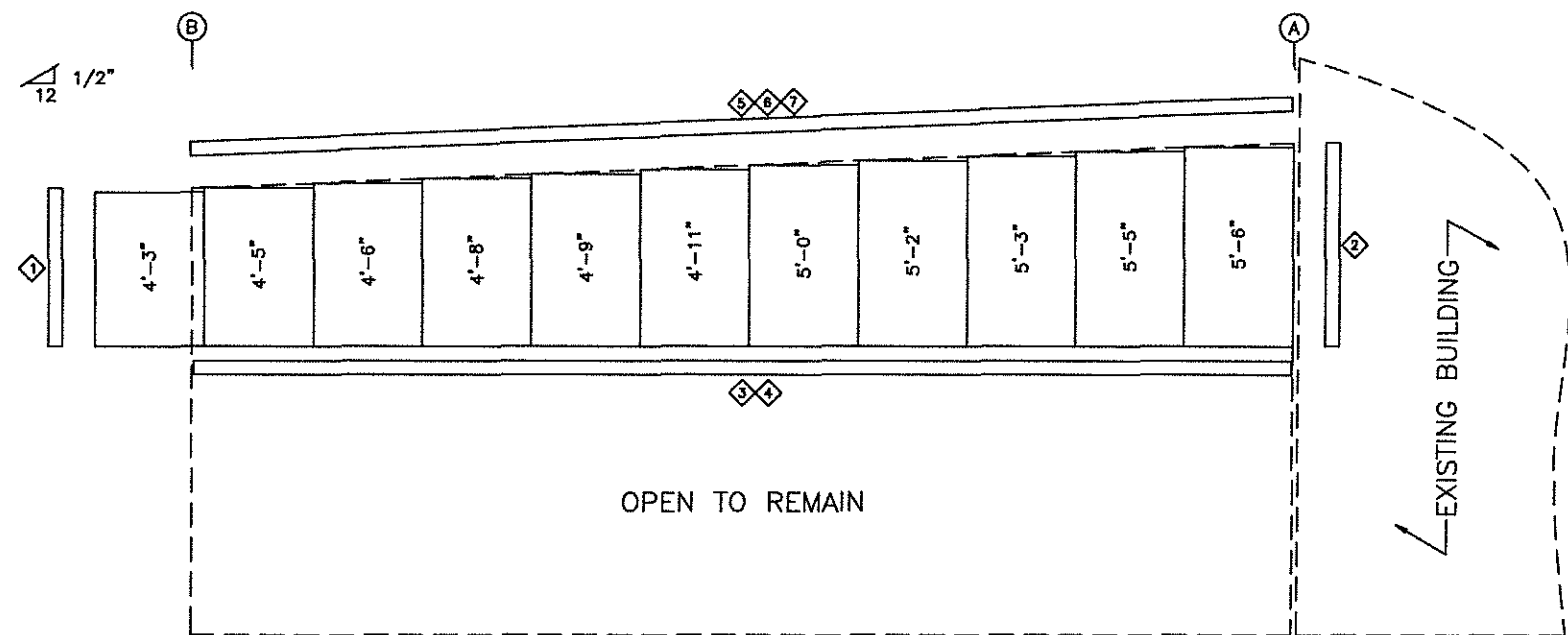
GLEN S ASHLEY Digitally signed by GLEN S ASHLEY
 Date: 2023.11.08 13:56:35 -05'00'

NOTES:

- [1] METAL SHAVINGS MUST BE SWEEPED FROM THE WALL EACH DAY DURING ERECTION TO PREVENT SURFACE RUSTING.
- [2] #12 SCREWS ARE USED TO ATTACH THE PANEL TO THE GIRTS. #14 LAP SCREWS ARE USED AT THE PANEL-TO-PANEL ATTACHMENTS. ALL FASTENERS ARE SELF-DRILLING.

SBS			
STEEL BUILDING SYSTEMS INC.			
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE		
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23	
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: SIDEWALL PANEL DETAILS	SCALE: NONE	
[4]	DRAWING NO: PAGE 7.1	DRAWN BY: MS	CHECKED BY:

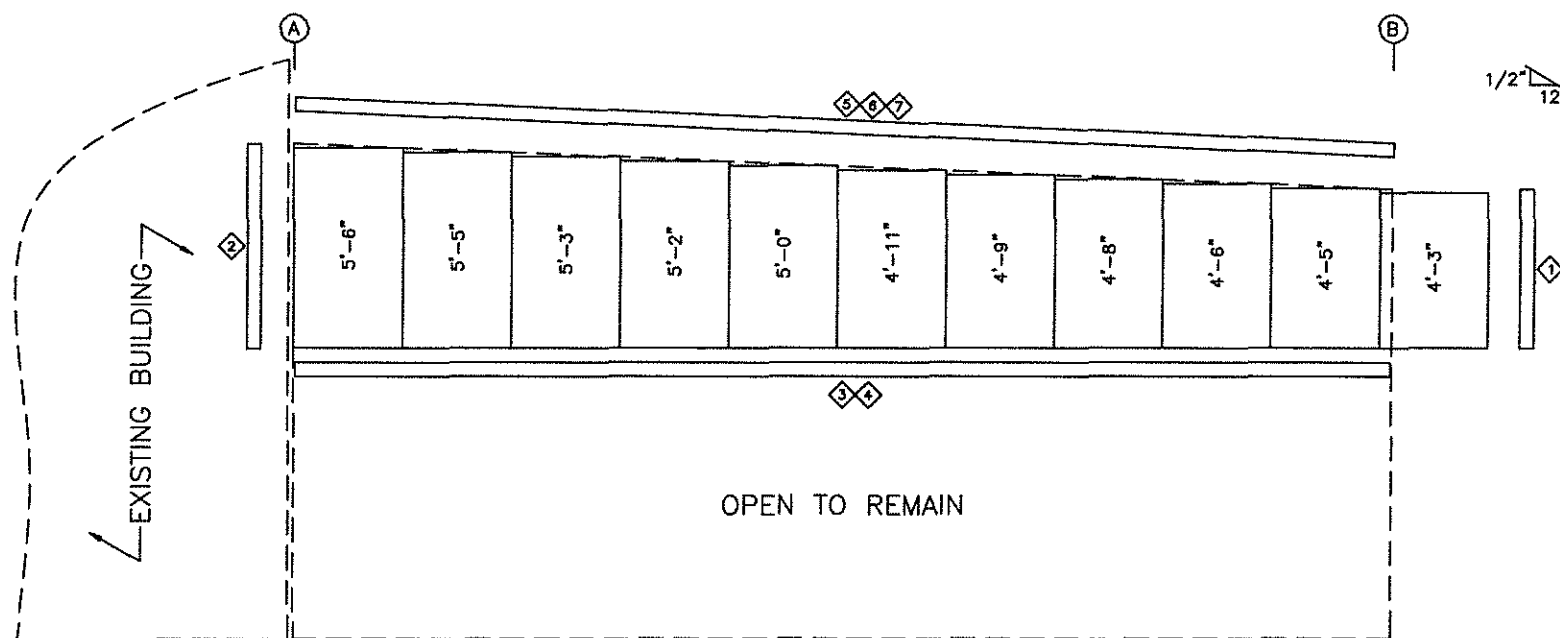




ENDWALL SHEETING & TRIM: FRAME LINE 1
 PANELS: 26 GA. R - LIGHT STONE

FL#11917.5

TRIM TABLE FRAME LINE 1 & 4		
ID	PART	LENGTH
1	O/S CORN	4'-5"
2	R JAMB	5'-11"
3	R HEAD	20'-3"
4	R HEAD	10'-4"
5	RAKE TRM	20'-3"
6	RAKE TRM	10'-5"
7	RAKE BOX	



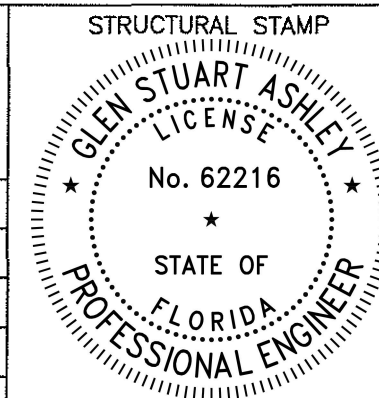
ENDWALL SHEETING & TRIM: FRAME LINE 4
 PANELS: 26 GA. R - LIGHT STONE

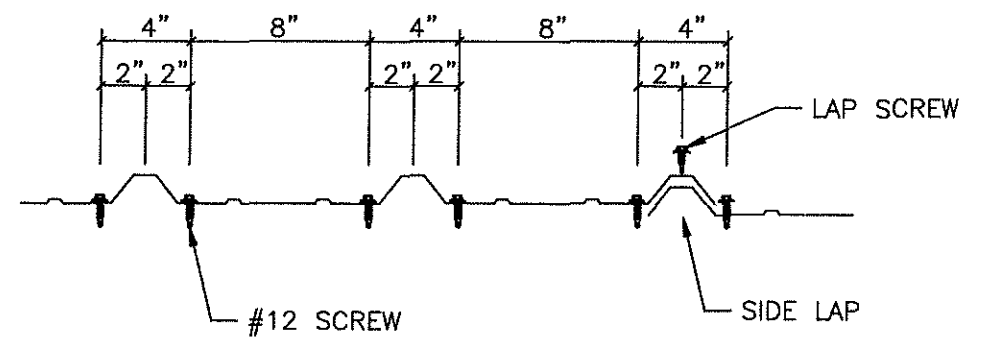
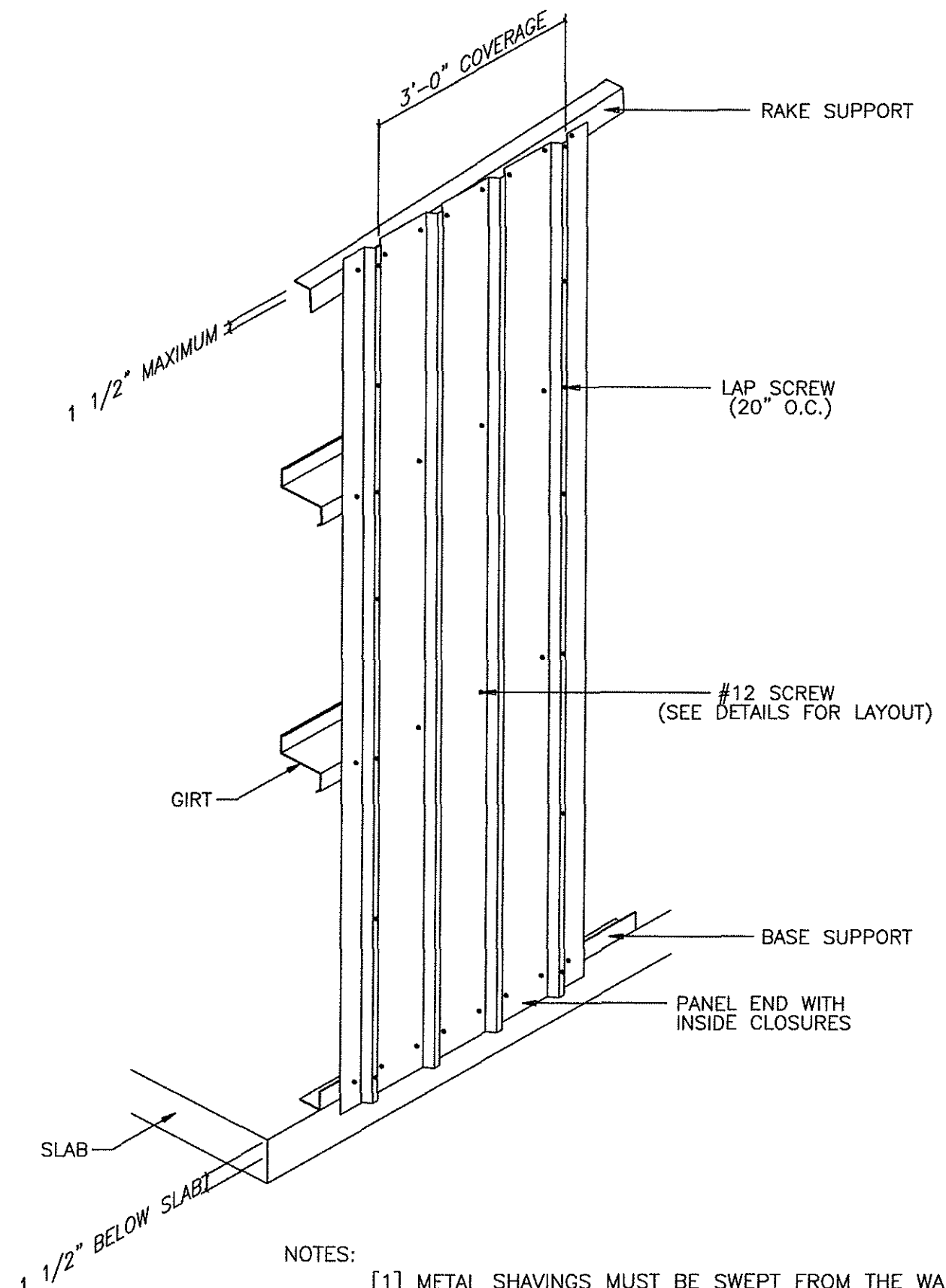
FL#11917.5

**GLEN S
 ASHLEY**

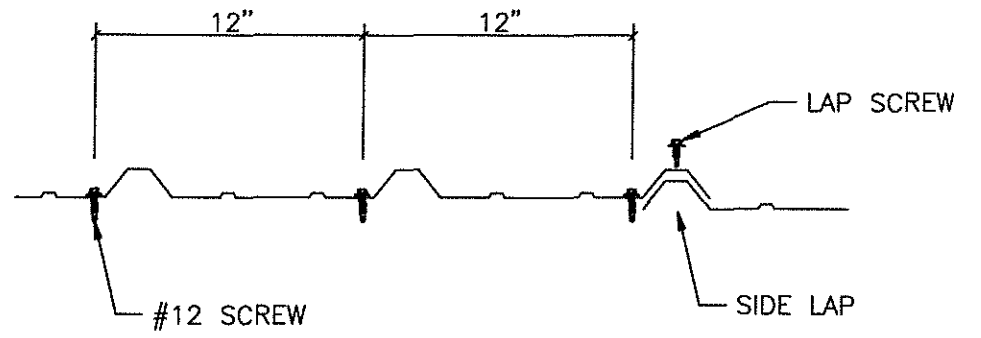
Digitally signed by
 GLEN S ASHLEY
 Date: 2023.11.08
 13:56:18 -05'00'

SBS			
STEEL BUILDING SYSTEMS INC.			
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE		
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23	
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: ENDWALL PANELS & TRIM	SCALE: NONE	
[4]	DRAWING NO: PAGE 8	DRAWN BY: MS	CHECKED BY:





DETAIL AT PANEL END
 DETAIL AT HEADER/SILL
 DETAIL AT PARTIAL WALL

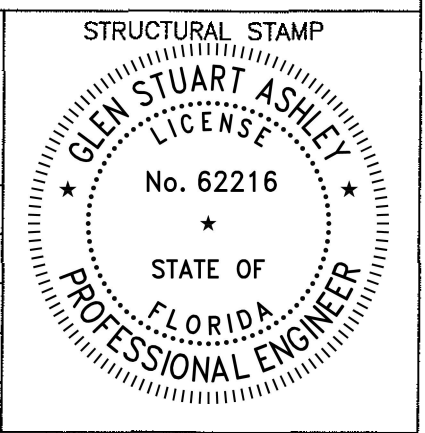


DETAIL AT INTERIOR OF PANEL

- NOTES:
- [1] METAL SHAVINGS MUST BE SWEEPED FROM THE WALL EACH DAY DURING ERECTION TO PREVENT SURFACE RUSTING.
 - [2] #12 SCREWS ARE USED TO ATTACH THE PANEL TO THE GIRTS. #14 LAP SCREWS ARE USED AT THE PANEL-TO-PANEL ATTACHMENTS. ALL FASTENERS ARE SELF-DRILLING.

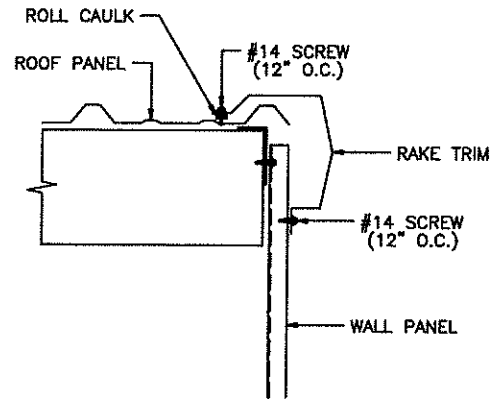
GLEN S ASHLEY Digitally signed by GLEN S ASHLEY
 Date: 2023.11.08 13:56:06 -05'00'

SBS			
STEEL BUILDING SYSTEMS INC.			
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE		
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23	
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: ENDWALL PANEL DETAILS	SCALE: NONE	
[4]	DRAWING NO: PAGE 8.1	DRAWN BY: MS	CHECKED BY:

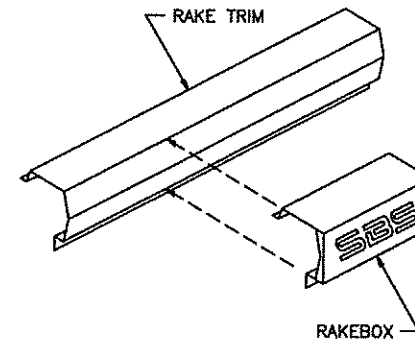


TRIM NOTES:

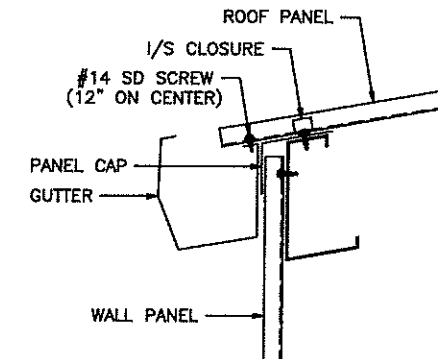
- [1] SEAL TRIM SPLICES WITH TUBE CAULK.
- [2] SECURE GUTTER SPLICES AND END PLUGS WITH RIVETS.
- [3] SECURE ALL OTHER ROOF TRIM SPLICES WITH TRIM SCREWS UNLESS NOTED OTHERWISE.
- [4] TRIM SCREWS ARE LOCATED 12" ON CENTER UNLESS NOTED OTHERWISE.



RAKE TRIM DETAIL

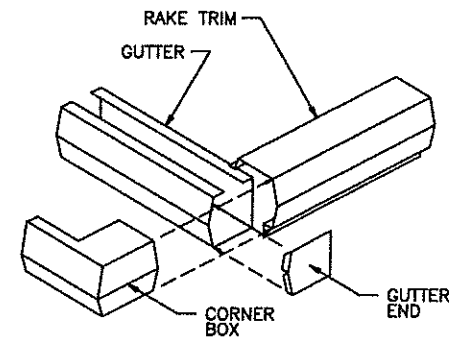


RAKEBOX DETAIL

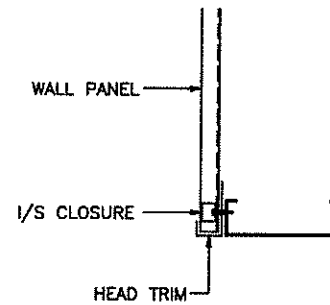


NOTE: INSTALL GUTTER STRAPS 3'0" ON CENTER.

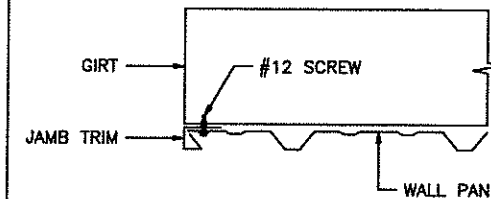
GUTTER DETAIL



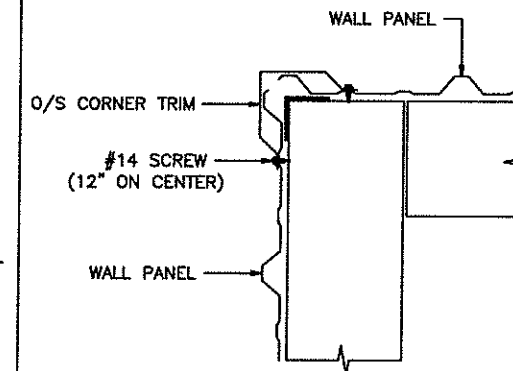
GUTTER END DETAIL



HEAD TRIM DETAIL AT HEADER




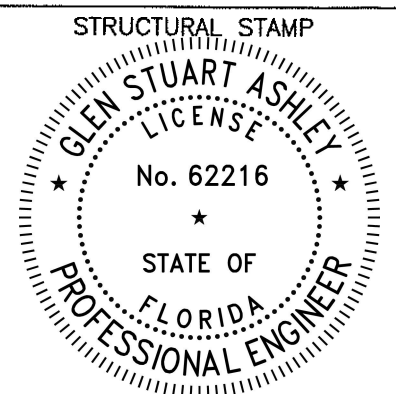
JAMB TRIM DETAIL AT GIRT

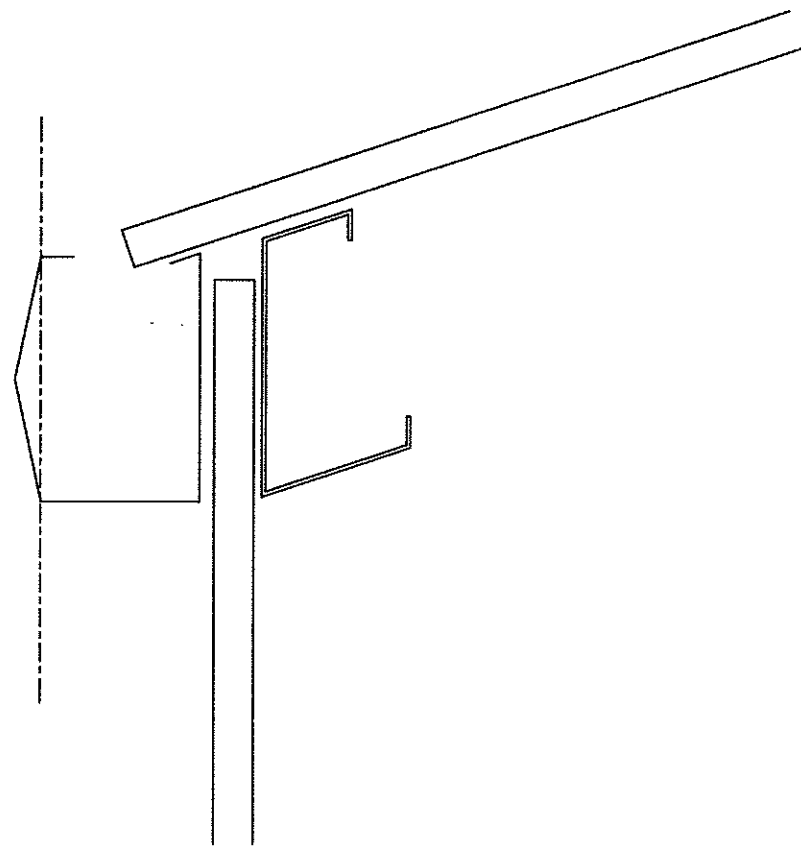


O/S CORNER DETAIL

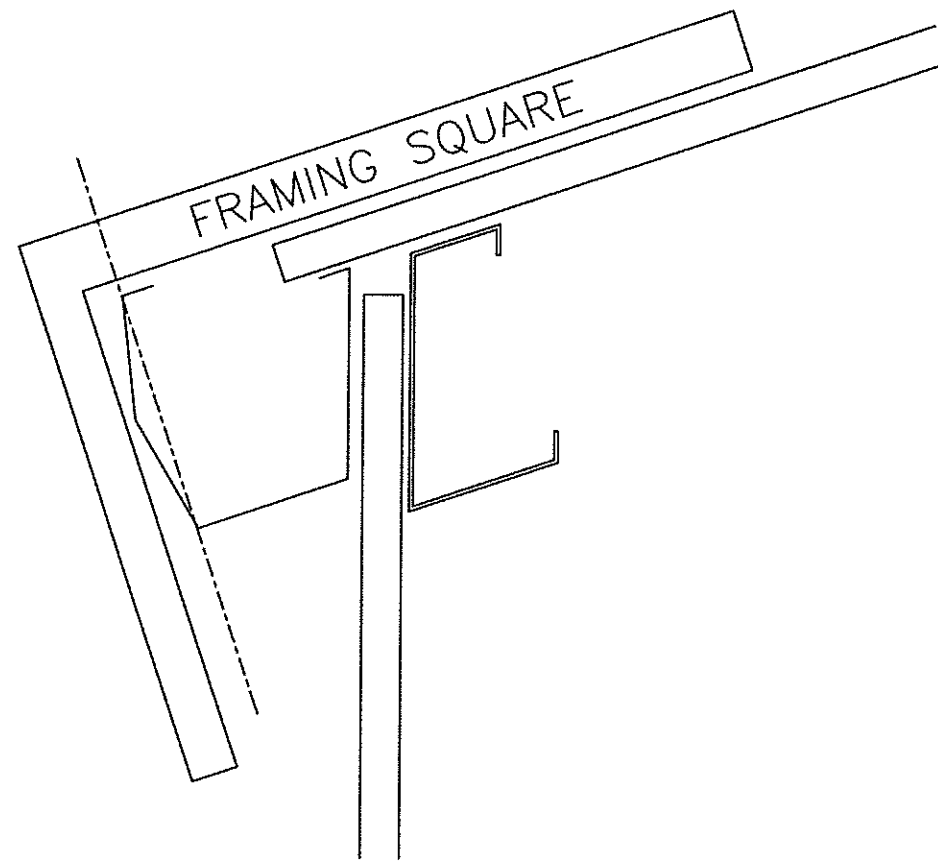
GLEN S ASHLEY Digitally signed by GLEN S ASHLEY
 Date: 2023.11.08 13:55:50 -05'00'

 STEEL BUILDING SYSTEMS INC.			
REVISIONS	CUSTOMER:	FT. PIERCE POLICE ATHLETIC LEAGUE	
[1]	JOB NO:	23-11-272	DATE: 11/ 7/23
[2]	LOCATION:	FORT PIERCE, FLORIDA	
[3]	DRAWING NAME:	TRIM DETAILS	SCALE: NONE
[4]	DRAWING NO:	PAGE 9	DRAWN BY: MS CHECKED BY:






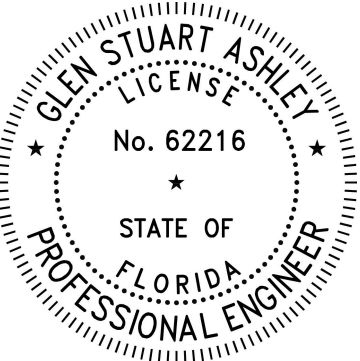
DO NOT INSTALL GUTTER WITH
OUTSIDE FACE PERPENDICULAR
TO THE GROUND.

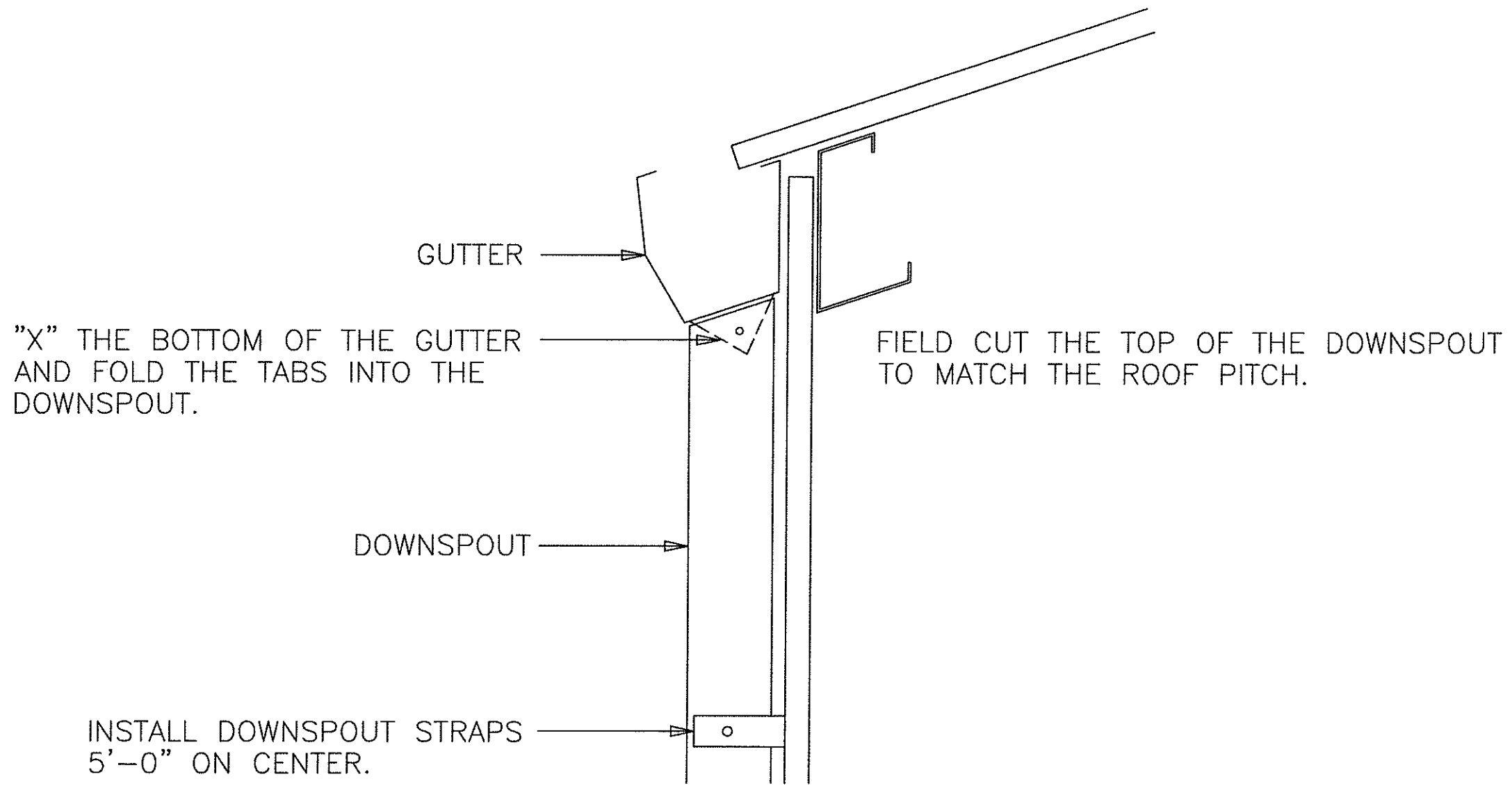


INSTALL GUTTER WITH
OUTSIDE FACE PERPENDICULAR
TO THE ROOF.

GUTTER INSTALLATION DETAIL

GLEN Digitally signed by
S GLEN S
ASHL ASHLEY
EY Date:
2023.11.08
13:55:33
-05'00'

 STEEL BUILDING SYSTEMS INC.				STRUCTURAL STAMP 	
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE				
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23			
[2]	LOCATION: FORT PIERCE, FLORIDA				
[3]	DRAWING NAME: GUTTER INSTALL DETAILS		SCALE: NONE		
[4]	DRAWING NO: PAGE 9.1	DRAWN BY: MS	CHECKED BY:		



DOWNSPOUT INSTALLATION DETAIL

GLEN S ASHLEY Digitally signed by GLEN S ASHLEY
 Date: 2023.11.08 13:54:55 -05'00'

SBS			
STEEL BUILDING SYSTEMS INC.			
REVISIONS	CUSTOMER: FT. PIERCE POLICE ATHLETIC LEAGUE		
[1]	JOB NO: 23-11-272	DATE: 11/ 7/23	
[2]	LOCATION: FORT PIERCE, FLORIDA		
[3]	DRAWING NAME: DOWNSPOUT INSTALL DETAILS	SCALE: NONE	
[4]	DRAWING NO: PAGE 9.2	DRAWN BY: MS	CHECKED BY:

STRUCTURAL STAMP

GLEN STUART ASHLEY
 LICENSE
 No. 62216
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER

SIGNATURE® 200
STANDARD COLORS
26- AND 24-GAUGE MATERIAL

Siliconized Polyester

Polar White is a Straight Polyester.

* Also available in 29-gauge

** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.



HAWAIIAN BLUE** *
SR .31 SRI 31



CRIMSON RED** *
SR .32 SRI 33



FERN GREEN** *
SR .29 SRI 29



BURNISHED SLATE** *
SR .34 SRI 36



ASH GRAY *
SR .45 SRI 50



SADDLE TAN *
SR .47 SRI 53



DESERT SAND *
SR .42 SRI 47



KOKO BROWN *
SR .35 SRI 37



CHARCOAL GRAY** *
SR .38 SRI 41



COBALT BLUE** *
SR .26 SRI 24



RUSTIC RED *
SR .37 SRI 39



LIGHT STONE *
SR .56 SRI 66



POLAR WHITE* *
SR .58 SRI 68



SOLAR WHITE** *
SR .71 SRI 86

SIGNATURE® 300
STANDARD COLORS
26-GAUGE MATERIAL
PBR, PBU, AVP, PBC, PBD
PANELS ONLY

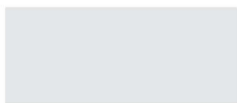
* Also available in 24-gauge

** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

† Minimum quantities and/or extended lead times required for all gauges. Please inquire.



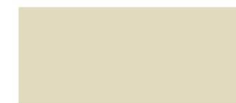
MEDIUM BRONZE* *
SR .29 SRI 28



SNOW WHITE* *
SR .65 SRI 78



SLATE GRAY** *
SR .37 SRI 39



ALMOND* *
SR .63 SRI 75



CLASSIC GREEN** *
SR .27 SRI 26



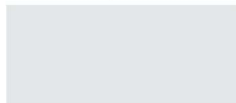
BROWNSTONE* *
SR .47 SRI 53



BRITISH RED † *
SR .49 SRI 55



HARBOR BLUE** *
SR .28 SRI 27



BONE WHITE** *
SR .70 SRI 85

DIFRANCESCO CONSTRUCTION INC

Michael DiFrancesco
President
License # CBC1265203

8840 Lonesome Pine Trail
Ft Pierce Fla 34945

Home 772-465-8231
Cell 201-7797
Fax 465-7873

Estimate

November 17, 2023
RE: Ft Pierce Police Athletic League
2203 Orange Avenue
Ft Pierce Fla 34950

DiFrancesco Construction Proposes to build a 1928 Sq Ft shade structure. Said Structure will be built according to Owner supplied plans. All work to be permitted through the City of Ft Pierce.

Total Labor and Materials \$65,000
Michael DiFrancesco
DiFrancesco Construction Inc

Fort Pierce Police Athletic League

7 items

Sort application by: Account

Account	Product	Balance	Closed/ Zero Balance	Maturity	Status	Remarks	Enrolled in Package
Deposit		68,791.21					
▶ <input type="checkbox"/> 800125956	Business Ce...	15,849.58			Open		No No
<input type="checkbox"/> 4137163171	Business Ch...	52,941.63			Open		Yes No
<input type="checkbox"/> 6014790172	Seacoast Bu...	0.00		11/09/2023	Closed at ...		Yes No
Cardbase		0.00					
<input type="checkbox"/> 480278XXXXXX450	Business Vis...						No No
<input type="checkbox"/> 480278XXXXXX652	Business Vis...						No No
<input type="checkbox"/> 480278XXXXXX230	Business Vis...						No No
Miscellaneous		0.00					
<input type="checkbox"/> 905754	Business Int...	0.00			Open		Yes No

Print

2023 COMMERCIAL FACADE GRANT PROGRAM APPLICATION - Submission #3361

Date Submitted: 11/4/2023

APPLICATION FORM

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria. Applications will be evaluated, and the four highest ranked properties will be awarded the grant.

To review full grant program overview, visit: [FPRA Incentive Program | Fort Pierce, FL - Official Website \(choosefortpierce.com\)](https://www.choosefortpierce.com)

Property Details:

Parcel ID Number:*

241060700040006

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

Grant Property Address:*

500 Orange Ave Fort Pierce, FL 34950

Property Owner's Name:*

Stan & Jean Synkoski

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

Meeting and Event Venue

Building's Existing Use(s):*

Meeting and Event Venue

Lease Term (if applicable):

Applicant Information:

Applicant Name:*

Stan Synkoski

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

Business and Property Owner

Email Address:*

insynkinc@gmail.com or fivehundredorange@gmail.com

Phone Number: *

3013325692

Business Information:

Legal Business Name:

4616 Investment, LLC dba 500 ORANGE EVENT CENTER

Business Type (Restaurant, Retail, Office, etc):

Meeting and Event Center

Employer Identification Number / Tax ID:

81-5068224

Number of Years in Business:

sjkli

Number of Years at Current Address:

2005 COCONUT DRIVE

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

Project Details:

Grant amount requested?

\$19,391.26

Note: This grant offers financial assistance in the form of a reimbursable grant, matching 50% up to \$25,000.

What is the total cost of the project?

\$38,782.53

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

30-60 days after approval

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.

General Description of Proposed Improvements:*

<input checked="" type="checkbox"/> Awnings/Canopies	<input checked="" type="checkbox"/> Building Facade
<input type="checkbox"/> Signs	<input checked="" type="checkbox"/> Windows/Doors
<input type="checkbox"/> Walls	<input type="checkbox"/> Parking lot repaving, resealing, and/or restriping
<input type="checkbox"/> Fencing	<input type="checkbox"/> Patio deck
<input type="checkbox"/> Landscaping/Irrigation	<input type="checkbox"/> Roofing
<input type="checkbox"/> Mural/Art Installation	<input checked="" type="checkbox"/> Security cameras/system
<input checked="" type="checkbox"/> Exterior Painting	<input checked="" type="checkbox"/> Other (explain in narrative below)

Narrative describing the project, improvements to be made, and why this funding is necessary:*

These improvements will add elegance and additional exposure to this historical structure located in the heart of the great city of Fort Pierce, FL. Applicant has made significant investments in the rehabilitation of this historical structure. Due to severe cost overruns during the rehabilitation process the applicant/owner ran out of funds and was not able to complete the aesthetic improvements highlighted in this application. The applicant/owner is now ready to move forward with the improvements. Applicant plans to complete the following: Addition of decorative awnings, repair of stucco and painting of front facade facing Orange Avenue, reglazing and painting of historical windows facing Orange Ave, addition of decorative lighting on upper facade, addition of 2 security cameras to protect building and proposed improvements. SEE ATTACHED DETAILED EXPANATION AND SPECIFICATIONS OF PROPOSED IMPROVEMENTS.

Narrative detailing approach to fully fund this project. Note: This is a dollar-for-dollar matching grant.*

Project will be funded with personal savings from Stan & Jean Synkoski

Narrative describing how this project will address the priorities of the FPRA as outlined in the Redevelopment Plan. This narrative shall identify community benefits resulting from the project.*

The impact of these improvements will be visible to 20,000+ vehicles entering our great City on Orange Avenue, the Gateway to downtown Fort Pierce. The impact of the proposed improvements will, most certainly add to the charm and elegance and help project a positive impression to local residents and the many visitors arriving here for the first time and/or repeat experiences at our City and Beaches. SEE DETAILED NARRATIVE ATTACHED.

To view the FPRA Plan, visit: <https://cityoffortpierce.com/DocumentCenter/View/9381/2020-Updated-FPRA-Plan>

Required Documentation:

Color photograph of the existing condition of the FRONT of building (1 of 2):*

EPSON012.PDF

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

EPSON012.PDF

Project plans and renderings and any other relevant materials that convey the physical improvements proposed to be made:*

EPSON013.PDF

Design and construction plans for the proposed improvements.*

EPSON013.PDF

Provide examples of project colors, design, materials and specifications.*

EPSON013.PDF

Proof of ability to fully fund the project.*

EPSON018.PDF

Attach a letter describing why this property should be selected to receive a grant. Please include how this project meets the goals and objectives of the FPRA Plan.*

EPSON017.PDF

Cost Estimates*

EPSON016.PDF

A minimum of one (1) cost estimate 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.

Signature

Electronic Signature*

Stanley A. Synkoski

I certify that the information provided in this application is true and accurate to the best of my ability and no false or misleading statements have been made to secure approval of this application.

By typing your name in the box above, you are signing the document electronically. You agree that your electronic signature has the same validity as your handwritten signature.



- IN THE HEART OF
- THE CITY OF FORT PIERCE

SITE MAP

500 ORANGE AVE
FORT PIERCE, FL 34950

500
ORANGE



: EXISTING CONDITION



DATE: November 4, 2023

T0: FPRA Commercial Façade Grant Administrator

RE: COMMERCIAL FACADE GRANT

As the owner of the property located at 500 Orange Avenue Fort Pierce, FL 34950 we respectfully submit our application for the **Commercial Façade Grant**. We purchased this building in late 2017 from the City of Fort Pierce. This structure was built in 1935 and is proudly listed on the “National Register of Historic Places” in Washington, DC. The building, constructed under the Works Progress Administration (WPA) served as the Post Office and Federal District Courthouse for 85+ years. The building now serves as a wedding and event center and over the past 2 years, the owners of this property have worked with several local, nonprofit and civic organizations providing substantial discounts, and in some cases “free” rental” of the venue for various fundraising and community events (i.e. Main Street Fort Pierce, United Way, SLCFD, Hope Lives, Florida Faith Alliance, Boys & Girls Clubs and many more).

Prior to our purchase, this structure stood vacant and unattended for 20+ years. The building was deteriorating rapidly and in a total state of disrepair. The roof and windows were leaking, the walls and ceiling were falling down, and termite and rodent infestation was clearly apparent. The exterior presentation was that of a “run down, vacant, abandoned building. Due to negligence in the maintenance of the exterior of the building the areas surrounding the building became a “litter trap” and was constantly filled with trash and debris. In summary this property was an eyesore located on the main corridor to our great city.

We are local residents, and we could not allow this to continue. With clear vision and perseverance, we took on the challenge and have been working on renovating this Historic Structure for the past five and a half years. To date we have contributed personal funds in excess of \$600,000 in our efforts to preserve and enhance this beautiful structure. While a lot has been done to date, we have much more work to complete. Because the building was vacant and in disrepair for such a long period, few people understand what it is today. There is a need for a nice event venue in Fort Pierce and we just need to let everyone know they DO NOT need to leave our city to find a suitable venue.

Our current plans for additional work on the exterior of the building includes the following:

- 1) Addition of awnings on front windows to enhance aesthetic appeal of building, build awareness and add elegance to the structure.

Fabrication and mounting of frames, mounting of canvas.

*This upgrade has already been approved by the Fort Pierce Historical Preservation Board and on our original permit submittal for the renovations. (*see attached rendering*).

ESTIMATED COST: \$16,500.00

- 2) Repair wood and window glazing around all exterior windows facing Orange Ave. Due to the historic nature of the building the existing windows (circa 1935) must remain in place. These are individual pane windows that need to be re glazed and repainted. Window glazing is a tedious process as each window has 20 individual panes and each pane must be worked on separately. We have over 80 individual panes that need to be glazed and repainted. We also need to repair stucco and repaint areas designated for the awnings highlighted above.
ESTIMATED COST: \$13,450.00

- 3) Add decorative LED lighting to upper façade on the south, east and west side of building. Once again, this lighting will add elegance to the structure and will be very complementary to the LED lighting the city has recently installed on the lamp posts along this major gateway to Fort Pierce.
ESTIMATED COST \$7,479.00

- 4) Add two additional security cameras to monitor, discourage and prevent any disturbance to the improvements. This will also act as a deterrent to leaving trash in the surrounding area.
ESTIMATED COST \$1,353.53

TOTAL ESTIMATED COSTS FOR ALL IMPROVEMENTS: \$38,782.53

We feel that these improvements are perfectly aligned with the goals and objectives highlighted in the proposal documents for the Commercial Façade Grant. More specifically we provide the detail below:

- **VISUAL IMPACT:**
The proposed improvements will most certainly add aesthetic appeal to a building located at a main intersection that is a gateway to our Great City. As motorists and pedestrians pass by, the proposed improvements will add elegance and visual appeal to this iconic structure.

- **ACTIVATION**
As highlighted above, this building was vacant for 20 years prior to our taking ownership in 2017. We spent the last 4 years renovating the structure and while we have put forth our best efforts to transform the building into a successful event venue, we have not experienced the bookings needed to achieve profitability.
Our largest problem is awareness. Folks do not know we are a first-class event center. While potential customers walk and drive by the building daily, they often tell us “I never knew this was an event venue”. While this is not a vacant building today, it very well could be if we are not able to solve the awareness issue, increase reservations and maintain a profitable business. We firmly believe that the proposed improvements will, in fact, solve this problem.

- **TYPE**
The 500 ORANGE Event center clearly meets the goals and objectives of being a “TARGETED TIER” project. The City needs an event venue like this to prevent potential customers from booking events in surrounding counties and municipalities.

- **FPRA PLAN**

The main objective of the FPRA is “to support revitalization of the commercial corridor”. The 500 Orange building, at one time, was the center of activity in Fort Pierce. It was surrounded by a wide array of thriving local, regional, and national retail establishments. In essence this was “Downtown Fort Pierce”. We believe that our efforts can be the catalyst for additional revitalization of the surrounding properties. We feel it is critical that we demonstrate the ability to operate a successful business on the west side of US 1, and this will, in fact, stimulate others to manifest the potential of the surrounding properties. This building is located at a main intersection (5th Street and Orange Avenue), the gateway entrance to our city and is also the anchor property to the recently designated “Peacock Arts District”.

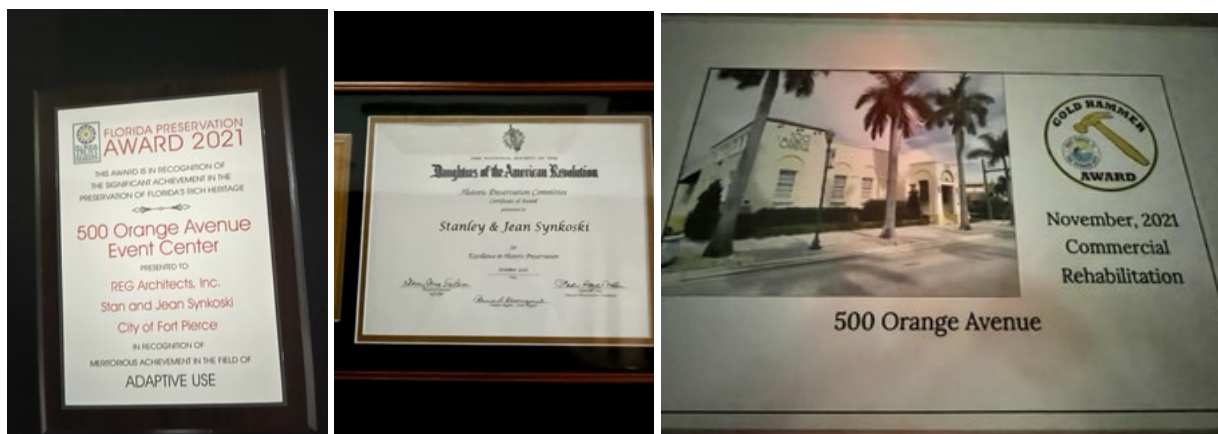
We recently had the honor of bringing the “2021 Florida Preservation Award for Adaptive Use of a Building” to our great city. We were one of only two in the entire State of Florida to receive such an award (see attached). In addition, National Society of the Daughters of the American Revolution presented us the “Excellence in Historic Preservation Award for 2021” (see attached). We were honored to receive the City Mayor “Golden Hammer Award” in November of 2022.

We are not a large developer. We are 2 local residents who take a great deal of pride in our City of Fort Pierce. It was an honor to bring these awards to our city. We are hopeful that with these additional renovations we can continue to operate a successful business and continue to enhance the impression of visitors coming into Fort Pierce via Orange Ave. .

We look forward to working with you and your staff and sincerely hope that the review committee understands our past, present, and future efforts to preserve and enhance this city treasure.

Warm regards,

Stan & Jean Synkoski



500 ORANGE EVENT CENTER
500 Orange Avenue
Fort Pierce, FL 34950
301 332- 5692
fivehundredorange@gmail.com

CANVAS WORKS
 2192 N. US Hwy 1 – Fort Pierce, Florida 34946
 772-464-3776

Online Portfolio Click Here Or Search Canvas Works Ft. Pierce On Facebook

Name	STAN SYNKOSKI	Make	BUILDING AWNING
Address	500 ORANGE AVE.	Year	
City	FORT PIERCE, FL 34950	Vin No	
Phone	301-332-5692	Style No	
Insurance Co	N/A	Date	11/3/2023

Description: NEW AWNINGS TOTAL OF 3 ON SOUTHSIDE OF BUILDING

FRAMES	
FRAMES WILL BE FABRICATED USING	
3/4 AND 1" ALUMINUM SQUARE TUBING	
MATERIALS (BLACK STAMOID)	
STAMOID TOPPING, KEDAR WELT INSTALLED	
TO FRAMES USING ZIP SCREWS GROMMETED	
WHITE LETTERING INSTALLED 1 ST AWNING OF	
(WEDDINGS) 2 ND AWNING OF (SPECIAL EVENTS) AND 3 RD	
AWNING OF BANQUETS INSTALLED TO SIZE, DIAGONAL	
Total	\$16,500.00
tax	\$
Grand Total	\$16,500.00

Remarks: AWNINGS LOCATION ARE FOR 500 ORANGE AVE. FT. PIERCE

	Total	\$
	Shipping	
	Estimate Total	\$ -
	Sales Tax	
	Grand total	\$ -

****Down Payment on Proposed Job of \$8,250.00**
****Remaining Balance Due Upon Completion of Job of \$ 8,250.00**
****Payment Method of Cash, Check or Money Order Made Out to: BLCU Canvas Works, or Major Credit Card**

Technician:	Date:
This estimate / proposal is based on our inspection and does not cover additional parts or labor which may be required after the work has started. After the work has started, worn or damaged parts which are not evident on first inspection may be discovered. Naturally this estimate cannot cover such contingencies. Parts, price and labor subject to change with verbal and written consent to the below signed customer. This estimate / proposal is for immediate acceptance. Guaranteed: Workmanship performance and materials on this above job are warranted as stated below.	

**** (5) Year Warranty On All Job Related Workmanship Performed (warranty does not include self-abuse, abnormal acts of nature, faulty or inadequate coverings, cleaning agents, chemicals, spores- mold- algae growth or inadequate ventilation.**
CUSTOMER ACCEPTANCE SIGNATURE: _____ DATE: ____/____/____

Chad Mautz
3467 SW Sunset Trace Circle
Palm City, FL 34990
772-985-0142

INVOICE

Stan Synkoski
500 Orange Ave / Event Center Fort Pirce FL.

Invoice # 0000057

Invoice Date 11/01/2023

Due Date 11/01/2023

Item	Description	Unit Price	Quantity	Amount
Service	Repair stucco cracks and paint south side of building	4500.00	1.00	4,500.00
Service	Repair,reglaze,paint historical windows on South and West side of building	6450.00	1.00	6,450.00
Product	Anchors for new awnings on building	750.00	1.00	750.00
Service	Repair cracks in concrete and stucco in front entry and repaint steps	1750.00	1.00	1,750.00
		Subtotal		13,450.00
		Total		13,450.00
		Amount Paid		0.00
		Balance Due		\$13,450.00



Treasure Coast TrimLight

1218 Southwest Bargello Avenue | (private residence) | Port St.
 Lucie, Florida 34953
 772-919-5082 | TreasureCoastTrimLight@gmail.com |
 TreasureCoastTrimLight.com

RECIPIENT:

4616 Investment, LLC dba 500 ORANGE Event Center

500 Orange Ave
 Fort Pierce, FL 34949

Estimate #726	
Sent on	Oct 30, 2023
Total	\$7,479.00

Product Service	Description	Total
You can PICK and CHOOSE from the individual line items below	We have created this "pick and choose" option/quote for your convenience, if needed. Pick only one (or two) section of your home/business to have TrimLight installed or pick all - it is totally up to you. We build our system on your home to Plug-n-Play, meaning it is easy to add on to our Trimlight system later.	\$0.00*
TrimLight Benefits	<ul style="list-style-type: none"> * Lifetime Product warranty (20 to 30 years or 50 to 55k hours) * 3-Year Labor Warranty by Treasure Coast Trimlight * 16 million colors (yes, 16 million) * Cloud-based mobile app * Professional Installation * Never climb a ladder again * Unnoticeable during the day * Weather-Proof (even for Florida weather) * No need to be reminded to hang the lights up * Eliminate the hazard of hanging accent/holiday lights * If a light goes out call us, we fix it for you. * No longer pay companies to put up, take down and store away your holiday lights costing thousands of dollars each year and without a Lifetime Product Warranty. 	\$0.00
Color Match Analysis - TrimLight Channel	TrimLight Channel: Cameo Wire Track (if applicable): Cameo	\$0.00
Business with 12 Inch LED light spacing, commercial	South facing, this section measured at 64 linear feet. (Pricing, under 100 linear feet (LF) \$40.00 per LF, 101 to 200 LF \$35.00 per LF, 201+ \$30.00 per LF)	\$1,920.00
Business with 12 Inch LED light spacing, commercial	East facing, this section measured at 98 linear feet. (Pricing, under 100 linear feet (LF) \$40.00 per LF, 101 to 200 LF \$35.00 per LF, 201+ \$30.00 per LF)	\$2,940.00
Business with 12 Inch LED light spacing, commercial	West facing, this section measured at 115 linear feet. (Pricing, under 100 linear feet (LF) \$40.00 per LF, 101 to 200 LF \$35.00 per LF, 201+ \$30.00 per LF)	\$3,450.00



Treasure Coast TrimLight

1218 Southwest Bargello Avenue | (private residence) | Port St.
 Lucie, Florida 34953
 772-919-5082 | TreasureCoastTrimLight@gmail.com |
 TreasureCoastTrimLight.com

Product/Service	Description	Total
Legal Disclosure	<p>Legal Disclosure for Treasure Coast Trimlight</p> <p>1) By signing your quote for this body of work as stated in this quote, and/or paying your deposit, you:</p> <p>a) agree that you own this property to have this permanent lighting solution installed.</p> <p>b) will fully pay the entire balance/amount due/amount owed at the time of installation completion for the body of work you approved. Each day (24 hours) past due will result in a \$75.00 late fee per day.</p> <p>c) agree, if you live in a Home-Owner Associate community (HOA), you have gained all the necessary permissions/approvals, with your HOA board (or necessary parties) and all who are responsible for approvals, in your HOA community, to have permanent lighting solution installed on your home/property.</p> <p>d) understand that Trimlight is a permanent lighting solution and is not string lights or lights that are only put up for a specific holiday.</p> <p>e) understands that cancellation of their service after deposit is paid forfeits deposit.</p> <p>f) agree to the section of home/business, color and spacing listed in quote.</p> <p>e) understand that installers do not work in rain, wind nor over 90 degree temperatures</p>	\$0.00

A deposit of \$3,739.50 will be required to begin.

* Non-taxable

Public Educator discount

This quote is only valid for the next 15 days, after which values may be subject to change.

Subtotal	\$8,310.00
Discount (10.0%)	- \$831.00
Total	\$7,479.00



ESTIMATE

11/3/2023 11008

500 ORANGE
500 ORANGE AVE.
FORT PIERCE, FL. 34950

PROJECT	ADD 2 CAMS OUTSIDE
Payment Terms	50% / 50%
Deposit Amt.:	\$676.76

Qty	Description	Rate	Total
	ESTIMATE TO ADD ADDITIONAL CAMERAS TO EXISTING SURVEILLANCE CAMERA SYSTEM		
2	HIKVISION INDOOR/OUTDOOR, WEATHERPROOF, 4MP, 2.8MM, DAY/NIGHT COLOR VUE IP TURRET CAMERA WITH JUNCTION BOX (OUTSIDE OF BUILDING) (DISCOUNTED FROM \$325.99)	269.99	539.98T
1	MISC. MATERIALS (*WHITE*CAT6 WIRE, CONNECTORS, SCREWS, ETC.)	100.00	100.00T
5	LABOR TO RUN CAT6 WIRE FROM INTERNET MODEM LOCATION TO TWO NEW CAMERA LOCATIONS ON THE OUTSIDE OF BUILDING AND INSTALL AND PROGRAM ADDITIONAL CAMERAS.	125.00	625.00T

****IMPORTANT NOTICE REGARDING ESTIMATE: THIS ESTIMATE IS ONLY VALID FOR 30 DAYS DUE TO THE UNSTABLE EQUIPMENT MARKET. CHANGE ORDERS WILL BE REQUIRED IF MATERIAL COSTS INCREASE OR MATERIALS NEED TO CHANGE DUE TO AVAILABILITY DURING PROGRESSION.****

Please sign and return this estimate to proceed with the work described. By signing below I acknowledge that I fully understand the equipment and work being provided by Airtronics and agree to the payment terms of this estimate. I also understand any additional equipment and labor needed and/or requested will be in additional charge.

*Signature

*Date

Subtotal \$1,264.98

Sales Tax (7.0%) \$88.55

Total \$1,353.53

THIS ESTIMATE IS ONLY VALID FOR 30 DAYS DUE TO THE UNSTABLE EQUIPMENT MARKET. CHANGE ORDERS WILL BE REQUIRED IF MATERIAL COSTS INCREASE OR MATERIALS NEED TO CHANGE DUE TO AVAILABILITY DURING PROGRESSION.

DS-2CD2347G2-L(U)

4 MP ColorVu Fixed Turret Network Camera

ColorVu



Hikvision ColorVu technology provides 24/7 vivid colorful images with F1.0 advanced lenses, high performance sensors and friendly lighting. F1.0 super-aperture collects more light to produce brighter images. Advanced sensor technology can vastly improve the utilization of available light. In zero-light scenarios, built-in, warm supplemental lighting works to guarantee colorful images.

- High quality imaging with 4 MP resolution
- Efficient H.265+ compression technology
- Clear imaging against strong back light due to 130 dB WDR technology
- Built-in microphone for real-time audio security(-U)
- Focusing on human and vehicle classification based on deep learning
- 24/7 colorful imaging



▪ Specification

Camera

Image Sensor	1/1.8" Progressive Scan CMOS
Min. Illumination	0.0005 Lux @ (F1.0, AGC ON), 0 Lux with Light
Shutter Speed	1/3 s to 1/100,000 s
Slow Shutter	Yes
P/N	P/N
Wide Dynamic Range	130 dB
Angle Adjustment	Pan: 0° to 360°, tilt: 0° to 75°, rotate: 0° to 360°

Lens

Depth of Focus	2.8 mm, 2.5 m to ∞
	4 mm, 3.5 m to ∞
	6 mm, 7.5 m to ∞
Lens Type & FOV	2.8 mm, horizontal FOV 109°, vertical FOV 55°, diagonal FOV 138°
	4 mm, horizontal FOV 94°, vertical FOV 49°, diagonal FOV 113°
	6 mm, horizontal FOV 57°, vertical FOV 32°, diagonal FOV 66°
Aperture	F1.0
Lens Mount	M16

DORI

DORI	2.8 mm, D: 65 m, O: 21 m, R: 13 m, I: 6 m
DORI	4 mm, D: 72 m, O: 28 m, R: 14 m, I: 7 m
DORI	6 mm, D: 109 m, O: 43 m, R: 21 m, I: 10 m

Illuminator

White Light Range	30 m
Smart Supplement Light	Yes

Video

Max. Resolution	2688 × 1520
Main Stream	50Hz: 25 fps (2688 × 1520, 1920 × 1080, 1280 × 720)
	60Hz: 30 fps (2688 × 1520, 1920 × 1080, 1280 × 720)
Sub Stream	50Hz: 25 fps (640 × 480, 640 × 360, 320 × 240)
	60Hz: 30 fps (640 × 480, 640 × 360, 320 × 240)
Third Stream	50Hz: 25 fps (1280 × 720, 640 × 480, 640 × 360, 320 × 240)
	60Hz: 30 fps (1280 × 720, 640 × 480, 640 × 360, 320 × 240)
Video Compression	Main stream: H.265/H.264/H.264+/H.265+
	Sub-stream: H.265/H.264/MJPEG
	Third stream: H.265/H.264
Video Bit Rate	32 Kbps to 8 Mbps
H.264 Type	Baseline Profile/Main Profile/High Profile
H.265 Type	Main Profile
H.264+	Main Stream supports
H.265+	Main Stream supports
Bit Rate Control	CBR/VBR
Scalable Video Coding (SVC)	Yes
Region of Interest (ROI)	1 fixed region for each stream

500 ORANGE AVENUE
 FORT PIERCE, FLORIDA 34950
 REG PROJECT No. 18017



Prepared for:

STAN & JEAN SYNKOSKI
 2005 COCONUT DRIVE,
 Ft. Pierce, FL 34949

PROJECT TEAM

OWNER
 STAN & JEAN SYNKOSKI
 PREMIER HOSPITALITY GROUP
 2005 COCONUT DRIVE, FT. PIERCE, FL 34949
 Phone: 351-332-5692

ARCHITECT
 REG ARCHITECTS - INTERIORS - PLANNERS, INC.
 RICK GONZALEZ, AIA, PRINCIPAL
 MANUEL AYALA, SR. PROJECT MANAGER
 300 CLEMENS STREET, WEST PALM BEACH, FL 33411
 Phone: 561-659-2383 / Fax: 561-659-5546

LOCATION MAP



PROJECT CITY



PROJECT SITE

DRAWINGS INDEX

OWNER	PROJECT COVER SHEET
ARCHITECTURAL	
A-1.00	PROPOSED SITE PLAN
A-1.10	PROPOSED FIRST FLOOR PLAN
A-1.20	PROPOSED MEZZANINE PLAN
A-1.30	EXISTING ELEVATIONS
A-1.10	EXISTING ELEVATIONS
A-1.20	PROPOSED ELEVATIONS
A-1.30	PROPOSED ELEVATIONS

REG
 Architects
 Interiors
 Planners
 CORP# A40002447

EST. 1989
Rick Gonzalez, AIA
 President
 300 Clemens Street, 3rd Floor
 West Palm Beach, FL 33411
 561-659-2383 phone
 561-659-5546 fax
 www.regarchitects.com

**THE MARKET
 ON ORANGE**

500 Orange Avenue
 Fort Pierce, Florida 34950

REVISIONS	NO.
	1
	2
	3
	4

DATE: 04-25-2018
 SCALE: NTS
 DRAWN: JIC
 CHECKED: JIC/REG
 REG NO: 18017
 © 2018

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PROJECT
 COVER
 SHEET

COVER



PROPOSED IMPROVEMENTS

500
ORANGE



WEDDINGS
SPECIAL EVENTS
BANQUETS

AWNING SIZE
5.5'W X 3.5'H



SOUTH ELEVATION



WEST ELEVATION



- PROPOSED IMPROVEMENTS
- DETAIL SPECS
- SEE ATTACHED LIGHTING DETAIL



PERMANENT PROGRAMMABLE LIGHTING FOR BUSINESSES

**INCREASE VISIBILITY TO BUSINESS
ATTRACT MORE CUSTOMERS
ENHANCE BRAND RECOGNITION**

WWW.TRIMLIGHT.COM

TRIMLIGHT IS BETTER

EXCLUSIVE LED TECHNOLOGY

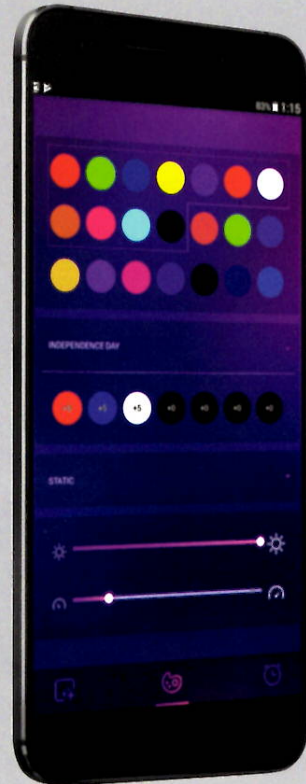
- Highest quality LEDs rated to last 20-30 years
- Lasts 10X longer than regular bulbs and uses 1/10th of the energy
- Bulbs are waterproof & designed to withstand adverse weather conditions
- Hardly noticeable during the day but still very bright at night
- Can be used all year long for every holiday and special events!



NEXT GENERATION FUNCTIONALITY

Trimlight's propriety, cutting edge app provides user friendly functionality, giving customers the option to select preset patterns or holidays, as well as the ability to create & customize any color pattern or animation desired

- Simple to choose, move & adjust up to 16 million color options
- Comes with preset holiday patterns for easy operation
- Fully customizable programs to celebrate every holiday, sporting event or special occasion
- Ability to save & name custom patterns
- 180 default patterns & animations set with a simple dial for unique looks anytime
- Full range of functionality from simple static color patterns to multiple color patterns with bi-directional animations
- Fully customizable brightness & speed settings to adjust any moving pattern or color
- Amazing sequencing capabilities for practically unlimited programmability
 - Fully programmable timer & calendar function for daily, monthly or yearly events. Set it and forget it!





Existing North Elevation



Existing South Elevation

SOUTH SIDE

REG
 Architects
 Interiors
 Planners
 CORP# AA0002447

Est. 1999
Rick Gonzalez, AIA
 President
 1100 Orange Avenue, Suite 1110
 West Palm Beach, FL 33411
 561-838-2838
 561-838-2838
 www.regarchitects.com

THE MARKET
 ON ORANGE

1100 Orange Avenue
 West Palm Beach, FL 33411

REVISIONS	NO.

DATE: 03-28-2018
 SCALE: 1/4" = 1'-0"
 DRAWN: BC
 CHECKED: DE/AG
 REG. NO.: 00017
 © 2018

EXISTING
 BUILDING
 ELEVATIONS

A-3.00

PTC CUST IRA FBO
 JEAN A SYNKOSKI
 2005 COCONUT DRIVE
 FORT PIERCE FL 34949

3 of 5 ACCOUNTS w/ ACTIVITY

3 Retirement Account Strategic Wealth Management

Values as of August 31, 2023



Investment Objective
Growth with Income

Your Account Manager: Mays / Whittenburg
 858-764-3813
 Stratos Wealth Partners, Ltd.
 12348 High Bluff Drive Ste 240
 San Diego, CA 92130

000071 10/19

Value on January 1, 2023
\$38,300.89

Value as of last statement 07/31/2023
\$40,725.23

Value on August 31, 2023
\$40,431.00

Account Summary

	Quarter to Date 07/01 - 08/31/2023	Year to Date 01/01 - 08/31/2023
Starting Value	\$39,644.76	\$38,300.89
Total Change in Value of Assets	\$786.24	\$2,130.11
<i>Inflows</i>	—	—
<i>Outflows</i>	—	—
<i>Net Investment Returns</i>	\$786.24	\$2,130.11
Total Ending Value (August 31, 2023)	\$40,431.00	\$40,431.00

Retirement Summary

	2023
Retirement Contributions applied to year...	—
Retirement Distributions applied to year...	—



Business Checking

PNC Bank



15,362.70
+ 5000.00
+ 1072.19

21,434.89

For the period 09/01/2023 to 09/29/2023

KM

214242

000576542 MSP 690

4616 INVESTMENT LLC
2005 COCONUT DR
FORT PIERCE FL 34949-3307

Primary account number: [REDACTED]

Page 1 of 4

Number of enclosures: 0

For 24-hour banking sign on to
 PNC Bank Online Banking on pnc.com
FREE Online Bill Pay

For customer service call 1-877-BUS-BNKG
PNC accepts Telecommunications Relay Service (TRS) calls.

Para servicio en español, 1-877-BUS-BNKG

Moving? Please contact your local branch.

Write to: Customer Service
PO Box 609
Pittsburgh, PA 15230-9738

Visit us at PNC.com/smallbusiness



IMPORTANT ACCOUNT INFORMATION

Effective JANUARY 1, 2024, charges for certain Treasury Management services will change. The impact of these changes on your business will depend on the mix of services you use at PNC and your transaction volume. If applicable, the fees for some of the services may be reduced or offset by the Earnings Credit for your account.

Treasury Management services, which may be subject to change, include Automated Clearing House (ACH), Cash Logistics, Cash Flow Insight, Account Reconciliation, Direct to Debit, Electronic Data Interchange (EDI), ePayments, Integrated Payables, Integrated Receivables, Invoice Automation, PINACLE, PayerExpress, Print Mail, Purchase Card, Real Time Payments, Remote Deposit, Wire Transfer services.

We would be happy to review with you the changes that are applicable to your account and discuss other services or options that may address the evolving needs of your business. Current Treasury Management charges are listed on your monthly statement, if applicable.

If you are interested in a review, please contact Treasury Management Client Care (TMCC) at 1-800-699-1518.

Business Checking Summary

4616 Investment Llc

Account number: 12-2434-9986

Overdraft Protection has not been established for this account.

Please contact us if you would like to set up this service.

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
2,222.47	21,977.10	2,764.68	21,434.89
		Average ledger balance	Average collected balance
		13,529.73	13,322.62

Overdraft and Returned Item Fee Summary

Total Returned Item Fees (NSF)	Total for this Period	Total Year to Date
	.00	72.00



0-1
48703494.5
00576542
PG 1 OF 2
20250930
1114 KANA 127 50

Standard Checking Statement



PNC Bank

9535.51
 + 705.49 TRS
 + 2000 - BANK
 + 1000 - BANK
 + 429.81
 - 9000 -

For the period 09/01/2023 to 09/30/2023

007752 000746673 N108
 STANLEY A SYNKOSKI
 JEAN A SYNKOSKI POD
 KATHLEEN MITCHELL
 2005 COCONUT DR
 FORT PIERCE FL 34949-3307



4670.81

Primary account number [REDACTED]
 Page 1 of 4
 Number of enclosures: 0

- For 24-hour banking, and transaction or interest rate information, sign on to PNC Bank Online Banking at pnc.com.
- For customer service call 1-888-PNC-BANK. PNC accepts Telecommunications Relay Service (TRS) calls.

Para servicio en español, 1-866-HOLA-PNC

Moving? Please contact us at 1-888-PNC-BANK

Write to: Customer Service
 PO Box 609
 Pittsburgh PA 15230-9738

Visit us at PNC.com

IMPORTANT ACCOUNT INFORMATION

The information below amends certain information in our Consumer Schedule of Service Charges and Fees and Features ("Schedule"). All other information in our Schedule continues to apply to your account. Please read this information and retain it with your records.

Effective September 1, 2023, the Domestic Collection Item Fee of \$25.00 and the ATM Statement fees of \$1.50 at PNC Bank ATMs and \$2.50 at non-PNC Bank ATMs are no longer being charged on consumer deposit accounts. If an ATM statement is printed at a non-PNC Bank ATM, fees may be charged by the other financial institution and/or ATM operator for use of their ATM.

Standard Checking Account Summary

Account number: 55-9545-8063

STANLEY A SYNKOSKI
 JEAN A SYNKOSKI POD
 KATHLEEN MITCHELL

Overdraft Protection Provided By: XXXXXXXXXXXXX1796

Overdraft Coverage - Your account is currently **Opted-Out**.

You or your joint owner may revoke your opt-in or opt-out choice at any time.

To learn more about PNC Overdraft Solutions visit us online at pnc.com/overdraftsolutions. Call 1-877-588-3605, visit any branch, or Sign on to PNC Online Banking, and select the "Overdraft Solutions" link under the Account Services section to manage both your Overdraft Coverage and Overdraft Protection settings.

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
2,889.96	4,000.00	2,219.15	4,670.81
		Average monthly balance	Charges and fees
		3,309.16	5.00

Transaction Summary

Checks paid/withdrawals	Debit Card POS signed transactions	Debit Card/Bankcard POS PIN transactions
3	1	0
Total ATM transactions	PNC Bank ATM transactions	Other Bank ATM transactions
1	1	0



Print

2023 COMMERCIAL FACADE GRANT PROGRAM APPLICATION - Submission #3345

Date Submitted: 10/19/2023

APPLICATION FORM

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria. Applications will be evaluated, and the four highest ranked properties will be awarded the grant.

To review full grant program overview, visit: [FPRA Incentive Program | Fort Pierce, FL - Official Website \(choosefortpierce.com\)](https://www.choosefortpierce.com)

Property Details:

Parcel ID Number:*

2410-703-0017-000-5

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

Grant Property Address:*

701 Atlantic Ave

Property Owner's Name:*

Michael D'Addesi

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

Office Commercial / Residential

Building's Existing Use(s):*

Residential SF Home

Lease Term (if applicable):

Applicant Information:

Applicant Name:*

Michael D'Addesi

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

Business and Property owner

Email Address:*

madjr333@yahoo.com

Phone Number: *

2154074091

Business Information:

Legal Business Name:

Megansplantboutique

Business Type (Restaurant, Retail, Office, etc):

Office

Employer Identification Number / Tax ID:

88-2532615

Number of Years in Business:

3

Number of Years at Current Address:

0

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

February

Project Details:

Grant amount requested?

25,000

Note: This grant offers financial assistance in the form of a reimbursable grant, matching 50% up to \$25,000.

What is the total cost of the project?

60,000

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

3-4 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.

General Description of Proposed Improvements:*

- | | |
|--|--|
| <input type="checkbox"/> Awnings/Canopies | <input checked="" type="checkbox"/> Building Facade |
| <input type="checkbox"/> Signs | <input checked="" type="checkbox"/> Windows/Doors |
| <input type="checkbox"/> Walls | <input checked="" type="checkbox"/> Parking lot repaving, resealing, and/or restriping |
| <input checked="" type="checkbox"/> Fencing | <input type="checkbox"/> Patio deck |
| <input checked="" type="checkbox"/> Landscaping/Irrigation | <input checked="" type="checkbox"/> Roofing |
| <input type="checkbox"/> Mural/Art Installation | <input checked="" type="checkbox"/> Security cameras/system |
| <input checked="" type="checkbox"/> Exterior Painting | <input type="checkbox"/> Other (explain in narrative below) |

Narrative describing the project, improvements to be made, and why this funding is necessary:*

The project is to improve the single family residence zoned Office Commercial at 701 Atlantic Ave into a space where MegansPlantBoutique can operate office and administrative duties. Office and administrative duties includes caring for and packaging tropical houseplants for shipment. The plan is to secure the area with a 6ft white vinyl fence, replace existing windows with hurricane rated windows, replace a garage door with a hurricane rated front door & block in around the opening of the garage around the door, add landscaping and irrigation outside of the white vinyl fence, add a security system, add 25ft long concrete 2 car wide driveway, & paint the exterior and roofing. Funding is necessary to complete all improvements in lump sum in a timely manner.

Narrative detailing approach to fully fund this project. Note: This is a dollar-for-dollar matching grant. Documentation will be required later in the application phase.*

We are funding this project with the proceeds from our business savings, and from earnings obtained from MegansPlantBoutique, an online houseplant retailer and local plant consultation service.

Narrative describing how this project will address the priorities of the FPRA as outlined in the Redevelopment Plan. This narrative shall identify community benefits resulting from the project.*

This project will address the 4 priorities of the (FPRA) by restoring the neighborhood, fostering arts and culture, “re-setting” the economic base, and connecting as outlined below.

By fully remodeling and renovating the existing structure, adding fencing and landscaping and several other improvements to the property we are restoring value and reducing blight in the neighborhood. By being a member of the neighborhood we are able to share our ideas with the neighbors and help facilitate other improvements by walking them through the process of obtaining permits and contractors.

Our business, MegansPlantBoutique, fosters art and culture by offering tropical houseplants to beautify homes & offices. We offer consultation services to business owners and residential property owners looking to add living plant decor to their offices, restaurants, homes and more.

MegansPlantBoutique is growing as demand for houseplants shows no signs of slowing down. We are uniquely selling our houseplants online only in an area where many nurseries are struggling to get online. So we are resetting the economic base for the plant industry in our area by offering online services where competitors are not. Earnings from the business are reinvested into the growth of the business. We will be needing employees for administrative purposes such as caring for and packing plants for shipment. MegansPlantBoutique will be connecting locals to jobs and connecting local businesses and residences to living decor. We are also connecting users of popular social medias (including tiktok, instagram, YouTube, Facebook, & Pinterest) to the peacock art district by boasting about our subtropical growing zone in the heart of PAD and Fort Pierce ,which is most ideal for growing the tropical plants we supply and provide consultations.

To view the FPRA Plan, visit: <https://cityoffortpierce.com/DocumentCenter/View/9381/2020-Updated-FPRA-Plan>

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.jpeg

Project plans and renderings and any other relevant materials that convey the physical improvements proposed to be made:*

Project renderings.pdf

Design and construction plans for the proposed improvements.*

Design plans.pdf

Provide examples of project colors, design, materials and specifications.*

Examples of Materials.pdf

Proof of ability to fully fund the project.*

IMG.jpeg

Attach a letter describing why this property should be selected to receive a grant. Please include how this project meets the goals and objectives of the FPRA Plan.*

Fort Pierce Redevelopment Agency Grant Letter.docx

Cost Estimates*

Estimates.pdf

A minimum of one (1) cost estimate 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.

Signature

Electronic Signature*

Michael D'Addesi

I certify that the information provided in this application is true and accurate to the best of my ability and no false or misleading statements have been made to secure approval of this application.

By typing your name in the box above, you are signing the document electronically. You agree that your electronic signature has the same validity as your handwritten signature.



701





From: Michael D'Addesi
701 Atlantic Ave.
Fort Pierce. FL, 34950
Email: Madjr333@yahoo.com
Phone: 215-407-4091

To The Fort Pierce Redevelopment Agency,

The Fort Pierce Redevelopment Agency has 4 goals: restore neighborhoods, Foster Arts and culture, "Re-Set" the economic base, and connect. This property should be selected to receive a grant because it restores the neighborhood, fosters art and culture, "re-sets" the economic base, and connects with the community as detailed below.

This property is underdeveloped and located in the heart of the peacock art district directly across from the new 'Awena' mural on 7th street. The mural has brought new positive attention and interest in the area causing many passersby to stop and photograph the mural. 7th street is a main connector to both Orange Ave and Delaware Ave. where the corner property in question has high visibility to the public. Improving this property restores the neighborhood by eliminating blight and adding beauty by adding fencing, security, landscaping, irrigation, a driveway, a front door where a garage door currently exists, adding impact windows where there are currently damaged broken windows.

Our business is a plant business that adds living decor to beautify homes and workplaces with tropical houseplants for residents in the Fort Pierce community. We specifically selected this location within the Fort Pierce redevelopment zone because we see its potential value if improved. We love the peacocks in the area, feed them, call animal services when a peacock needs emergency services, and encourage the peacocks to roost on our property to contribute to supporting their numbers as they add character and culture to the neighborhood. Obtaining a grant for this project allows us to move up our schedule for completion allowing an economic re-set in the area for a new business to thrive. When our business is open it will offer employment opportunities connecting residents of Fort Pierce with administrative jobs caring for and packing tropical houseplants for shipping. We will also be offering plant consultation services to local residences and businesses.

We believe that we are in full alignment with the goals the redevelopment agency seeks to achieve in this grant with our investment in this property by completely remodeling the existing structure and bringing it up to code on the interior and exterior, adding value to the neighborhood through beautification, celebrating the peacock culture, bringing a small business into the redevelopment zone, and connecting residents with employment and knowledge of plants and landscaping interior and exterior areas.

Thank you for your consideration,
Michael D'Addesi



PRODUCT REVIEW

ITEM	DESCRIPTION	MANUFACTURER	MODEL	DATE	STATUS
1	CONCRETE BLOCK	UNION	8" CMU	2023-09-21	APPROVED
2	CEMENT MORTAR	UNION	TYPE S	2023-09-21	APPROVED
3	REINFORCING BARS	UNION	#4	2023-09-21	APPROVED
4	CONCRETE	UNION	3000 PSI	2023-09-21	APPROVED
5	CEMENT MORTAR	UNION	TYPE S	2023-09-21	APPROVED
6	REINFORCING BARS	UNION	#4	2023-09-21	APPROVED
7	CONCRETE	UNION	3000 PSI	2023-09-21	APPROVED
8	CEMENT MORTAR	UNION	TYPE S	2023-09-21	APPROVED
9	REINFORCING BARS	UNION	#4	2023-09-21	APPROVED
10	CONCRETE	UNION	3000 PSI	2023-09-21	APPROVED

LEFT SIDE ELEVATION

RENOVATION PLAN

WALL LEGEND

- 8" CONCRETE BLOCK
- 8" CONCRETE BLOCK WITH REINFORCING BARS
- 8" CONCRETE BLOCK WITH REINFORCING BARS AND WEATHER STRIP
- 8" CONCRETE BLOCK WITH REINFORCING BARS AND WEATHER STRIP AND WEATHER STRIP
- 8" CONCRETE BLOCK WITH REINFORCING BARS AND WEATHER STRIP AND WEATHER STRIP AND WEATHER STRIP

ROOF SHEETING AND GUTTER INFORMATION

SCAF DETAIL

SLAB REPAIR DETAIL

TYPICAL INTERIOR WALL SECTION

DOOR IN-FILL SECTION

FOUNDATION PLAN

FOUNDATION SCHEDULE

NOTES

1. ALL WALLS SHALL BE CONSTRUCTED WITH 8" CONCRETE BLOCK WITH REINFORCING BARS AND WEATHER STRIP.

2. ALL WALLS SHALL BE CONSTRUCTED WITH 8" CONCRETE BLOCK WITH REINFORCING BARS AND WEATHER STRIP AND WEATHER STRIP.

3. ALL WALLS SHALL BE CONSTRUCTED WITH 8" CONCRETE BLOCK WITH REINFORCING BARS AND WEATHER STRIP AND WEATHER STRIP AND WEATHER STRIP.

4. ALL WALLS SHALL BE CONSTRUCTED WITH 8" CONCRETE BLOCK WITH REINFORCING BARS AND WEATHER STRIP AND WEATHER STRIP AND WEATHER STRIP.

5. ALL WALLS SHALL BE CONSTRUCTED WITH 8" CONCRETE BLOCK WITH REINFORCING BARS AND WEATHER STRIP AND WEATHER STRIP AND WEATHER STRIP.

6. ALL WALLS SHALL BE CONSTRUCTED WITH 8" CONCRETE BLOCK WITH REINFORCING BARS AND WEATHER STRIP AND WEATHER STRIP AND WEATHER STRIP.

7. ALL WALLS SHALL BE CONSTRUCTED WITH 8" CONCRETE BLOCK WITH REINFORCING BARS AND WEATHER STRIP AND WEATHER STRIP AND WEATHER STRIP.

8. ALL WALLS SHALL BE CONSTRUCTED WITH 8" CONCRETE BLOCK WITH REINFORCING BARS AND WEATHER STRIP AND WEATHER STRIP AND WEATHER STRIP.

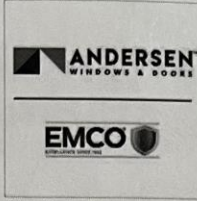
9. ALL WALLS SHALL BE CONSTRUCTED WITH 8" CONCRETE BLOCK WITH REINFORCING BARS AND WEATHER STRIP AND WEATHER STRIP AND WEATHER STRIP.

10. ALL WALLS SHALL BE CONSTRUCTED WITH 8" CONCRETE BLOCK WITH REINFORCING BARS AND WEATHER STRIP AND WEATHER STRIP AND WEATHER STRIP.

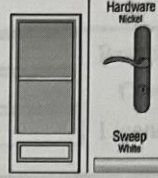
Below are estimates that we have collected for materials and services from contractors. We also have estimates coming for the garage to front door conversion (Approx \$5,000 to convert), and new exterior paint (Approx \$3,000) and roofing (Approx \$12,000). Those estimates are not included in these estimates below. We can submit an addendum as soon as we receive the quotes.

Frame Color - Interior = White

End Line 400 Description



Catalog Version 146



Standard Width = 36
Standard Height = 80

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
500-1	Andersen 400 Series Ventilating Storm Door 36 x 80 White	\$348.32	\$348.32	1	\$0.00	\$348.32
Unit 500 Total:		\$348.32	\$348.32		\$0.00	\$348.32

Begin Line 500 Description

--- Line 500-1 ---

Andersen 400 Series Ventilating Storm Door
36 x 80
Standard Width = 36
Standard Height = 80
Standard Panel Design = 3/4 Light Embossed
Unit Color = White
Glass Option = Clear

Insect Screen Material = Fiberglass
Closer Type = Simple Step Closer
Handle Style = Traditional with Lock
Hardware Color/Finish = Nickel
Sweep = White
Installation Type = 2 Hour Easy Install
Re-Order Item = No
Room Location =

Order Method = Special Order Only
Door Part Number = 28120
SKU = 798377
Vendor Name = S/O EMCO
Vendor Number = 60259501
Customer Service = (888) 888-7020
Catalog Version Date = 07/19/2023
SKU Description = S/O 400 SS

End Line 500 Description

Limited Time Manufacturer Promotion
Your Best Price: \$10542.00 \$210.00
This is a price quote and does NOT constitute a Sales Contract
Special investment (including discount amount) is valid until the promotion expires, ask sales consultant for details.
The Best Depot Price will expire on: 8/15/2023

PROFESSIONAL INSTALLATION: Licensed, insured and trusted experts from measurement to installation to cleanup

ON-SITE PROJECT MANAGEMENT: Team of dedicated professionals Assigned to oversee every step of Your project

SUPERIOR WARRANTIES: The Home Depot stands behind Your job, labor, materials and Your satisfaction guaranteed by The Home Depot

CUSTOMER PRICE QUOTE



Date:	09/20/2023	Branch:	Palm City
Design Consultant:	Kevin Walsh	Customer Support Center: 1800 HOME-DEPOT	
Phone #:	(772) 979-2188	License(s)	
Installation Address	701 Atlantic Avenue		
City, State, Zip	Fort Pierce	FL	34950
Job #	F37584088		
Purchaser(s):	Work Phone	Home Phone	Cell Phone
Michael DAdesi			(215) 407-4091

Quote Name: Impact Aluminum 7 Blend

Your Project Price		
	Total	Monthly*
Home Depot Price:	\$11470.00	\$222.40
Current Promotion: Buy More Save More	-\$573.50	
Other Available Promotions: Limited Time Manufacturer Promotion	-\$350.00	
Your Best Price:	\$10546.50	\$210.93

This is a price quote and does NOT constitute a Sales Contract
The total investment (including discount amounts) is valid until the promotion expires, ask sales consultant for details.
 The Home Depot Price will expire on 10/20/2023

PROFESSIONAL INSTALLATION

Licensed, insured and trusted Experts from measurement to Installation to cleanup



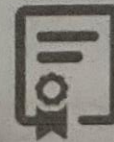
TOTAL PROJECT MANAGEMENT

Team of dedicated professionals Assigned to oversee every step of Your project



SUPERIOR WARRANTIES

The Home Depot stands behind Your job; labor, materials and Your satisfaction guaranteed by The Home Depot



Quote Name: Impact Aluminum 7 Blend Page 1 of 1

Architectonic Inc

Michael D Addesi
701 Atlantic Ave.
Ft. Pierce, Florida 34950

R23099 / D Addesi Renovation

INVOICE

September 22, 2023

Description of Work	Amount
Retainer/ Preliminary Studies	\$1,250.00
Historical Board Submittal & Meeting	\$1,250.00
Start of Construction Drawings	\$1,250.00
Completion of Bid Sets	\$1,250.00
Completion of Permit Sets	\$500.00
Expediting Fee (including Energy Codes)	\$1,500.00
Revisions to plans (making 2 bathrooms)	\$250.00

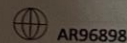
ORIGINAL CONTRACT SUM	\$5,500.00
NET CHANGES BY CHANGE ORDER	\$1,750.00
CONTRACT SUM TO DATE	\$7,250.00
LESS PREVIOUS PAYMENTS	(\$4,000.00)
CURRENT PAYMENT DUE	\$3,250.00
BALANCE TO FINISH	\$0.00

PAYMENT TERMS

Payment due upon receipt

THANK YOU FOR YOUR BUSINESS!

806 Delaware Ave, Fort Pierce FL 34950 | 772-460-7751
1790 A1A Ste 209, Satellite Beach FL 32937 | 321-732-4077



AR96898

*Paid in full -
Cash
9/22/23*



Fences By JJ

Jonathan Jenkins
Business Number 772.940.4634
1962 Se. Dranson Circle
Port St. Lucie, Florida 34952

INVOICE
0610232

DATE
09/07/2023

DUE
On Receipt

BALANCE DUE
USD \$0.00

BILL TO

Megans Plant Boutique Llc.

701 Atlantic Avenue
Fort Pierce, Florida 34950
☐ 215.407.4091
madjr333@yahoo.com

DESCRIPTION	RATE	QTY	AMOUNT
Install 130ft of 6ft high white PVC privacy fence with 2) 4ft walk gates and 1) 10ft double drive gate.	\$6,000.00	1	\$6,000.00

TOTAL \$6,000.00
PAID -\$6,000.00
09/13/2023

BALANCE DUE USD \$0.00

Subject: Fort Pierce Utilities Authority Invoice# INV202391282832561 Payment Confirmation
From: Fort Pierce Utilities Authority <no-reply@invoicecloud.net>
To: <madjr333@yahoo.com>
Date: Today at 9:32 AM



Payment Confirmation

Thank you for your payment to Fort Pierce Utilities Authority

Your payment has been successfully processed and your account has been updated. INV202391282832561

You will continue to receive an email each time a bill is ready for your review. This is an easy way to access, review and pay your bills. \$570.00

If you haven't already gone paperless, please consider helping the environment, reducing your clutter and supporting our green strategy by opting to move to paperless billing in your next billing cycle. You will always have the option to print your bill directly from your computer if you need it for your records. Approved 012084

To go paperless, log on to your account at <https://www.invoicecloud.com/fortpierceutilitiesauthority> and select paperless options under My Profile. Then check the Yes, I want to go Paperless box and press update.

If you have any questions regarding your account, please email us at cs@fpua.com and include your account number, first name and last name on the account.

Thank you for being a valued Fort Pierce Utilities Authority customer.

Please Note: To ensure delivery of account related email notifications, please add no-reply@invoicecloud.net to your safe senders list.

Below are the details you entered for this transaction:

Account Number: 41973100
Customer Name: MICHAEL DADDESI
Address: 201 ATLANTIC AVE
City: FORT PIERCE
State: FL
Phone Number: 2154074053
Email Address: madjr333@yahoo.com
Payment Amount: 570.00

Please consider the environment before printing this email

Masonite

**36 in. x 80 in. Cheyenne 2-Panel
Right-Hand Inswing Painted
Smooth Fiberglass Prehung
Front Exterior Door No
Brickmold**

★★★★☆ (37) ✓

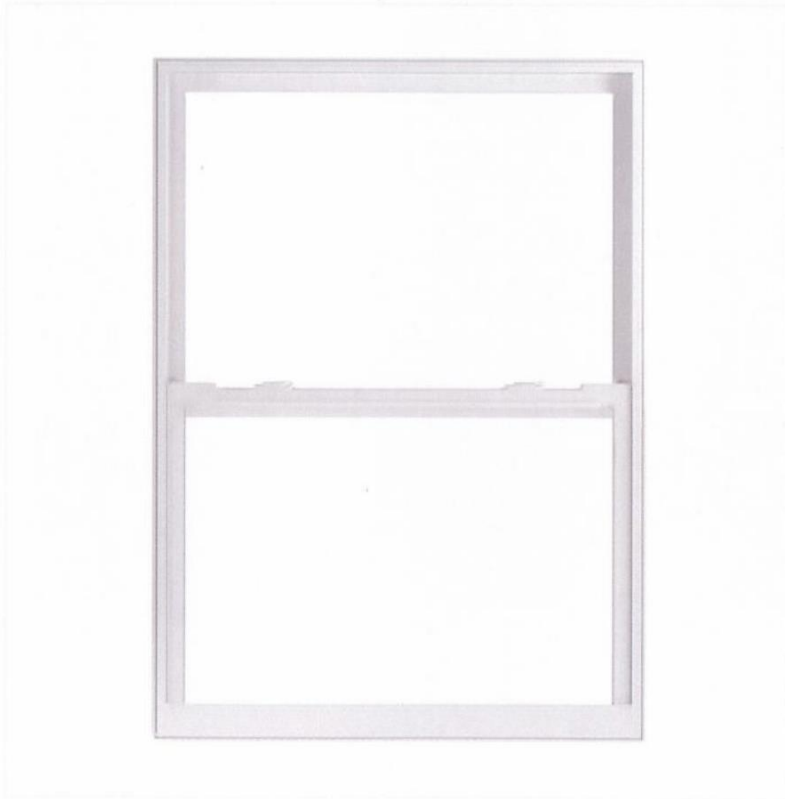




American Craftsman

35.875 in. x 37.25 in. 70 Series Low-E Argon SC Glass Single Hung White Vinyl Impact FL Flange Window, Screen Incl

★★★★★ (47) ✓





PLANTS USED:
POINCIANA, CORDYLINE, CLUSIA, PURPLE HEART



○ 6'High White Vinyl Privacy





PLANTS USED:
POINCIANA, CORDYLINE, CLUSIA, PURPLE HEART

GARAGE DOOR CONVERSION
CURRENT "FRONT" DOOR



EXHIBIT B



EXHIBIT A

Business Checking

PNC Bank



For the Period 09/01/2023 to 09/29/2023

Primary Account Number [REDACTED]

Page 1 of 3

Number of enclosures: 0

MEGANSPLANTBOUTIQUE, LLC
78 AQUA RA DR
JENSEN BEACH FL 34957-2627

For 24-hour banking sign on to
 PNC Bank Online Banking on pnc.com
FREE Online Bill Pay

For customer service call 1-877-BUS-BNKG
PNC accepts Telecommunications Relay Service (TRS)
calls.

Para servicio en español, 1-877-BUS-BNKG

Moving? Please contact your local branch

Write to: Customer Service
PO Box 609
Pittsburgh, PA 15230-9738
 Visit us at PNC.com/smallbusiness

IMPORTANT ACCOUNT INFORMATION

Effective JANUARY 1, 2024, charges for certain Treasury Management services will change. The impact of these changes on your business will depend on the mix of services you use at PNC and your transaction volume. If applicable, the fees for some of the services may be reduced or offset by the Earnings Credit for your account.

Treasury Management services, which may be subject to change, include Automated Clearing House (ACH), Cash Logistics, Cash Flow Insight, Account Reconciliation, Direct to Debit, Electronic Data Interchange (EDI), ePayments, Integrated Payables, Integrated Receivables, Invoice Automation, PINACLE, PayerExpress, Print Mail, Purchase Card, Real Time Payments, Remote Deposit, Wire Transfer services.

We would be happy to review with you the changes that are applicable to your account and discuss other services or options that may address the evolving needs of your business. Current Treasury Management charges are listed on your monthly statement, if applicable.

If you are interested in a review, please contact Treasury Management Client Care (TMCC) at 1-800-699-1518.

Business Checking Summary

Megansplantboutique, Llc

Account number: 12-4680-5209

Overdraft Protection has not been established for this account.
Please contact us if you would like to set up this service.

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
55,780.45	9,366.36	35,087.08	30,059.73
		Average ledger balance	Average collected balance
		43,600.89	43,600.89

Deposits and Other Additions

Description	Items	Amount
ACH Additions	5	8,818.91
Fee Refunds	1	547.45
Total	6	9,366.36

Checks and Other Deductions

Description	Items	Amount
Debit Card Purchases	1	25.15
ACH Deductions	6	1,672.93
Other Deductions	15	33,389.00
Total	22	35,087.08

Print

2023 COMMERCIAL FACADE GRANT PROGRAM APPLICATION - Submission #3422

Date Submitted: 11/17/2023

APPLICATION FORM

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria. Applications will be evaluated, and the four highest ranked properties will be awarded the grant.

To review full grant program overview, visit: [FPRA Incentive Program | Fort Pierce, FL - Official Website \(choosefortpierce.com\)](https://www.choosefortpierce.com)

Property Details:

Parcel ID Number:*

2410-605-0011-000-2

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

Grant Property Address:*

710 ORANGE AVE

Property Owner's Name:*

Botanical Sanctuary LLC

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

Building's Existing Use(s):*

Residential

Lease Term (if applicable):

Applicant Information:

Applicant Name:*

Emily Fingerhut for Gus Gutierrez

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

Assistant Property Manager

Email Address:*

emily@pierceharbor.com

Phone Number: *

772-801-5729

Business Information:

Legal Business Name:

Business Type (Restaurant, Retail, Office, etc):

Employer Identification Number / Tax ID:

Number of Years in Business:

Number of Years at Current Address:

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

Project Details:

Grant amount requested?

\$25,000

Note: This grant offers financial assistance in the form of a reimbursable grant, matching 50% up to \$25,000.

What is the total cost of the project?

\$50,000

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

six (6) 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.

General Description of Proposed Improvements:*

<input type="checkbox"/> Awnings/Canopies	<input checked="" type="checkbox"/> Building Facade
<input type="checkbox"/> Signs	<input checked="" type="checkbox"/> Windows/Doors
<input checked="" type="checkbox"/> Walls	<input type="checkbox"/> Parking lot repaving, resealing, and/or restriping
<input type="checkbox"/> Fencing	<input type="checkbox"/> Patio deck
<input type="checkbox"/> Landscaping/Irrigation	<input type="checkbox"/> Roofing
<input type="checkbox"/> Mural/Art Installation	<input type="checkbox"/> Security cameras/system
<input type="checkbox"/> Exterior Painting	<input type="checkbox"/> Other (explain in narrative below)

Narrative describing the project, improvements to be made, and why this funding is necessary:*

The installation of these two adjoining walls will replace the missing/damaged wall. This funding is necessary to ensure the continued progress of the multiple art and culture focused organizations housed there, and the overall look/functionality of this historic home on Orange Ave.

Narrative detailing approach to fully fund this project. Note: This is a dollar-for-dollar matching grant.*

Tenant and Landlord funded.

Narrative describing how this project will address the priorities of the FPRA as outlined in the Redevelopment Plan. This narrative shall identify community benefits resulting from the project.*

"This project benefits the community directly, by ensuring the continued progress of our goal to house multiple art and culture focused organizations there, boosting the economic output of the space, and further growing the art and culture community of the PAD.

To view the FPRA Plan, visit: <https://cityoffortpierce.com/DocumentCenter/View/9381/2020-Updated-FPRA-Plan>

Required Documentation:

Color photograph of the existing condition of the FRONT of building (1 of 2):*

0e2d66bb32ab9849a50fd2c936d2dd735688fe85-2.jpeg

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

0e2d66bb32ab9849a50fd2c936d2dd735688fe85-3.jpeg

Project plans and renderings and any other relevant materials that convey the physical improvements proposed to be made:*

Untitled design.jpg

Design and construction plans for the proposed improvements.*

Design and Construction Plans.pdf

Provide examples of project colors, design, materials and specifications.*

Untitled design.jpg

Proof of ability to fully fund the project.*

Grant Proof of Funding.pdf

Attach a letter describing why this property should be selected to receive a grant. Please include how this project meets the goals and objectives of the FPRA Plan.*

Why This Property Should be Selected.pdf

Cost Estimates*

Estimate_2963_from_Port_St_Lucie_Glass_Mirror.pdf

A minimum of one (1) cost estimate 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.

Signature

Electronic Signature*

Emily Fingerhut

I certify that the information provided in this application is true and accurate to the best of my ability and no false or misleading statements have been made to secure approval of this application.

By typing your name in the box above, you are signing the document electronically. You agree that your electronic signature has the same validity as your handwritten signature.









This project proposes to restore and revitalize the property specifically to conform to the priorities of the FPRA Redevelopment Plan. If granted the opportunity, we will connect the neighborhoods of the district by creating a uniform clean/fresh look among our properties, prioritizing art and design in our concepts, to encourage the economic and cultural growth of the area. Our goals align with the FPRA's, and we would use this funding for the betterment of the area as a whole.



This project, as well as the others we are submitting for, are being planned and designed by local, licensed professional vendors. We are awaiting the submission of these plans/designs, and will submit these for FPRA review immediately upon receipt.



Port St Lucie Glass & Mirror, Inc.
 1520 SE South Niemeyer Cir Ste 2
 Port Saint Lucie, FL 34952
 772-335-7272
 pslglassandmirror@gmail.com
 www.pslglassandmirror.com

Estimate

ADDRESS

Emily Fingerhut
 772-340-6967

ESTIMATE # 2963

DATE 08/30/2023

JOB LOCATION

710 Orange Ave.-Ft Pierce

DATE	SCOPE OF WORK	QTY	RATE	AMOUNT
	Furnish and Install new large missile storefront impact system S/F: YKK YHS 50 FS large missile impact for 9/16" impact glass S/F Doors: YKK 35H large missile impact Door Hardware: Surface mounted closer, standard 3pt lock, standard push/ pull bar and ADA compliant threshold (1) Single 3'0" x 7' 0" and transom Elevations: (1) thus 17' 0" x 10' 6" Finish: Clear anodized Glass: 9/16" Clear impact TOTAL CONTRACT PRICE: \$22,764.00 *Includes St Lucie County, City of Ft Pierce Building Permits *50% Deposit required to place Order **Bid Exclusions: Demolition existing knee wall, support beams as required, repair work to existing dry wall, stucco, tile and paint .	1	22,764.00	22,764.00

A 50% deposit is required upon ordering all materials and scheduling all scope of work and the balance will be due upon completion.

TOTAL

\$22,764.00

Accepted By

Accepted Date

BUSINESS CHECKING

Account

...5220

Routing numbers

\$200,842.08

Available balance

Account & balance info

Ending collected balance as of 11/17/23

\$15,122.08

Pending deposits/credits

\$200,842.08

Available balance

\$200,842.08

11/17/23	ONLINE TRANSFER FROM HOUSE & DESIGNS, INC. BUSI	\$80,000.00
11/17/23	ONLINE TRANSFER FROM GUTIERREZ G REF #IBOLCKPZH	\$105,000.00

Totals

\$280,628.37

\$82,094.40