

# FORT PIERCE REDEVELOPMENT AGENCY

## BOARD AGENDA

FPRA Regular Meeting - Tuesday, February 14, 2023 - 5:05 p.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

- a. Approval of Minutes from January 10, 2023 Regular Meeting.

5. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject on this agenda may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chairperson, as this section of the Agenda is limited to fifteen minutes. The FPRA Board will not be able to take any official actions under Comments from the Public. Speakers will address the Chairperson, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

6. **CONSENT AGENDA**

- a. Approval of extension request for 809 Delaware Avenue Commercial Facade Grant for an additional 90 days to allow for Building permit process. New deadline May 26, 2023

7. **NEW BUSINESS**

- a. Approval to negotiate with Lincoln Park Main Street to lease and improve 1,982 square feet of the Means Court Center.
- b. Small Business Development Poll Results

8. **STAFF COMMENTS**

- a. FPRA Programs & Activities Summary
- b. Sunrise Theatre Financial Data

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal and decision made by the Fort Pierce Redevelopment Agency with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such person, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Agency for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

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.

**FPRA Regular Meeting**

**4. a.**

**Meeting Date:** February 14, 2023

**Re:** Approval of Minutes from January 10, 2023 Regular Meeting

**Submitted For:** Linda Cox, City Clerk, City Clerk

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**SUBJECT:**

Approval of Minutes from January 10, 2023 Regular Meeting.

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**Attachments**

01.10.2023 Minutes

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MINUTES OF A REGULAR MEETING OF THE FORT PIERCE REDEVELOPMENT AGENCY, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:05 P.M. ON TUESDAY, JANUARY 10, 2023.

**1. CALL TO ORDER**

Chairwomen Hudson called the January 10, 2023, Regular Meeting of the FPRA to order at 5:05 P.M.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Commissioner Arnold Gaines; Chairperson Linda Hudson; Commissioner Michael Broderick; Commissioner Jeremiah Johnson; Commissioner Curtis Johnson, Jr.

Staff Present: City Manager Nicholas Mimms  
City Attorney Tanya Earley  
Deputy City Clerk Latoya Ransom

**4. APPROVAL OF MINUTES**

- a. Approval of Minutes from December 13, 2022 Regular Meeting

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the Minutes from December 13, 2022 Regular Meeting.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Commissioner Curtis Johnson, Jr.

Passed

**5. COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject on this agenda may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chairperson, as this section of the Agenda is limited to fifteen minutes. The FPRA Board will not be able to take any official actions under Comments from the Public. Speakers will address the Chairperson, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

No comments

**6. CONSENT AGENDA**

- a. Approval of construction funding in the amount of \$212,542.59 to cover costs associated with the Oaks at Moore's Creek Phase II infrastructure improvements.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve the Consent Agenda.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Commissioner Curtis Johnson, Jr.

Passed

**7. NEW BUSINESS**

- a. FPRA Resolution No. 23-01 appointing Kyle Kauffmann as Commissioner Broderick's appointee to the CRA Advisory Committee.

Deputy City Clerk Latoya Ransom introduced the Resolution, read by title only, into the record

RESOLUTION NO. 23-R01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE PARKING COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve Resolution No. 23-R01.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Commissioner Curtis Johnson, Jr.

Passed

- b. Peacock Art District Mural Program Update

Marsha Noel, Redevelopment Specialist, presented an update on the Peacock Art District PAD Mural Program.

The Board discussed the mural location boundaries, types of artists considered for the proposed project and how funds will be allocated, the specifics surrounding code enforcement violations that would eliminate properties from inclusion, project maintenance, and the inclusion of the Arts Advisory Board.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve the PAD Mural Plan.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Commissioner Curtis Johnson, Jr.

Passed

- c. Funding for the proposed Boys & Girls Club facility on North 25<sup>th</sup> Street in the amount of \$250,000

Pulled at the request of Staff.

- d. Post Office Beautification Project

Sara Delgado, Redevelopment Assistant, presented the Post Office Beautification Project.

The Board discussed the exterior renovation of a Federal Building including the participation of the Postmaster General and Congressman Brian Mast, and long term maintenance of the facility after the installation.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to table item 7d.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Commissioner Curtis Johnson, Jr.

Passed

**8. STAFF COMMENTS**

City Manager Nick Mimms- No comments

Deputy City Clerk Latoya Ransom-No comments

City Attorney Tanya Earley – No comments.

**9. BOARD COMMENTS**

Commissioner Gaines inquired if item 7c will be revisited. Mr. Mimms commented that it was pulled at the request of a Board member.

**10. ADJOURNMENT**

Chairwoman Hudson adjourned the meeting at 6:30 p.m.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
CHAIRPERSON

**FPRA Regular Meeting**

**6. a.**

**Meeting Date:** February 14, 2023

**Re:** 809 Delaware Ave Extension Request

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

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**SUBJECT:**

Approval of extension request for 809 Delaware Avenue Commercial Facade Grant for an additional 90 days to allow for Building permit process. New deadline May 26, 2023

**SUMMARY:**

**RECOMMENDATION:**

**ALTERNATIVES:**

**RESPONSIBLE STAFF:**

**COORDINATED WITH:**

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**Attachments**

Letter

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February 3, 2023

City of Fort Pierce Community Redevelopment Agency  
Miriam Garcia Redevelopment Specialist  
City Manager's Office  
100 North U.S. 1  
Fort Pierce, FL 34950

Re: Authorization to extend the Project Deadline - Façade Grant

I am Darryl Bey of Dean Properties, LLC, co/owner of 809 Delaware Avenue Fort Pierce. We received a facade grant in April of 2022 and were given 6 months to obtain building permits. While we currently have our blueprints and other related documents including the unanimous approval of the Historical Preservation Board, and approval of our DPCR application, we have also chosen a GC, and at this time, due to issues with the building department, we have not been able to obtain a building permit, however, we have filed our building permit application and submitted all of the required documents including payment of the required application fees. We are requesting an extension of 90 days to get through the permitting process as well as to satisfy the code requirement for the change of use from a business to an assembly occupancy the building department has in place that affects our project.

Up to now, we have secured financing for this project and will be ready to move forward with construction once the permitting process has been approved. We are excited about this project and how it will complement the area as well as our city. An extension will allow us to take full advantage of the façade grant that you awarded us back in April of 2022. Thank you in advance for your cooperation regarding this matter!

Respectfully,

Darryl Bey  
Dean Properties, LLC.

**FPRA Regular Meeting**

**7. a.**

**Meeting Date:** February 14, 2023

**Re:** Means Court Center Shared Mixed-Use Space RFP 2022-023

**Submitted For:** Audria Moore-Wells, Special Projects Coordinator, City Manager

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**SUBJECT:**

Approval to negotiate with Lincoln Park Main Street to lease and improve 1,982 square feet of the Means Court Center.

**SUMMARY:**

Request to negotiate with the second-highest respondent of the Means Court Center Shared Mixed-Use Space RFP 2022-023.

**RECOMMENDATION:**

Staff recommends approval.

**ALTERNATIVES:**

The FPRA Board may approve, reject, or revise staff's request.

**RESPONSIBLE STAFF:**

Audria Moore-Wells, Special Projects Coordinator

**COORDINATED WITH:**

Nicholas C. Mimms, P.E., ICMA-CM, City Manager

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**FPRA Regular Meeting**

**7. b.**

**Meeting Date:** February 14, 2023

**Re:** Small Business Development Poll Results

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

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**SUBJECT:**

Small Business Development Poll Results

**SUMMARY:**

As stated in the 2020 Fort Pierce Redevelopment Agency (FPRA) four-point action plan, the FPRA seeks to re-set the economic base through supporting the development and growth of local businesses, entrepreneurs and small businesses within the FPRA area. Therefore, the FPRA staff conducted a survey called the Small Business Development Poll in December of 2020 to garner feedback from the small business owners within the city. The purpose of the poll is to determine the current state of small businesses and to identify ways in which the FPRA can effectively support their growth and development. Staff is providing recommendations based on the results for the FPRA Board's consideration as it relates to the actions that can be taken to address the feedback that was received.

**RECOMMENDATION:**

Staff recommends approval to move forward with the top recommendations.

**ALTERNATIVES:**

Staff will proceed as directed by the FPRA Board.

**RESPONSIBLE STAFF:**

Marsha Commond, Redevelopment Specialist

**COORDINATED WITH:**

Shyanne Harnage, Economic Development Manager

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**Fiscal Impact**

**OTHER INFORMATION:**

There is no fiscal impact at this time.

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**Attachments**

Small Business Development Poll Results

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# SMALL BUSINESS DEVELOPMENT POLL RESULTS

Presented by Marsha Commond, MPA



# PURPOSE OF THE POLL



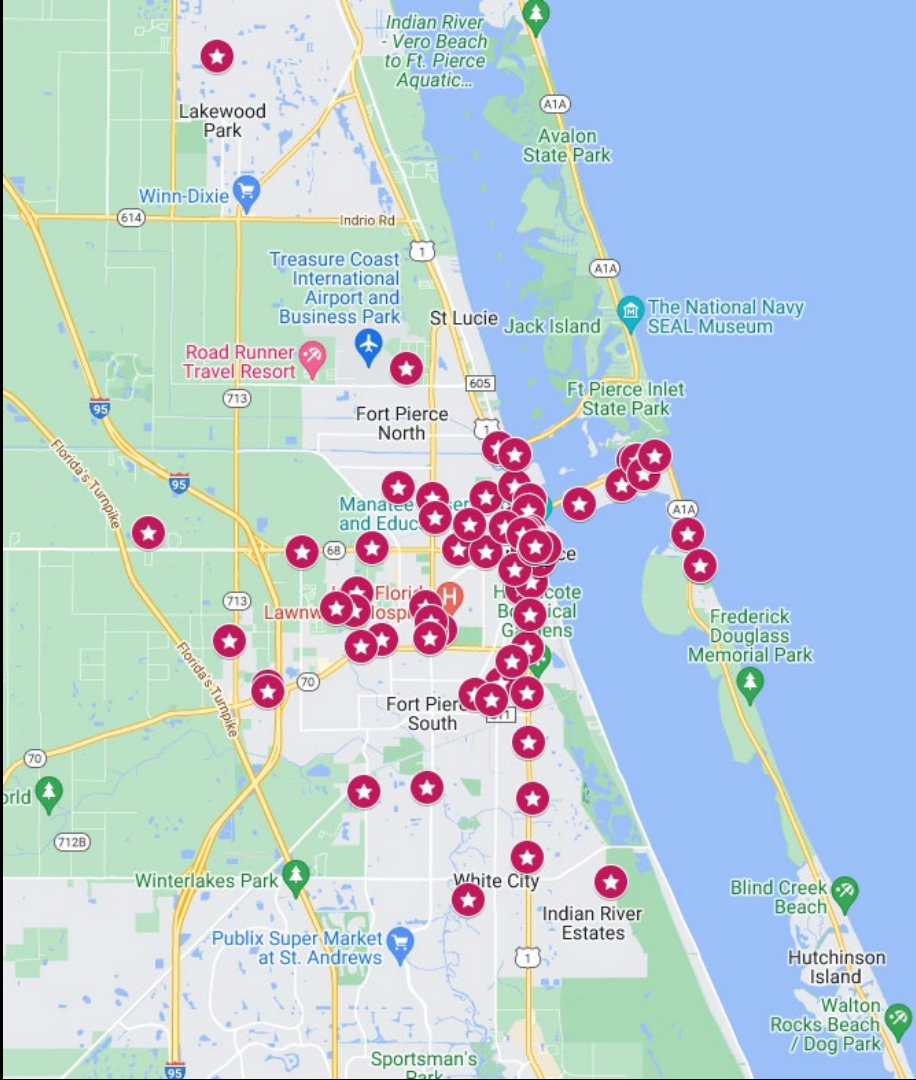
To positively impact the local economy by analyzing small business input for the creation of action-oriented solutions. Results of the poll will be used to specifically serve small business interests and ultimately strengthen the local economy both now and in the future.

# BACKGROUND



- The poll was available from Dec. 5 -30, 2022.
- 8 main questions. (6 Demographic, 2 Core)
- 93 qualified responses.
  - *Total: 98 responses received (3 -outside of the city, 2 duplicates).*
- Online poll disseminated through press release, social media, city's website, local business associations, door-to-door, and emails to over 1,000 contacts.

Participation throughout the City.



A middle-aged couple, a woman with short grey hair and glasses, and a man with grey hair and glasses, both wearing aprons, are smiling and standing in front of a yellow food truck. The woman has her arms crossed. The truck is open, showing the interior counter and menu board. The background shows greenery and a building.

# DEMOGRAPHICS

# QUICK FACTS

- 1. Those that reside in the City of Fort Pierce: 65%**
- 2. Age Representation: 25-34 = 5%, 45-54 = 30%, 55-64 = 28%, 65+ = 13%**
- 3. Sector/Industries Represented: Beauty, Construction, Food Services/Restaurants, Healthcare, Landscape/Lawn Services, Professional Services, Real Estate, Trade, Social Assistance, Tourism/Hospitality, Entertainment, Automobile Services, etc.**

# QUICK FACTS

**Number of employees:** 1-4 = 54%, 5-9 = 22%, 10-19 = 13%, 20-49 = 6%, 50-99 = 1%, 100+ = 3%

**Number of years in operation:** Less than 1 = 3%, 1-3 = 30%, 4-6 = 13%, 7-9 = 12%, 10-19 = 18%, 20+ = 24%

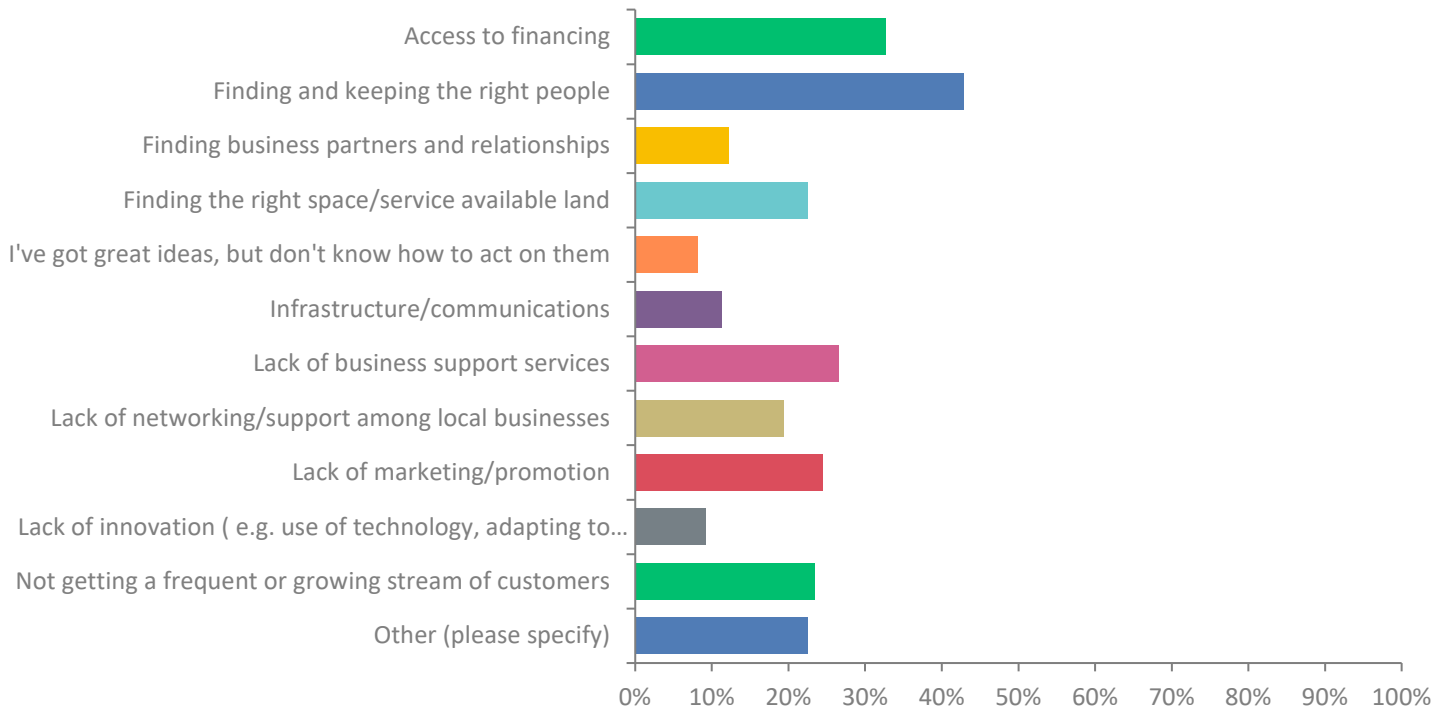
**Participation in a Business Development Program at the time of the poll:**  
87% = NO, 13% = YES

# CORE QUESTIONS

A man and a woman are standing at a counter in a retail store, looking at a laptop screen. The woman, on the right, is pointing at the screen with her right hand and holding a tablet in her left hand. The man, on the left, is looking at the screen. The counter has several perfume bottles, a small green cactus in a pot, and some papers. In the background, there are racks of clothing and a potted plant.

## Q8: Please indicate your top three challenges in operating and growing your business by selecting up to three issues below:

Answered: 98 Skipped: 0



# PRIORITY QUESTION

What actions should we work on together to make the City of Fort Pierce a better place to do business? Please share your top three ideas in order of priority.

# PRIORITIES OF RESPONDENTS

1. Improve the marketing and impression of the city, in that it should attract various groups (i.e., tourists, entrepreneurs, developers, customers, etc.)
2. Improve the physical appeal/aesthetics & safety of the community.
3. Improve parking access ( i.e., limitations on time, designated parking for businesses).
4. Funding/financial assistance (i.e., grants).
5. Business development/education programs.
6. Business networking & support services.
7. Minority owned business support and expansion.

# ACCOMPLISHMENTS

1. **Keep Ft. Pierce Beautiful Advisory Board/Public Works Activities:** *Ft. Pierce Community Garden, Great American Cleanup, Adopt-A-Road, Community Cleanup.*
2. **2022-23 FPRA Initiatives:** *Commercial Façade Grant, Property Refresh Grant, PAD Mural Program, Downtown Master Plan, Way Finding Signage.*
3. **Grants Admin Initiatives:** *Small Business Technical Assistance Grant, Start-up Technical Assistance Grant, Commercial Façade Grant.*
4. **Gold Hammer Award, Neighborhood Gem Award.**

# OBSERVATION

## Two Spheres of Impact:

- **Small Business Development Sphere:** Focuses on empowering small business to address their internal challenges (i.e., employee recruitment/retention, financial management, promotion/marketing, customer relations, etc.)
- **City Sphere:** Focuses on what the City can do improve the environment in which small businesses can thrive (i.e., revising or creating policies and programs).

# RECOMMENDATIONS

## Business Development

1. **Establish a collaborative Business Development/Education Program for Small Businesses.(FPRA/City)**
2. **Conduct a Small Business Information Session to inform small businesses on various topics such as “How to do business with the City”, “Where to access small business resources”, etc.(FPRA)**
3. **Continue to provide small business grants that specifically assists with growth (i.e., innovation, acquiring new equipment & supplies, advertisement/promotion, etc.).(FPRA/City)**

# RECOMMENDATIONS

## Marketing

- 1. Market major City/FPRA assets & activities (i.e., beach, cultural art programs/events, capital improvements, etc.) across various communication platforms (i.e., print, radio, website, social media, etc.) and in partnership with other organizations. (FPRA/City)**
- 2. Encourage promotion of the city by businesses (i.e., developers, hotels, vacation rentals, restaurants, and other businesses). (FPRA/City)**
- 3. Recognize individuals, organizations, and businesses that are making a positive impact in the community via philanthropy or other acts of kindness. (FPRA/City)**

# RECOMMENDATIONS

## Community Aesthetics & Safety

1. Regular reporting of public safety successes, public participation opportunities, crime stats, and community policing activities. (City)
2. Address programs or local codes/processes that may be ineffective in achieving code compliance. (City)

# TOP RECOMMENDATIONS

- 1. Establish a collaborative Business Development/Education Program for Small Businesses.(FPRA)**
- 2. Conduct a Small Business Information Presentation/Session to inform small businesses on various topics such as “How to do business with the City”, “Where to access small business resources”, etc.(FPRA)**
- 3. Market major City/FPRA assets & activities (i.e., beach, cultural art facilities, capital improvements, etc.) across various communication platforms (i.e., print, radio, website, social media, etc.) and in partnership with other organizations/agencies.(FPRA/City)**
- 4. Recognize individuals, organizations, and businesses that are making a positive impact in the community via philanthropy or other acts of kindness.(FPRA/City)**

# NEXT STEPS

- 1. Staff recommends that the FPRA Board approve that staff move forward with the top recommendations.**
- 2. Staff will share the results of the poll and the boards approved recommendations with the community online, through emails, and in-person with local business groups.**
- 3. Staff will present an action plan at a subsequent FPRA Meeting as an update of the selected recommendations.**



# RECOGNIZING THE S.B.D.P. WINNERS

# SMALL BUSINESS OWNERS

## 15 WINNERS

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

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

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

**Chris Juy Thomas, Gen 3  
Skincare**

**Dave Cummings, Sun Palm  
Rentals**

**Kimberly Clarizio, Clarizio  
CPA**

**Darby Browning, 5 Gals  
Decals**

**Jon Nolli, Pierced  
Ciderworks**

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

**Oscar Calzadilla, Unico Air  
Conditioning**

**Hoyt Murphy, Coldwell  
Banker Commerical  
Paradise**

**Ann Spaeth, Freedom Boat  
Club of Fort Pierce**

**Lauren Scott, Scotts  
Heating and Air, LLC**

**Elba Flores, The Flower  
Shop**

**Janet Bird Fuller, 2nd  
Street Art**

**QUESTIONS?**

**FPRA Regular Meeting**

**8. a.**

**Meeting Date:** February 14, 2023

**Re:** Programs & Activities Summary

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**SUBJECT:**

FPRA Programs & Activities Summary

**SUMMARY:**

**RECOMMENDATION:**

**ALTERNATIVES:**

**RESPONSIBLE STAFF:**

**COORDINATED WITH:**

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**Attachments**

Programs & Activities Update

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# 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



1105 Seaway Drive After



809 Delaware Avenue 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.



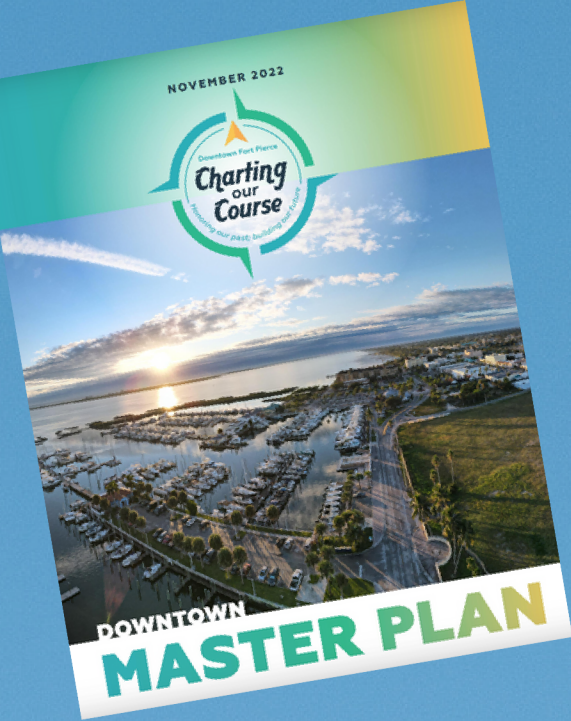
## KING'S LANDING

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





**FPRA Regular Meeting**

**8. b.**

**Meeting Date:** February 14, 2023

**Re:** Sunrise Theatre Financial Data

**Submitted For:** Nick Mimms, City Manager, City Manager

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**SUBJECT:**

Sunrise Theatre Financial Data

**SUMMARY:**

**RECOMMENDATION:**

**ALTERNATIVES:**

**RESPONSIBLE STAFF:**

**COORDINATED WITH:**

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**Attachments**

Revenue Report

Detailed Budget Report

Email with Statement

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**City of Fort Pierce  
Sunrise Theatre  
Revenue Report**

			January 31, 2023		YEAR-TO-DATE		ANNUAL	UNREALIZED
			ESTIMATED	ACTUAL	ESTIMATED	ACTUAL	ESTIMATE	BALANCE
<u>GRANTS:</u>								
334	**	STATE GRANTS	9,375	0	37,500	37,500	112,500	75,000
<u>CHARGES FOR SERVICE:</u>								
347		CULTURE-RECREATION						
56	10	TICKET SALES	112,500	177,902	450,000	734,348	1,350,000	615,652
56	11	TICKET SALES - RENTAL	66,666	78,383	266,664	520,117	800,000	279,883
56	15	TICKET HANDLING FEES	13,333	26,729	53,332	124,258	160,000	35,742
56	50	SPONSORSHIP FEES	2,916	276	11,664	12,796	35,000	22,204
56	80	MEMBERSHIPS	10,416	1,414	41,664	9,268	125,000	115,732
56	90	DONATIONS & PLEDGES	2,083	5,320	8,332	9,318	25,000	15,682
347	**	CULTURE-RECREATION	207,914	290,025	831,656	1,410,105	2,495,000	1,084,895
<u>MISCELLANEOUS REVENUE:</u>								
360		MISC REVENUE						
362	**	RENTS AND ROYALTIES	4,583	0	18,332	0	55,000	55,000
369	11	0 SOUVENIR SALES	0	209	0	402	0	-402
369	31	0 REIMB. OF EXPENDITURES	833	0	3,332	402	10,000	9,598
	70	0 EVENTS	2,083	0	8,332	0	25,000	25,000
	89	0 PACKAGED SALES	12,500	2,639	50,000	45,597	150,000	104,403
	90	0 OTHER MISC REVENUES	20	0	80	0	250	250
	95	0 COMMISSION/TIP/MERCHANDISE	625	0	2,500	0	7,500	7,500
360 & 369	***	MISC REVENUE	20,644	2,848	82,576	46,401	247,750	201,349
<u>OTHER RESOURCES:</u>								
381		INTER-FUND TRANSFER						
89	0	RESTRICTED FUND	4,166	0	16,664	0	50,000	50,000
	91	0 FPRA	37,500	0	150,000	0	450,000	450,000
380	***	NON-REVENUE	41,666	0	166,664	0	500,000	500,000
<b>TOTAL</b>			<b>279,599</b>	<b>292,873</b>	<b>1,118,396</b>	<b>1,494,005</b>	<b>3,355,250</b>	<b>1,861,245</b>

Amounts reflect estimated amounts for FY22 deferred shows, that occurred

**City of Fort Pierce  
Sunrise Theatre  
Detail Budget Report**

		January 31, 2023		YEAR-TO-DATE		ENCUMBRANCE	ANNUAL BUDGET	UNEMBURBERED BALANCE
		BUDGETED	ACTUAL	BUDGETED	ACTUAL			
<u>PERSONAL SERVICES:</u>								
10	10 REGULAR WAGES	25,109	23,490	100,436	99,882	0	301,319	201,437
10	30 ACCRUED COMPENSATION	500	0	2,000	4,229	0	6,000	1,771
10	40 OVERTIME	416	0	1,664	141	0	5,000	4,859
20	10 FICA TAXES	2,025	1,328	8,100	7,377	0	24,305	16,928
20	20 RETIREMENT GEN. MEMBERS	3,397	2,283	13,588	12,573	0	40,769	28,196
20	30 LIFE & HEALTH INSURANCE	5,754	3,098	23,016	16,525	0	69,052	52,527
20	35 DENTAL INSURANCE	184	125	736	668	0	2,210	1,542
20	40 WORKMAN'S COMPENSATION	434	0	1,736	1,188	0	5,216	4,028
	** TOTAL PERSONAL SERVICES	<u>37,819</u>	<u>30,325</u>	<u>151,276</u>	<u>142,583</u>	<u>0</u>	<u>453,871</u>	<u>311,288</u>
<u>OPERATING EXPENSES:</u>								
32	0 ACCOUNTING & AUDITING	408	0	1,632	0	0	4,900	4,900
34	90 MISC. CONTRACTUAL FEES	9,166	9,058	36,664	24,209	66,192	115,000	24,600
34	91 CUSTODIAL	4,166	997	16,664	6,179	0	50,000	43,821
34	92 HOUSE CREW	5,416	3,141	21,664	21,822	3,600	65,000	39,578
34	93 SUPPORT STAFF	5,000	1,280	20,000	9,804	0	60,000	50,196
34	95 TEMPORARY EMPLOYEE SVC.	4,166	1,781	16,664	10,396	0	50,000	39,604
34	99 SECURITY	1,666	809	6,664	1,682	13,318	20,000	5,000
40	10 CAR ALLOWANCE	450	450	1,800	1,800	0	5,400	3,600
40	20 TRAVEL & EDUCATION	625	857	2,500	857	0	7,500	6,643
40	40 HOSPITALITY/ENTERTAINMENT	125	222	500	914	0	1,500	586
40	43 FOOD	2,916	554	11,664	1,238	0	25,000	23,762
40	44 TRANSPORTATION	83	0	332	0	0	1,000	1,000
40	45 LODGING	83	0	332	0	0	1,000	1,000
41	10 COMMUNICATIONS	2,083	3,355	8,332	3,622	0	25,000	21,378
41	20 FREIGHT & POSTAGE	208	0	832	99	733	2,500	1,668
43	10 UTILITIES	9,583	16,757	38,332	45,372	0	115,000	69,628
44	10 EQUIPMENT RENTAL	1,250	3,471	5,000	3,471	11,105	15,000	425
44	11 AUDIO GEAR	41	0	164	0	0	500	500
44	12 BACKLINE	1,250	1,085	5,000	2,835	3,065	15,000	9,100
44	13 LIGHTING	83	0	332	0	0	1,000	1,000
44	14 RIGGING	41	0	164	0	0	500	500
44	15 VISUAL	41	0	164	0	0	500	500
45	10 INSURANCE & FIDELITY BOND	20,000	0	80,000	72,977	0	240,000	167,024
45	40 FLC LIABILITY & PROPERTY	333	0	1,332	0	0	4,000	4,000
46	10 BUILDING MAINTENANCE	666	202	2,664	1,620	4,854	8,000	1,526
46	40 AC MAINTENANCE	833	5,936	3,332	5,936	3,064	10,000	1,000
46	45 BUILDING REPAIR SUPPLIES	208	0	832	0	0	2,500	2,500
46	46 THEATRICAL SUPPLIES/EQUIP	125	0	500	709	506	1,500	284
46	60 EQUIPMENT MAINTENANCE	83	0	332	0	0	1,000	1,000
46	70 COMPUTER MAINTENANCE	83	0	332	0	645	1,000	355

**City of Fort Pierce  
Sunrise Theatre  
Detail Budget Report**

	January 31, 2023		YEAR-TO-DATE		ENCUMBRANCE	ANNUAL BUDGET	UNEMBURBERED BALANCE
	BUDGETED	ACTUAL	BUDGETED	ACTUAL			
46 75 SOFTWARE MAINTENANCE	208	218	832	218	3,905	4,500	376
47 10 REPRODUCTION	41	0	164	0	0	500	500
47 20 OUTSIDE PRINTING	208	0	832	626	0	2,500	1,874
48 10 ADVERTISING	25,000	8,054	100,000	32,489	114,889	225,000	77,622
49 25 COST OF EVENTS/SRT	66,666	180,316	266,664	261,538	1,500	733,000	469,962
49 26 COST OF EVENTS/RENT REIM	11,666	80,158	46,664	164,926	0	240,000	75,074
49 32 PACKAGE GOODS	2,916	2,487	11,664	16,404	20,596	35,000	-2,000
49 33 CONCESSION SUPPLIES/CGS	625	1,590	2,500	2,513	0	7,500	4,987
49 45 REFUNDS	0	0	0	4,918	0	0	-4,918
49 60 ADMINISTRATIVE CHARGE	6,250	2,750	25,000	11,000	0	75,000	64,000
49 76 LICENSE & FEES	2,083	0	8,332	0	0	25,000	25,000
49 80 CONTINGENCY	55,199	0	220,796	0	0	662,394	662,394
49 85 TAXES	41	0	164	0	0	500	500
49 90 MISCELLANEOUS	125	3,312	500	10,381	0	1,500	-8,881
51 10 OFFICE	416	203	1,664	445	2,580	5,000	1,974
51 20 EDP SUPPLIES	41	0	164	0	0	500	500
51 50 MISCELLANEOUS EQUIPMENT	416	0	1,664	220	0	5,000	4,780
52 30 CLEANING SUPPLIES	500	442	2,000	1,510	1,990	6,000	2,500
54 10 BOOKS, PUBS, SUBSC, MEMB	208	0	832	600	0	2,500	1,900
59 0 DEPRECIATION	45,959	44,738	183,836	178,953	0	551,511	372,558
** TOTAL OPERATING SUPPLIES	289,749	374,222	1,158,996	902,282	252,542	3,432,205	2,277,381
<u>Capital Outlay:</u>							
63 20 IMPROV OTHER	0	9,120	0	33,882	9,120	45,000	1,998
** CAPITAL OUTLAY	0	9,120	0	33,882	9,120	45,000	1,998
<b>TOTAL</b>	<b>327,568</b>	<b>413,667</b>	<b>1,310,272</b>	<b>1,078,747</b>	<b>261,662</b>	<b>3,931,076</b>	<b>2,590,667</b>

Amounts reflect estimated amounts for depreciation, credit card charges and accrued payroll

**From:** [Nick Mimms](#)  
**To:** [Sara Anne Delgado](#)  
**Cc:** [Jennifer Robinson](#)  
**Subject:** Fwd: From City Manager re: Request for Statement Providing Restricted Revenue Amount for Sunrise Theatre Capital Fund  
**Date:** Tuesday, February 7, 2023 5:58:32 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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Delgado,

This is the other information I mentioned in the previous email.

Nicholas C. Mimms, P.E., ICMA-CM  
City Manager  
The Beautiful City of Fort Pierce

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**From:** Johnna Morris <jmorris@cityoffortpierce.com>  
**Sent:** Sunday, January 29, 2023 9:40 PM  
**To:** Jennifer Robinson <jrobinson@cityoffortpierce.com>  
**Cc:** Nick Mimms <nmimms@cityoffortpierce.com>  
**Subject:** RE: From City Manager re: Request for Statement Providing Restricted Revenue Amount for Sunrise Theatre Capital Fund

Jennifer,

As requested, the current balance in the Sunrise Theatre Restricted fund is \$205,645. The funding is derived from the collection of \$3 per ticket sold, as a capital improvement charge, and restricted for that purpose.

**Johnna S. Morris, MBA, CGFO, CPPT | Director of Finance | City of Fort Pierce**

Finance Department

Phone: 772.467.3073 ~ Fax: 772.489.2594 ~ 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



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**From:** Jennifer Robinson <jrobinson@cityoffortpierce.com>  
**Sent:** Friday, January 27, 2023 12:48 PM  
**To:** Johnna Morris <jmorris@cityoffortpierce.com>

**Cc:** Nick Mimms <nmimms@cityoffortpierce.com>

**Subject:** From City Manager re: Request for Statement Providing Restricted Revenue Amount for Sunrise Theatre Capital Fund

Good afternoon Johnna,

At the request of the City Manager, please send me a statement that provides the Restricted Revenue Amount for the Sunrise Theatre Capital Fund as of 2/1/23 and an explanation of the revenue collection methodology. The City Manager will utilize this statement and explanation as backup information for an FPRA agenda item regarding the Sunrise Theatre.

The FPRA Board meeting is scheduled for 2/14/23. Can you give me this information by 2/8/23?

Thanks!

Jennifer



**Jennifer D. Robinson**

**Executive Assistant to the City Manager**

City of Fort Pierce • 100 North U.S. 1 Fort Pierce, FL 34950

772.467.3032 • [jrobinson@cityoffortpierce.com](mailto:jrobinson@cityoffortpierce.com)



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**From:** Nick Mimms <[nmimms@cityoffortpierce.com](mailto:nmimms@cityoffortpierce.com)>

**Sent:** Friday, January 27, 2023 8:17 AM

**To:** Jennifer Robinson <[jrobinson@cityoffortpierce.com](mailto:jrobinson@cityoffortpierce.com)>

**Cc:** Sharon Engle <[sengle@sunrisetheatre.com](mailto:sengle@sunrisetheatre.com)>; Sara Anne Delgado <[sadelgado@cityoffortpierce.com](mailto:sadelgado@cityoffortpierce.com)>

**Subject:** Fw: Comments on task "Sunrise Theatre"

Jennifer,

Good Morning!!

Please review the email correspondence below and provide the following documentation that will be added to the FPRA Board meeting agenda for 2/14/23.

- FY 2023 Sunrise Theatre Approved Budget
- Detailed Budget Report for Sunrise Theatre as of 2/1/23

- Statement providing the Restricted Revenue Amount for Sunrise Theatre Capital Fund as of 2/1/23 and a explanation of the revenue collection methodology.

THANKS!!!



**Nicholas C. Mimms, P.E., ICMA-CM**  
**City Manager**

City of Fort Pierce • 100 North U.S. 1 Fort Pierce, FL  
34950  
772.467.3793 • [nmimms@cityoffortpierces.com](mailto:nmimms@cityoffortpierces.com)



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**From:** Nick Mimms <[nmimms@cityoffortpierces.com](mailto:nmimms@cityoffortpierces.com)>

**Sent:** Friday, January 27, 2023 8:08 AM

**To:** Jennifer Robinson <[jrobinson@cityoffortpierces.com](mailto:jrobinson@cityoffortpierces.com)>; Commission Project Tracking <[ProjectTracking@cityoffortpierces.com](mailto:ProjectTracking@cityoffortpierces.com)>

**Subject:** RE: Comments on task "Sunrise Theatre"

The requested documentation will be provided as backup documentation for the February 14, 2023 FPRA Board meeting

These comments are about the task [Sunrise Theatre](#) in the plan [Commission Project Tracking](#).

[Reply in Microsoft Planner](#) or reply to this email to add a task comment.

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**From:** Jennifer Robinson <[jrobinson@cityoffortpierces.com](mailto:jrobinson@cityoffortpierces.com)>

**Sent:** Friday, December 16, 2022 4:56:13 PM

**To:** Commission Project Tracking <[ProjectTracking@cityoffortpierces.com](mailto:ProjectTracking@cityoffortpierces.com)>

**Subject:** Comments on task "Sunrise Theatre"

Task "[Sunrise Theatre](#)" assigned to Nick Mimms

[Reply in Microsoft Planner](#)

You can also reply to this email to add a task comment.

This task is in the [Commission Project Tracking](#) plan.