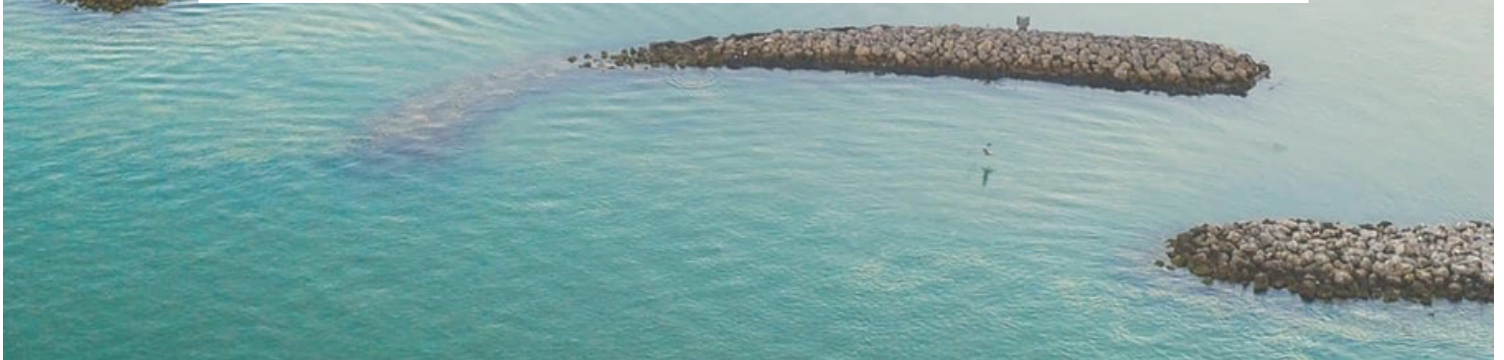
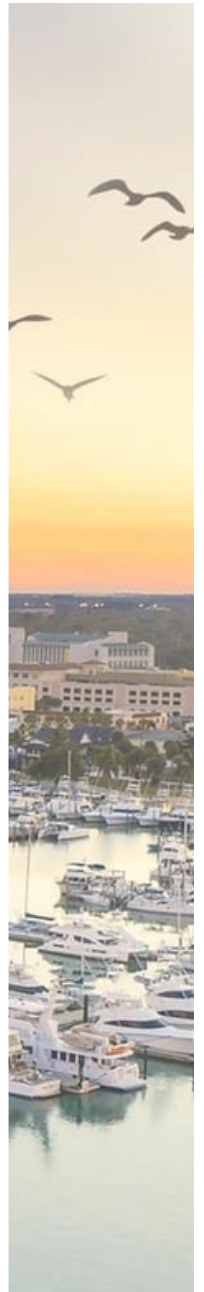
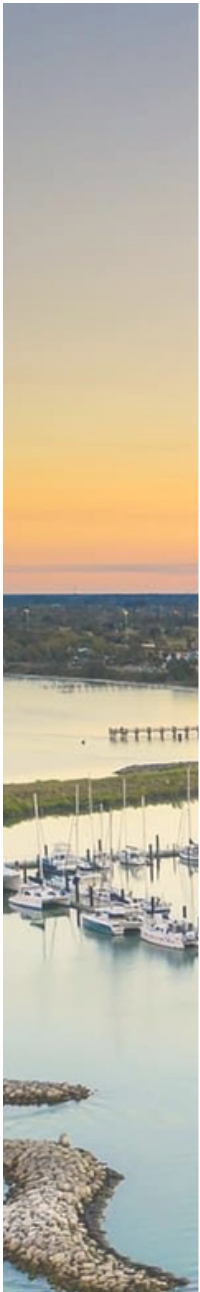


FORT PIERCE REDEVELOPMENT AGENCY

PROGRAMS & ACTIVITIES SUMMARY

JULY 2023





FISHERMAN'S WHARF

The City Commission approved the third amendment on March 6, 2023, extending the deadline for the City to cure the title and survey objections to September 2023.

Fisherman's Wharf is located at the southern end of the Port and only a quarter mile from the former King Plant site, acts as a buffer between the working port area and historic Downtown Fort Pierce. It is currently underutilized and represents a significant opportunity to create a destination waterfront development in the Fort Pierce Redevelopment Area.

In early 2020, the Fort Pierce Redevelopment Agency (FPRA) embarked upon a two-phase solicitation process - Request for Qualifications and Request for Proposals - for the redevelopment of Fisherman's Wharf. The goal for the redevelopment is to create a unique place where people will visit and gather to shop, dine, work, and live. Retaining waterfront accessibility to all residents and visitors and enhancing the waterfront for public use is a top priority while also achieving redevelopment of the parcels that will add to the tax base and stimulate the economic activity in the redevelopment area.

The FPRA ultimately executed a development agreement with the highest ranked proposer, Pierce 1 Marina, to develop a \$26-Million mixed-use project including a state-of-the-art automated dry stack boat storage facility, restaurants, water taxi, marina, residential and retail. Throughout 2021 and 2022, both parties worked on their respective obligations per the agreement. The FPRA Board, City of Fort Pierce and Pierce 1 Marina have since executed several amendments to the agreement to extend the deadlines in the agreement for the City to cure title and survey objections.

KING'S LANDING

Audubon Development is currently working on submitting revisions in accordance with the Development Permit Compliance Review process. In addition, Audubon will be back before the Planning Board and City Commission in the coming months for plat approval. This is needed as the Villas have been redesigned with rear-load garages and will now accommodate ten homes instead of the original eight.



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

On February 7, 2022, the City Commission approved the site plan and all necessary development review applications for King's Landing. On March 8, 2022, the FPRA Board passed a resolution to convey the eleven parcels to Audubon Development and the FPRA executed the warranty deed transferring the parcels to Audubon Development.

Audubon Development is responsible for meeting all benchmarks and deadlines as outlined in the amended and restated agreement that was executed on February 8, 2022. Audubon subsequently began the subsurface debris removal process with a \$170,000 contribution from the FPRA and applied for building permits for the Phase I infrastructure by the deadline of August 22, 2022.

In tandem with the development of King's Landing, the City partnered with the Fort Pierce Utilities Authority and Economic Development Council to apply for a Florida Job Growth Grant through the Florida Department of Economic Opportunity. On August 30, 2022, Governor Ron DeSantis awarded the City of Fort Pierce a \$2.7 million Florida Job Growth Grant to help fund infrastructure improvements in Downtown Fort Pierce. The critical infrastructure improvements include water, wastewater, electric, fiber, natural gas, roadway and sidewalk improvements. The infrastructure upgrades will stimulate more than \$72 million of private investment on along Indian River Drive.

The City and FPRA have embarked upon numerous planning studies that address the downtown including the 2020 FPRA Redevelopment Plan, the 2020 Parking Study, the 2021 Retail Market Study and Strategies, the 2008 Downtown Waterfront Charrette, the 2020 Port of Fort Pierce Master Plan, the 2014 Martin and St. Lucie Regional Waterways Plan. With many new projects planned or underway, it is important for us to have a strong vision for the future with a plan that is both comprehensive and relevant. Through the Downtown Master Plan, FPRA sought to establish a clear vision for future development within the Central Business District and adopted an implementation strategy to guide (re)development efforts.

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

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

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

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

DOWNTOWN MASTER PLAN

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



INFILL LIEN REDUCTION PROGRAM

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



In January 2022, the City launched an Infill Lien Reduction Program to encourage new construction on vacant property throughout the entire city. The program promotes reinvestment and revitalization of vacant infill properties by providing the property owner relief from the liens levied prior to their ownership in exchange for the development of that vacant parcel. To be eligible for the program, the property must be an infill vacant lot within the city limits of Fort Pierce with no active code enforcement or nuisance abatement cases against it.

The applicant must also affirm that they were not an owner or affiliated in any way with the property at the time the liens were originally recorded. Via development agreement, the City will waive all soft costs associated with the liens and provide a 50% refund of the hard costs paid. There will be specific time parameters associated with obtaining building permits and completing the new residential construction to be eligible for the refund.

WAYFINDING

The service agreement will go before the FPRA Board for approval on August 8, 2023.



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

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

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

OLD CITY HALL

We are currently in the process of obtaining quotes from licensed contractors to begin the initial phase to paint and improve the exterior of the building.



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

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

COMMERCIAL FAÇADE GRANTS



We are excited to announce that we plan to launch the FPRA Commercial Façade Grant program for the fiscal year 2023-2024. Our ultimate goal is to create a thriving and vibrant community that becomes a sought-after destination for both businesses and residents.

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

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

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

The project at 825 N. Indian River Drive, known as Captain's Galley Restaurant, is in its final stages and is nearing completion. The deadline for submitting reimbursement requests for this property is October 2023.

Dean Properties, situated at 809 Delaware Avenue, obtained an extension for their project. They are required to finish the construction by February 2024 to be eligible for reimbursement.

INTERIOR UPLIFT GRANTS

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

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

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



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

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

PAINT PROGRAM



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

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

We have approved a total of twenty-four properties for reimbursement, amounting to \$19,405.97. As a result, we currently have \$30,594.03 remaining funds for the program.

Out of the approved properties, twelve are commercial and twelve are residential.

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

Exciting news! The FPRA Board has recently approved additional funding for the upcoming 2023-2024 fiscal year. This increased support reaffirms our commitment to realizing the ultimate goal of establishing a thriving and vibrant community.



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

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



SURPLUS PROPERTY



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

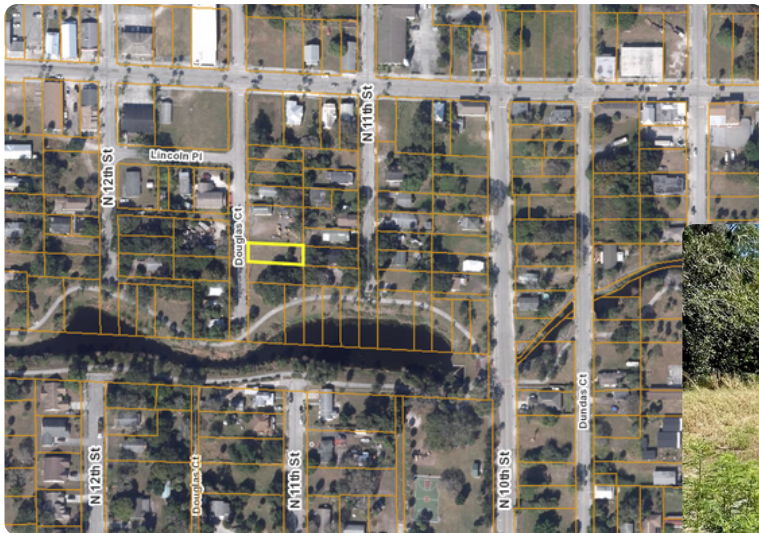
The evaluation criteria used by the City to assess proposals will include, but are not limited to, the following factors:

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

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

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

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



SMALL BUSINESS INITIATIVES



CITY OF FORT PIERCE SMALL BUSINESS PATHWAY PROGRAM

Through a partnership with the Small Business Development Center and CareerSource, we will soon launch the first City of Fort Pierce Small Business Pathway Program. The program is expected to open in September and will cover topics such as Finding Financing, Small Business Support Services, Marketing & Promotion, and Recruitment and Retention. The program is being created because of the Small Business Development Poll that was conducted in December of 2022. Results of the survey demonstrate an interest and need for developmental programs to assist small businesses in our community. For more information, please visit and stay tuned to the city's website and social media accounts.

HOW TO DO BUSINESS WITH THE CITY INSTRUCTIONAL VIDEOS

The Fort Pierce Redevelopment Agency will be working with the communications division to create engaging videos that will inform local small businesses on a variety of topics related to doing business with the City of Fort Pierce. Topics that will be covered are: How to Become a Vendor, Business Tax Receipts, Vacation Rental Registration, Planning & Zoning, and The Permit Process. This project is a result of the Small Business Development Poll, and it aims to support local small businesses that may not be aware of the cities policies or processes that affect them and their ability to have the City as a client/customer. Once the videos are completed, they will be shared with local business associations and other groups, posted to social media and the city's website, the City Manager's Report, and more.

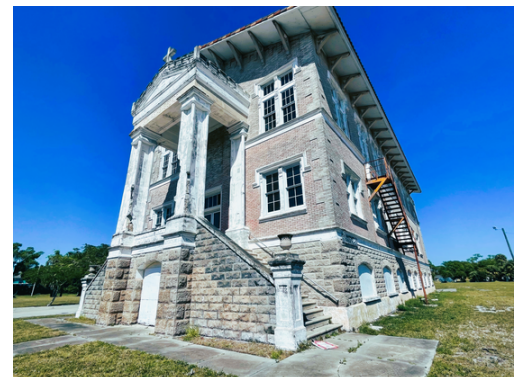
OLD ST. ANASTASIA

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

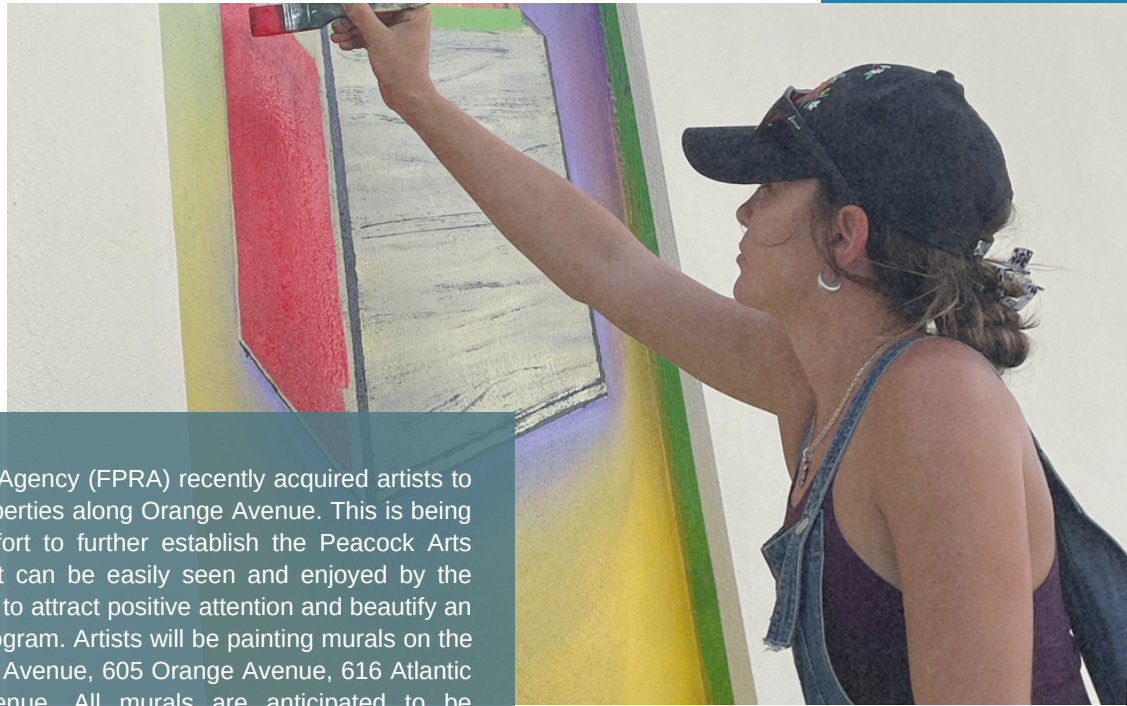
By restoring the exterior structure, it will aid in the FPRA's purpose of eliminating slum and blight in the community and creating an inviting environment for all to enjoy. Restoration will consist of repairing and refreshing the current structure so that it resembles its original look. At the FPRA Board Meeting on August 8, 2023, staff will present the results of the RFP to receive direction from the Board on the next steps.

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

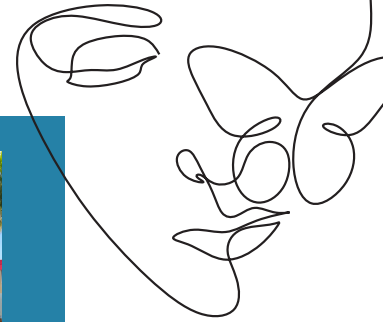
- **GOAL 12.1.** The Fort Pierce Redevelopment Agency shall evaluate and identify for potential acquisition, restoration and redevelopment, abandoned and/or historically-significant structures for potential reuse as community centers, event or performance spaces, rentable commercial kitchens and/or shared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



PAD MURAL PROGRAM



The Fort Pierce Redevelopment Agency (FPRA) recently acquired artists to paint murals on participating properties along Orange Avenue. This is being done as part of the FPRA's effort to further establish the Peacock Arts District with more public art that can be easily seen and enjoyed by the community. There is power in art to attract positive attention and beautify an area, and that is a goal of the program. Artists will be painting murals on the following properties: 500 Orange Avenue, 605 Orange Avenue, 616 Atlantic Avenue, and 710 Orange Avenue. All murals are anticipated to be completed in about one and a half months. Artists that are participating in the program are Zoey A. Bridges, Nicole "Nico" Holderbaum, and Samara Ash. Currently, a mural painting has already begun taking form at the 500 Orange Ave property and is being done by Zoey. We encourage you to stop by and take a look. Stay tuned to the city's social media and website for updates on the progress of the murals.



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

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





Oaks at Moore's Creek

The construction of the infrastructure will be completed August 15, 2023. Plans are being made to schedule a ground breaking in September 2023 to mark the beginning of the construction of the single-family homes. In addition staff is working with the FPUA and St. Lucie County to see how we can work collaboratively to keep the prices of the homes at an affordable rate.



Means Court Center

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



The ROOT

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



Highwaymen Museum

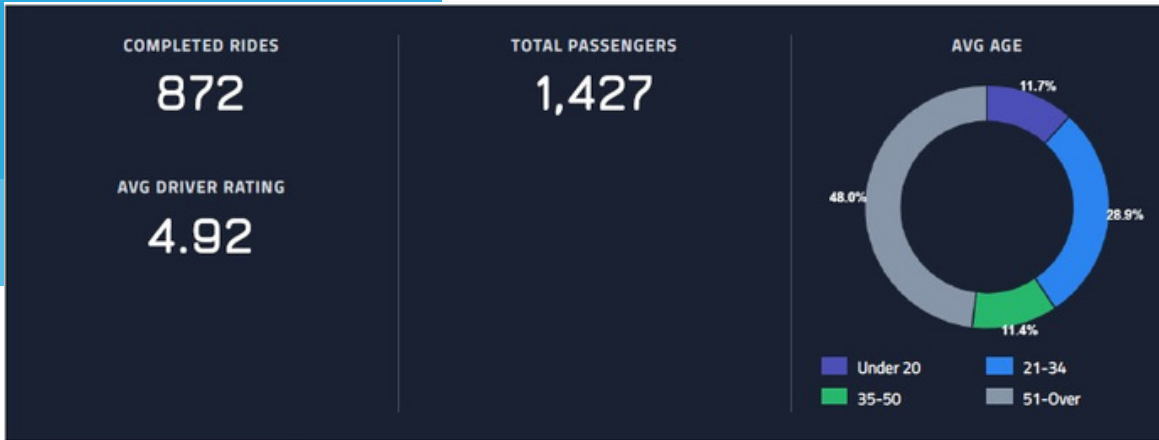
Staff met with the project contractor and architect to do a walk through of the building and provide the team with a set of keys. Staff is also working with the Communication Division to set up a schedule to chronicle the work being done to transform the building into the museum.



ZONE SUMMARY

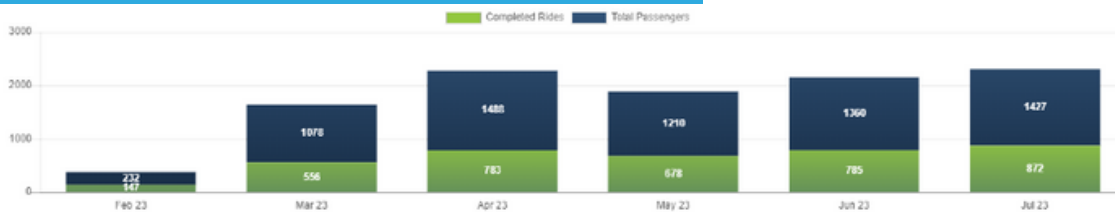
FREEBEE

JULY RIDERSHIP



AVERAGE TIME	Ride request to selected 0.27m	Ride request to pickup 7.98m					
RIDES BY WAITING TIMES	0-10 Min 660	10-15 Min 150	15-20 Min 41	20-30 Min 20	30+ Min 1		
APP RIDES	725	FLAG DOWN RIDES	147	MEN DRIVEN	831	FEMALE DRIVEN	599

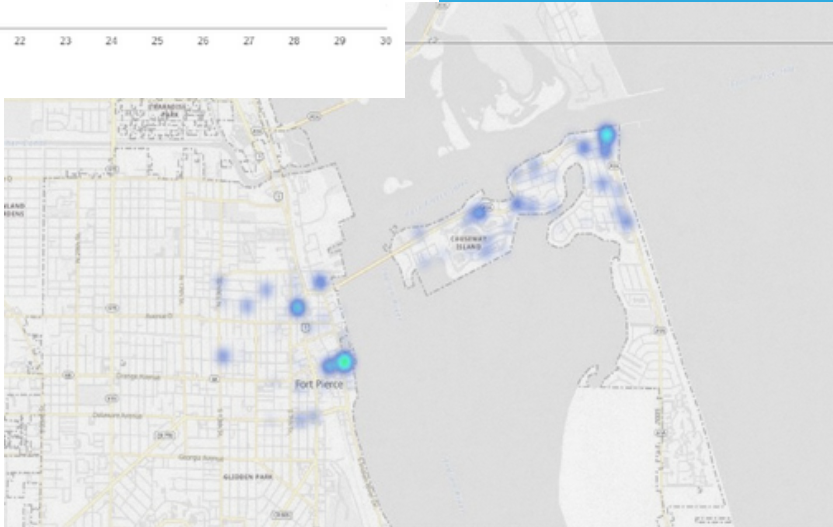
PASSENGERS & RIDES BY MONTH



PASSENGERS AND RIDES BY WEEK (YTD)



HEAT MAP



DOWNTOWN DETAIL

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

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

PATROL AREA

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

OFFICERS NEEDED

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

MODE OF TRANSPORTATION

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

HOURS OF PATROL

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

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

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



89

Businesses
Contacted



135

Directed Close
Patrols



8

Traffic Related
Issues/Parking
Concerns



1

Response to
Rescue Calls



9

Responses to
Disturbance Calls



5

Trespass
Warnings Issued



3

Arrests

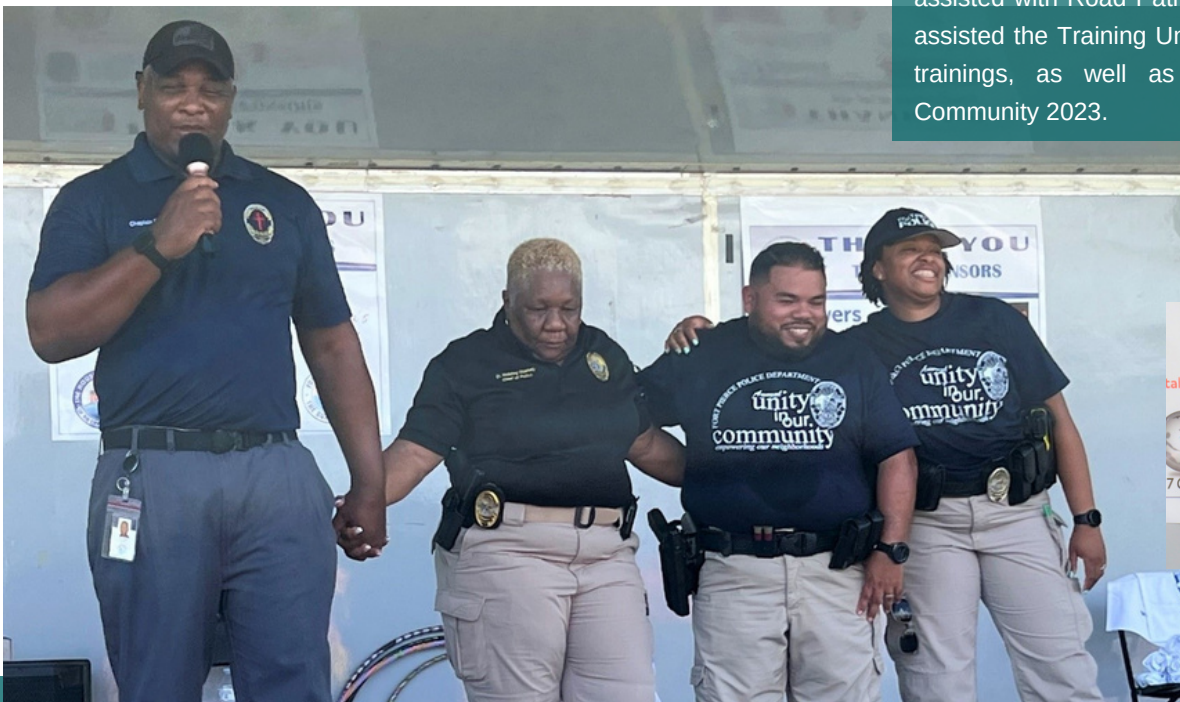


3

Field
Interviews
Conducted

SCHOOL RESOURCE OFFICERS

During the month of July 2023 Fort Pierce Police Department School Resource Officers finished out the summer school sessions at their schools. The SRO's assisted with Road Patrol in answering calls for service, assisted the Training Unit with monthly department wide trainings, as well as participated in Unity in our Community 2023.



SRO Mary Stephens Dan McCarty Middle School

Officer Mary Stephens participated in Unity in our Community as a Master of Ceremony for the entertainment portion of this annual event. She displayed her microphone skills and facilitated fun games and challenges where prizes were awarded to the contestants.



SRO Jorge Goz C.A. Moore

Officer Jorge Goz participated in Unity in our Community as a Master of Ceremony for the entertainment portion of this annual event. He shredded the stage with his awesome dance moves and captivated the audience. Officer Goz kept the audience engaged and had a blast while bringing laughter and fun for all who attended.

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

- Officer Stephens and Officer Goz attended firearms efficiency training.
- Officer Goz assisted the Training Unit for department wide Firearms Efficiency Training as the Range Safety Officer through several days at Florida Power and Light on Site Firing Range.



The Sunrise Theatre celebrated its 100th anniversary on Saturday, July 29th. The theatre staff worked together with the Sunrise Theatre foundation for months to plan a spectacular fundraiser in the form of a Speakeasy which was fashioned after the theatre's original grand opening on August 1st, 1923, the prohibition era.

From marketing, decorating, planning and budgeted to raising funds through sponsorships and ticket sales. Our volunteer staff greeted and directed guests to a secret door which required a password to enter. After the guests entered the Speakeasy (Black Box) they were handed a goodie bag and a directional Playbill highlighting the rooms to visit.

The lobby area was packed with casino tables such as a Black Jack, Craps, Slots and more. The Vaudeville featured the Peachrine Ragtime Society Orchestra that played music to old black and white silent films, guests could receive dance lessons teaching them how to do the famous Charleston.

On the 2nd floor, in the theatre's VIP lounge was the Bourbon Bar, serving up Old Fashion's and more, while on the 3rd floor, at Rupert's Roost, was fun fortune-telling. At the end of the night, a champagne toast closed out the wonderful evening of glitz and glamour.

Over 500 patrons joined us in celebrating this successful 100-year anniversary. Not only do we look ahead to the next 100 years, the event was so successful in bringing our community, our downtown businesses, we are in talks of planning an annual event with a different theme.



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