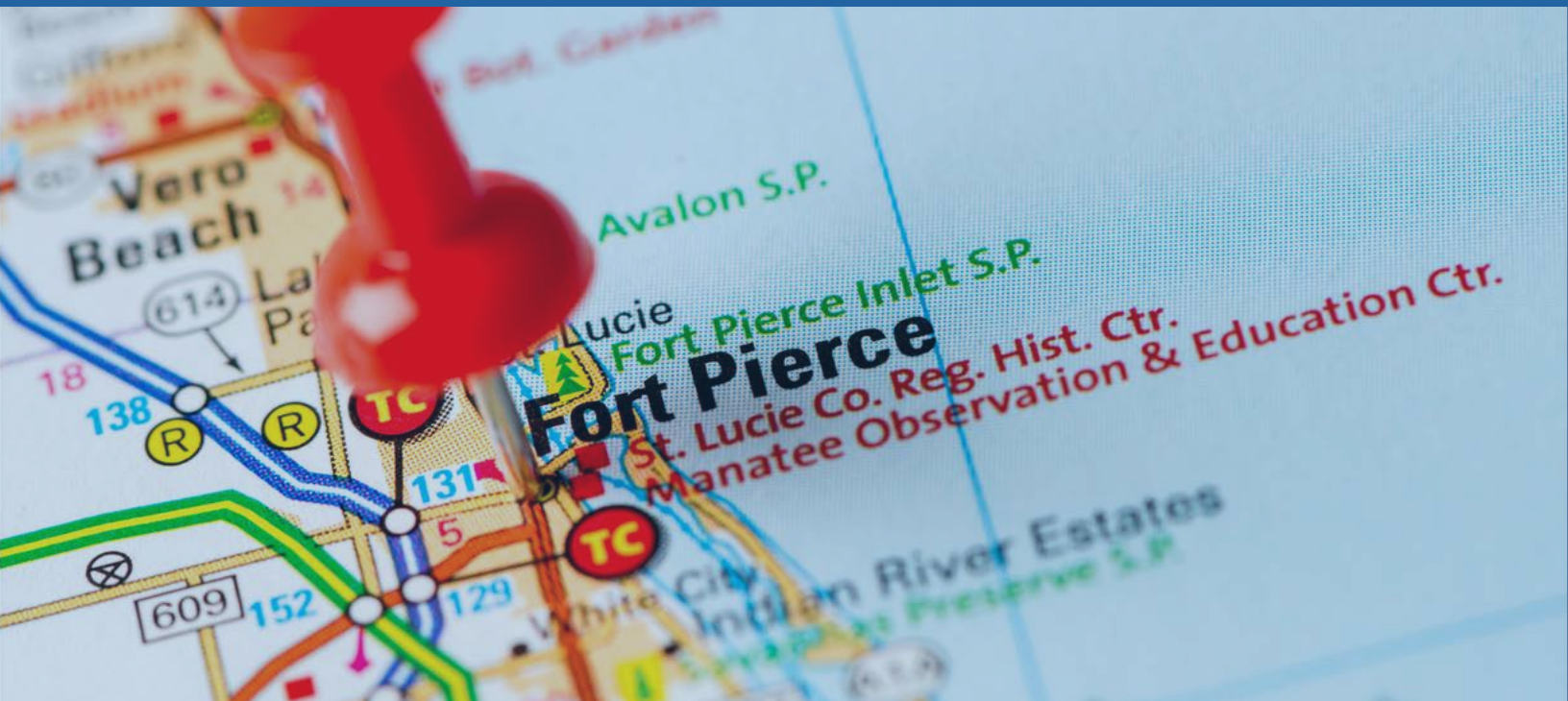




# FPPRA PROGRAMS & ACTIVITIES SUMMARY



# 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.

# Small Business Development Poll Winners



**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



## Peacock Arts District (PAD) Mural Program

Applications for property owner participation closed February 18th, and five properties were selected through an evaluation process to have murals installed on them. Currently the call for artists announcement was released Tuesday, February 28th and applications are open and available on the city's website. Applications will close March 22nd and then staff will move forward with the design selection process. Staff is on schedule with the mural program plan.

## St. Anastasia Restoration & ADA Accessibility

The FPRA seeks to acquire a contractor that can complete the exterior restoration of Old St. Anastasia, which is the first step towards redeveloping the property entirely. A Request for Proposals (RFP) is currently being drafted by staff. It requires the participation of the FPRA, Risk Management, and the Purchasing Division. Once the RFP is completed, it will be released through the Purchasing Division, who will manage the bidding process. Staff intends to secure a contractor during the summer.



“ 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.** ”



## 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

The Florida Department of State approved the contract with Journey C&D Group, Inc. to provide contractor services to oversee the City of Fort Pierce Highwaymen Museum project. The agreement will be presented at the April 3rd City Commission Agenda and the April 11th FPRA Agenda for review and approval. This action paves the way for the work on the improvements to begin.





## THE ROOT

Staff met with a representative of the Lincoln Park Young Professionals (LPYP) on February 16, 2023 to discuss the status of The Root. As a result of the meeting, LPYP was instructed to submit a practical timeline, inclusive of specific milestones to be achieved within the next 90 days. The project has experienced multiple delays since the agreement to lease and improve 1134 and 1138 Avenue D was executed in October 2020. Below is a proposed schedule submitted by LPYP. Based on this schedule, the construction has commenced and is scheduled for completion by the end of April 2023.

### The ROOT 60 Day Forecast

TASK	PROGRESS	START	END
Site Work Completed, underground electrical installed	50%	2/26/23	3/4/23
Site Concrete	0%	3/6/23	3/11/23
Containers installed onsite, interior build out, and electrical and plumbing work	0%	3/13/23	3/25/23
Windows & door installation, drywall finishing, interior painting, and electrical work	0%	3/27/23	4/1/23
Deck, paver, and equipment installation, interior trim and finishes, landscaping and final prep.	0%	4/1/23	4/29/23

# Surplus Property for Sale

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

- 424 Douglas Court
- 426 Douglas Court
- 612 N 25th St

The proposals will be ranked and presented at the April 2023 CRA Advisory Committee meeting for their review and recommendations to the FPRA Board.



# 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

# Paint Program

The FPRA Paint program was expanded to include the entire FPRA District. We have received 30 applications and we are starting to receive the first requests for reimbursement. 117 S 5th Street is one of the first completed paint projects of the FPRA.



117 South 5th Street Before



117 South 5th Street After

## 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.

## 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. Each department had a number of comments that will need to be addressed by the developer before the project will move forward to the Planning Board for review. The City is still working through the title objections with the state and is seeking approval of a third amendment to extend the deadline to cure these objections. The City Commission approved the third amendment on March 6, 2023.



## 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

The highly anticipated service is now in service. Users can access a Freebee ride in three simple steps:

- Download the Ride Freebee mobile app on the App Store or Google Play. Users in need of accessibility accommodations or who do not have a smartphone can call (855) 918-3733 to request a ride.
- Request a pickup at your location and select a destination from an array of interesting places to explore on the Freebee app or enter the address of their desired location.
- Enjoy the FREE ride!

Freebee's on-demand service will be available in Ft. Pierce Thursday through Sunday beginning at 10 am each day until 8 pm on Thursdays and Sundays, and 10 pm on Fridays and Saturdays.



## 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. 10 proposals were received by the due date of 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 reviewed staff's evaluation at their March 1, 2023 meeting and which will be presented to the FPRA Board on March 14, 2023.



## **SUNRISE THEATRE**

The Sunrise Theatre will celebrate its 100 year Anniversary on August 1, 2023. The kickoff to the anniversary started on January 6, at the Treasure Coast History Festival which featured historical exhibitions and a presentation with descendants of the Koblegard family. Plans are underway to celebrate this momentous occasion to be held on July 29!

The Sunrise calendar has been full with self-presentations and rentals over the past several months. Attendance has been above-average with several shows reaching capacity. For those who may have never been inside the Sunrise or are visiting the area we also began hosting an "open house" every Wednesday and Saturday, inviting the public to come and view the inside and see what the Sunrise is all about. Often-times we have visitors that want to see inside the theatre when we are closed and now they can, guided by a knowledgeable volunteer! Tours are Wednesday and Saturday from 10am - 2pm.

In addition to hosting performances, staff has been busy with maintaining and improving the facility. We recently replaced all of the stage drapes on both the mainstage and the Black Box, and repaired the lighting system. Plans are underway to upgrade the Fire Alarm Security System, update HVAC programming software, and install a failed 200 gallon water heater.

## **OFF DUTY DETAIL**

Off-Duty Officers of the Fort Pierce Police Department continued to patrol the downtown area, via foot patrols, Segway, and bicycles throughout the months of December 2022 and January 2023. Officers continued to check with our local businesses within the downtown area and are becoming known to the owners and staff on a first name basis. Officers have continued to report positive feedback from the visiting public during their patrols. Officers responded to several calls for service to include misdemeanor traffic issues, parking concerns, and minor disturbances. Several field interviews and trespass warnings were documented during this time frame.



# MENTORING

# THE

# YOUTH



## **SRO JORGE GOZ C.A. MOORE**

Officer Goz continues to be a major role model at mentor for the student body of C.A. Moore Elementary. Officer Goz and SRO Supervisor John Fasanello were personally invited to a meeting with NASRO (National Association of School Resource Officers) held at IRSC (Indian River State College). IRSC and NASRO partnered up to bring NASRO training to IRSC's Public Safety Training Complex.

Following a recent tragic event at a St Lucie County Park, Officer Goz reached out to Fort Pierce Police Victim Advocate Angela Brathwaite to provide support for students in need.

Officer Goz arranged for West Wood High School ROTC cadets to travel to C.A Moore to train the School Safety Patrol on proper American Flag etiquette. He also facilitated fire safety training by St Lucie County Fire Rescue for students in grade K-2.

Officer Goz continues to manage "Food Pantry Service" which provides meals for approximately 50 students during off-school days.

## **SRO MARY STEPHENS DAN MCCARTY MIDDLE SCHOOL**

Officer Stephens continues to be a positive role model for the student body through her Leadership Mentoring Program. The Leadership group successfully completed their second fundraiser during the holiday season. The Leadership group also assisted with the decorating of Dan McCarty Middle School's Martin Luther King Parade float.

Officer Stephens was selected by a student to oversee and monitor their Student Behavioral Plan. She has also been mentoring outside of the leadership with five other students who are at risk. Officer Stephens has conducted two threat assessments, found to be transient in nature, and issued three civil citations while investigating offenses on the school grounds.

Dan McCarty Staff, Officer Stephens, and students participated in a Christmas Cover Song video to spread the Holiday Cheer. (See link below)

[https://youtube.com/watch?v=sBwOBKQMt\\_s&si=EnSlkaIECMiOmarE](https://youtube.com/watch?v=sBwOBKQMt_s&si=EnSlkaIECMiOmarE)

### **Training attended by SRO's during this quarter**

- Webinar training "Mass Attacks in Public Spaces" offered by the United States Secret Service.
- Monthly Code Red Drills