



FPRA PROGRAMS & ACTIVITIES SUMMARY



Small Business Development Poll Winners

Kimberly Clarizio, Owner
Sun Palm Rentals

Darby Browning, Owner
5 Gals Decals

Jon Nolli, Owner
Pierced Ciderworks

Oscar Calzadilla, Owner
Unico Air Conditioning

Hoyt Murphy, Agent
Coldwell Banker Commercial
Paradise

Lauren Scott, Owner
Scotts Heating & Air, LLC

Elba Flores, Owner
The Flower Shop

Janet Bird Fuller, Owner
2nd Street Art

Ann Spaeth, Owner
Freedom Boat Club of Ft. Pierce

Dave Cummings, Owner
Sun Palm Rentals

Andrew & Rolanda Byrd, Owner
Big Byrd's Backyard BBQ, LLC

Small Business Development Poll

In December of 2022, the Fort Pierce Redevelopment Agency (FPRA) conducted a poll to garner feedback from the small business community to identify opportunities in which to improve the local economy and to implement initiatives designed to support small businesses. Close to 100 small businesses participated and a set of recommendations have been created as a response to the poll. The results and recommendations will be presented at the February 14, 2023, FPRA Regular Meeting for the FPRA Board's consideration. FPRA staff will seek direction from the Board on the next steps.



**Pamela Turner, Owner
EMS Safety & Health Care
Training Center**



**Colby Vanscoy, Owner
Best Value Jewelry & Pawn**



**Robert & Tessa Adams , Owners
Phatz Chick-N-Shack**



**Chris Judy Thomas , Owner
Gen 3 Skincare**

Small Business Development Poll Winners



St. Anastasia Restoration & ADA Accessibility

The FPRA has an allocated budget of \$500,000 for the exterior restoration and ADA accessibility of the St. Anastasia building, located on Orange Avenue. FPRA staff is currently drafting a request for proposals to obtain a contractor that can complete these improvements. Ultimately, by upgrading the building, staff will look to interact with and attract the development community to gauge interest for the redevelopment of the St. Anastasia site.

Peacock Arts District (PAD) Mural Program

The PAD Mural Program is currently underway and is open to property owners that would like to participate. The program is currently being advertised via mail, community outreach presentations and on the city's website. Staff spoke with various groups for their awareness and support, groups such as Main Street Fort Pierce, St. Lucie Cultural Alliance, FPRA Advisory Board, Fort Pierce Arts and Culture Advisory Board, and more.

At this time, only property owners that are within the targeted zone of the PAD can apply for the program. They are welcome to learn more and apply for a mural on the FPRA webpage. The application will close on February 18, 2023.



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



LINCOLN -PARK-

OAKS AT MOORE'S CREEK

The notice to proceed with the infrastructure construction for Oaks at Moore's Creek Phase II affordable workforce housing residential development project was issued to PRP Construction Group, LLC on February 3, 2023. The project is expected to experience some delays based on the availability of materials need to complete the project. It is estimated that cast iron components are taking anywhere from 7-10 months for delivery, brass fittings are approximately 4-1/2 months out, and 2-1/2 months for concrete structures. The construction of the extension of Mean's Court will begin April 17, 2023, and is due to be completed August 15, 2023. The team continues to work collectively to maintain the progressive momentum of this project while minimizing the impact of the supply chain issues.

HIGHWAYMEN MUSEUM

Staff anticipates presenting the agreement between the FPRA, the City, and Journey C&D Group, Inc., the contractor, for the FPRA's review and approval during the March meeting. Once the contract is executed, it will take approximately seven months to complete as per the contractor.



THE ROOT

Staff is scheduled to meet with members of Lincoln Park Young Professionals (LPYP) on Thursday, February 26, 2023, to discuss the status of the project. Since the update provided to the FPRA in November the utilities have been installed. Staff will follow up at the March FPRA meeting with an update from the discussion with LPYP.

Surplus Property for Sale

The restoration of Fort Pierce's neighborhoods is a key strategy to revitalizing the Fort Pierce Redevelopment Area (FPRA) and City of Fort Pierce as a whole. One way to accomplish this goal is to dispose of surplus property owned by the City/FPRA. Once the property has been declared as surplus by the City Commission/FPRA Board, the property shall be offered for sale to the public with a Request for Proposals (RFP).

The properties listed below are currently being offered for sale with a Request for Proposals.

- 424 Douglas Court AND 426 Douglas Court
- 612 N 25th St
- 706 N 20th Street
- 604 S 6th Street
- 515 Douglas Court
- 1204 Avenue E
- 1620 Avenue E
- Avenue D - 2409-603-0055-000-2 (City Commercial C-2)
- N 25th St – Lot 1 2408-501-0066-000-6 (City Commercial C-3)
- N 25th St – Lot 2 2408-501-0067-000-3 (City Commercial C-3)



Paint Program

The Fort Pierce Redevelopment Agency (FPRA) Paint Program is being expanded to include the entire FPRA District. The purpose of this initiative is to revitalize and renovate residential and commercial properties within the district. The FPRA Paint Program provides financial assistance in the form of a reimbursable grant of up to \$1,000 toward the cost of exterior paint and painting supplies. The funds will be disbursed on a first-come, first-served basis. Each property may only receive one (1) grant award. The program is now open and will close on March 3, 2023, at 3:00 PM.

The property must be located within the FPRA District to be eligible for this program.



Orange Avenue Post Office



The Post Office beautification plan was presented to the FPRA Board on January 10, 2023. Staff has been in communication with the Postmaster, and he is currently awaiting on a response from District Personnel on the possibility of establishing a Memorandum of Understanding (MOU) for funding the improvements and the maintenance of the facility.

Commercial Façade Grants

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

1105 Seaway Drive and 906 Delaware Avenue have been completed and submitted the required documentation for reimbursement. Both projects transformed their facades and significantly improved the aesthetic appeal of the redevelopment area.

The project located at 825 N. Indian River Drive, Captain's Galley Restaurant, will start construction on their project in the upcoming months.



1105 Seaway Drive Before



809 Delaware Avenue Before



809 Delaware Avenue After



1105 Seaway Drive After

FISHERMAN'S WHARF

Pierce 1 Marina submitted a Development and Design Review package on December 29, 2022. The project went before the Technical Review Committee on January 19, 2023. There were a number of comments from various departments that will need to be addressed before the project can move forward to the Planning Board. The City is still working through the title objections with the state and will be seeking approval of a third amendment to extend the deadline to cure these objections.



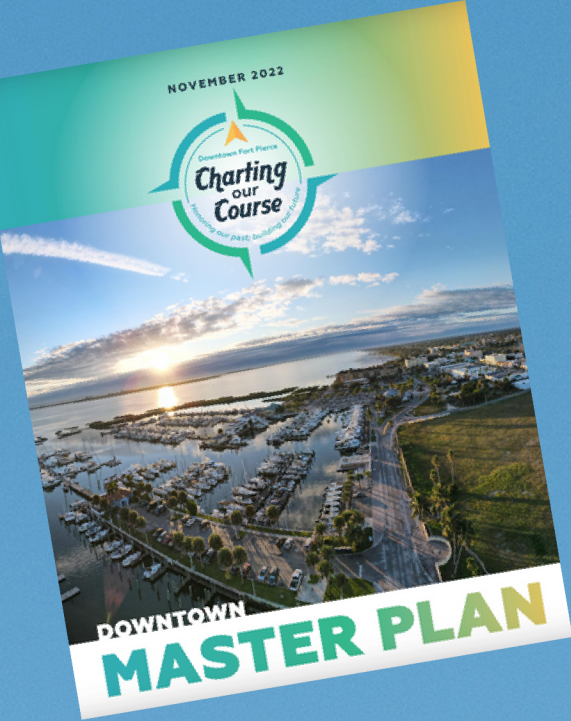
KING'S LANDING

On November 21, 2022 the First Amendment to the Amended and Restated Agreement for the Development King's Landing was executed. The amendment extended certain deadlines related to the development timeline and revised the tax increment revenue share incentives for the hotel parcel. Audubon began the subsurface debris removal process with a contribution from the Fort Pierce Redevelopment Agency. Audubon also met the first milestone for applying for building permits for phase I infrastructure by the August 22, 2022 deadline. As of February 6, 2023, the DPCR is still pending revisions for Engineering, Flood, FPUA and Solid Waste.



Audubon must meet the following deadlines for Phase I as outlined in the agreement:

- Closing date: April 7, 2022 (date deed recorded in OR Book 4804, Page 2930) - COMPLETE
- Deadline to submit application for building permit: August 22, 2022 – COMPLETE
- Commence construction of Phase 1: September 20, 2023
- Complete construction of Phase 1: February 5, 2026



DOWNTOWN MASTER PLAN

The Downtown Master Plan was accepted by the FPRA Board on November 8, 2022 and has since been distributed on the city website, social media and to Downtown Business Alliance. Some of the projects identified in the plan will be used to generate the FPRA Capital Improvement Plan which is expected to be presented at an upcoming FPRA Board meeting. The Downtown Master Plan was presented to the Tourist Development Council on February 8, 2023 and will be presented to the Fort Pierce Yacht Club on March 7, 2023 and the Parking Committee on March 8, 2023.

FREEBEE

Freebee is working through the building permit process for the installation of the electric vehicle charging stations on the third floor of the City's parking garage. Freebee is aiming for a soft launch beginning February 16th 2023 with an official ribbon cutting the week of February 22nd. Outreach is already underway -- Freebee team members have been meeting with businesses and hotels and will be back in town the week of 2/13 to start the marketing/outreach with all the local businesses, as well as launching a digital campaign to start promoting the service.

WAYFINDING

A comprehensive wayfinding program is considered key to a broad strategy that will accentuate the aesthetic qualities of Fort Pierce to attract visitors, support business owners, develop a sense of community pride, and increase connectivity within the city. The goal of a well-crafted wayfinding and signage program is to orient users and visitors to important landmark experiences, parking, business, recreational opportunities, and other public points of interest such as beaches, parks, museums, historical landmarks, etc. It fosters a brand and thereby communicates a sense of being within a special area. Wayfinding signage systems may be made up of a series of standards, each addressing specific audiences: pedestrians, motorized visitors, and those passing-through. These systems may be designed in a manner where minor customization for localized branding appeals to certain areas like the districts within the Redevelopment Area, such as Downtown, South Beach, Fisherman’s Wharf, Lincoln Park, Peacock Arts District, or other districts, while still conforming to a consistent city-wide standard. Presently, there is a variety of competing signage styles throughout the city. The variety of styles reduces the potential for a unified identity in the area. The overall visual quality of the city may be significantly improved by the adoption of a cohesive wayfinding program. A well-planned graphic identity will contribute to creating a cohesive sense of place and improving the use of the various destinations and businesses within the area by both daily users and visitors.

The City of Fort Pierce and Fort Pierce Redevelopment Agency issued a Request for Proposals for the design, permitting, production, and installation of wayfinding, gateway and district brand signs throughout the city on December 28, 2022. Proposals are due on February 21, 2023. Proposals will be evaluated by staff and subsequently the CRA Advisory Committee before making a recommendation to the FPRA Board for award.

INFILL LIEN REDUCTION PROGRAM

Established by City Resolution 22-R16 in March 2022, the Infill Lien Reduction Program promotes reinvestment and revitalization of vacant infill property by providing the property owner reasonable relief from liens levied prior to their ownership in exchange for the development of that vacant parcel. To be eligible for the program, the property must be an infill vacant lot within the city limits of Fort Pierce with no active code enforcement or nuisance abatement cases against it. The applicant must also affirm that they were not an owner or affiliated in any way with the property at the time the liens were originally recorded. Via development agreement, the City will waive all soft costs associated with the liens and provide a 50% refund of the hard costs paid. The first two properties to receive approval for the Infill Lien Reduction Program are located within the FPRA Boundaries at 803 Avenue B and 201 N 8th St. Single family homes are being constructed on both parcels and will now be clear of liens.



SOUTH HUTCHINSON ISLAND MIXED-USE DEVELOPMENT OPPORTUNITY

The Fort Pierce Redevelopment Agency issued a Request for Proposals for the redevelopment of approximately 0.65 acres comprising of two parcels on South Hutchinson Island – 301 S Ocean Drive and 306 Hernando Street. This property is located on South Hutchinson Island with beach access across the street and two blocks from the iconic Jetty Park along with restaurants and other entertainment venues. The parcels are currently being used for temporary surface parking and are prime for redevelopment. The FPRA solicited qualifications and proposals from qualified individuals, developers, or firms to create a redevelopment project that capitalizes on the site's prominent location and provides a mix of complementary uses including a public parking component to serve the South Beach district. Two proposals were received by the deadline of January 11, 2023 and have been evaluated by staff. The CRA Advisory Committee will review staff's evaluation at their March 1, 2023 meeting and provide a recommendation to the FPRA Board on March 14, 2023.





MENTORING

THE

YOUTH



