

FORT PIERCE REDEVELOPMENT AGENCY

Programs & Activities Summary

OCTOBER 2023



**A SLICE OF
PARADISE**

2023 FRA ANNUAL CONFERENCE & AWARD

TALLAHASSEE, Fla. — The 2023 Florida Redevelopment Association (FRA) Annual Conference and Awards Reception celebrated the exceptional accomplishments of city and county organizations and entities from across the state of Florida in the field of redevelopment and community enhancement.

The FRA, a non-profit organization dedicated to supporting Florida professionals and volunteers engaged in community redevelopment initiatives, annually bestows awards that acknowledge the remarkable achievements of various organizations and programs throughout the state. The Roy F. Kenzie Awards commend excellence across diverse categories, encompassing everything from rehabilitation renovation and management programs to cultural enrichment and housing.

This year's honorees encompass a broad spectrum of projects and initiatives, including projects from the **Delray Beach CRA, The City of Groveland, Pompano Beach CRA, St. Cloud CRA, Boynton Beach CRA, City of Deerfield Beach, Hoy Architects, City of Ocala, City of Palmetto CRA, and City of Fort Pierce and Inspire Placemaking Collective.s.**

Community Redevelopment Agencies (CRAs) and development organizations serve as catalysts for the enhancement of cities and urban areas through redevelopment initiatives. These organizations are overseen by boards that are composed of five to seven members, separate from local governments. CRAs primarily focus on projects and plans that contribute to economic development, stimulate growth, and foster increased community engagement.

All entries for the FRA Awards undergo thorough assessment and evaluation, considering factors such as effectiveness, completeness, narrative quality, creativity, supplemental materials, and adherence to submission guideline

For additional information about the FRA and to explore the accomplishments of the 2023 FRA Award recipients and their projects, please visit <https://redevelopment.net/2023-fra-awards/>.

About the FRA

The Florida Redevelopment Association is a not-for-profit organization dedicated to assisting Florida professionals and volunteers in community revitalization efforts. With its mission of “transforming spaces, revitalizing places,” the FRA is committed to providing a forum for its more than 300 members to share knowledge and common experiences regarding revitalization opportunities and issues throughout Florida. Learn more at <https://redevelopment.net>.

On October 26, 2023, FPRA staff and inspire Placemaking Collective received the award of Planning Studies for the submission of the Downtown Master Plan Project.



KING'S LANDING

In a letter dated October 25, 2023, Audubon Development reported that they received the Phase I building permit last week to begin installing the infrastructure (utilities and drainage) to serve the entire King's Landing project as required by the Development Agreement. Equipment has been observed on the property as indicated in the photos attached.



Over 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.

Audubon Development recently received approval from the Planning Board and City Commission for the final plat of the Villas at King's Landing. This approval was needed as the Villas have been redesigned with rear-load garages and will now accommodate ten homes instead of the original eight.

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

- **GOAL 5.4.** The Fort Pierce Redevelopment Agency shall evaluate potential public-private redevelopment programming, partnerships and other legal mechanisms to assist in the development of residential housing stock.
- **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. Regulatory incentive examples may include but are not limited to: reduced/eliminated parking requirements, reduced open space requirements and increased building height limitations where appropriate; financial incentives may include but are not limited to: tax-increment recapture programs, tax abatement programs, City and County impact fee reductions or moratoriums, and rental subsidies for targeted businesses. The Fort Pierce Redevelopment Agency shall support the redevelopment of the former H.D. King Power site and other targeted redevelopment sites within the Redevelopment Area.
- **GOAL 8.1.** The Fort Pierce Redevelopment Agency shall coordinate with the St. Lucie County Economic Development Council and provide information regarding available sites and facilities that may accommodate or support water-based industries and businesses for potential private-sector recruitment and

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.



DOWNTOWN MASTER PLAN

RFQ 2024-005 was issued on October 15, 2023 to solicit Statements of Qualifications from professional firms qualified to provide design and consulting services in a variety of disciplines for the purpose of providing services to support the implementation of City plans, projects, and initiatives such as the FPRA Redevelopment Plan, Comprehensive Plan, Capital Improvement Plan and Downtown Master Plan. The City desires to pre-qualify licensed professional consultants under continuing services contracts conforming to the stipulations outlined with Chapter 287.055 of the Florida Statutes, also known as the "Consultant's Competitive Negotiation Act", or CCNA. Once vendors are selected, the FPRA will request scopes of work from the qualified firms to further develop the concepts and ideas presented in the Downtown Master Plan, as approved in the 2024 Project Based Budget and FPRA Capital Improvement Plan.

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.



INFILL LIEN REDUCTION PROGRAM

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.

INFILL LIEN REDUCTION PROGRAM

ABOUT THE PROGRAM

The City of Fort Pierce is pleased to offer the 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 liens levied prior to their ownership in exchange for the development of that vacant parcel.

CHECKLIST

- Request a Lien Search from City of Fort Pierce Code Enforcement. A Lien Search can be requested by emailing kcalderon@cityoffortpiece.com. There is a \$25.00 fee.
- Submit a signed and notarized application form with the lien search.
- Provide plans for the specified improvements to be made to the property.
- Email completed application form along with required attachments above to the City Manager's Office at ecodev@cityoffortpiece.com.

A-OK CONSTRUCTION INC.
 PCN. 2409-701-0029-000-2
 XXXX SOUTH 19TH ST.
 FORT PIERCE FL. 34950

ELIGIBILITY

- The property must be an infill vacant lot within the City of Fort Pierce. Visit the St. Lucie County Property Appraiser website (scan QR code) to determine whether or not your property is within the city limits of Fort Pierce.
- The property is not eligible if it is involved in a City-initiated foreclosure case.
- Only the current owner of may apply.
- The property must no have any active code enforcement or nuisance abatement cases.
- The applicant shall not have been an owner of the property at the time the liens were originally recorded.

APPLICATION

Scan QR code for the application.

www.choosefortpiece.com

Staff received an Infill Lien Reduction application for another property in the Fort Pierce Redevelopment Agency boundaries. The property owners plans to build a 3 bedroom, 2 bathroom single family home at 150 S. 19th Street. The agreement is expected to go before the City Commission on November 20, 2023. We look forward to another successful new construction project thanks to the alleviation of liens.



WAYFINDING



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.

The service agreement was approved by the FPRA Board August 8, 2023 and final design modifications are underway.

4-point Action Plan – Foster Arts + Culture. Arts are at the foundation of Fort Pierce's identity. Providing connections and access to the City's existing cultural attractions and cores will reach across the entirety of the community. Additional community and neighborhood gateways are also proposed to help define the extents and entrances of these unique areas, adding to the sense of place and arrival.

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

Phase I of this project will be to improve the exterior of the building. The restoration improvements will consist of pressure washing the exterior, patching holes and cracks, replacing windows due to window frame rot. Staff will commence on the solicitation process - Request for Proposals (RFP) for a contractor to restore the exterior.



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.

PARKING IMPROVEMENTS

- 1200 Avenue D new parking lot construction - Design to be completed September 2023 and construction anticipated by March 2024.
- JCPenney parking lot improvements – Design and construction cost estimate to be completed by November 2023 and construction anticipated by February 2024.

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.

118 N 9th Street has completed their interior renovations and will be opening its doors as a hair salon in the next 60 days.



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.

COMMERCIAL FAÇADE GRANTS

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.

The FPRA is pleased to announce the relaunch of the Commercial Façade Grant program application period. The program will be open at three different times throughout the fiscal year. The first application period is open now through **November 17, 2023**. This grant offers financial assistance in the form of a reimbursable grant, matching 50% up to \$25,000.

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 thirty-two properties for reimbursement, amounting to \$24,164.33. As a result, we currently have \$25,835.67 remaining funds for the program.

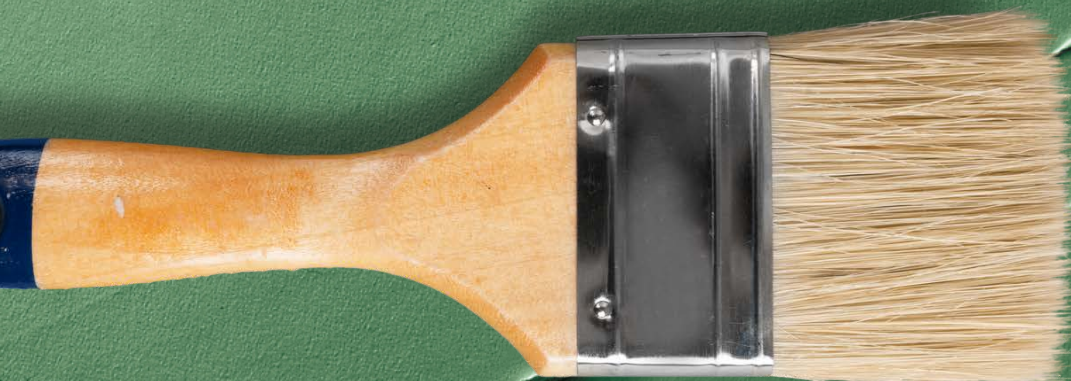
Out of the approved properties, fifteen are commercial and seventeen are residential.

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.

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 within the Community Redevelopment Area..



PAINT PROGRAM

1217 AVENUE J



COMMERCIAL SIGN GRANT PROGRAM

As part of the commitment to increase local business awareness, economic productivity, and the overall visual appeal of the Fort Pierce Redevelopment Agency (FPRA), the FPRA has launched the Commercial Sign Grant Program. This program encourages property owners to upgrade their signage, replacing old and outdated ones with modern and visually appealing signs. Upgrading signage is not only more aesthetically attractive for the residents and visitors in our community but also increases the brand exposure of businesses to improve the chances of new customer acquisition and repeat business.

The program provides financial assistance by offering a reimbursable grant of up to \$5,000 per property. This grant is being offered to existing businesses and can be used towards a new sign or to upgrade and replace old and outdated signs with modern and visually appealing signs.

The property must be located within the FPRA District to be eligible for this program. The funds will be distributed on a first-come, first-served basis until all funds are depleted.

The program meets 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 9.** The Fort Pierce Redevelopment Agency shall support small businesses, start-up businesses and support entrepreneurial activity within the Redevelopment Area.



We are excited to announce that the application period is now OPEN!!

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.

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.

OLD ST. ANASTASIA

On August 8, 2023, the Fort Pierce Redevelopment Agency (FPRA) selected a contractor known as Innovative Masonry Restoration, LLC (IMR), through the competitive bid process to restore the exterior structure of the Old St. Anastasia Catholic School Building, which is located on 10th Street and Orange Avenue. The FPRA has a budget of \$500,000 for the exterior restoration as a part of a multi-phased approach toward the redevelopment of the site it sits on. Restoring the exterior structure will help achieve the FPRA's purpose of eliminating slums 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. Currently, an agreement is with the City Attorney's Office for review. After review and approval, it will be presented to the FPRA Board for a decision.



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.

SMALL BUSINESS INITIATIVES



To accomplish the 2020 Fort Pierce Redevelopment Agency (FPRA) Action Plan, we will support the development and growth of local small businesses, entrepreneurs, and small businesses within the Redevelopment Area through the following initiatives:

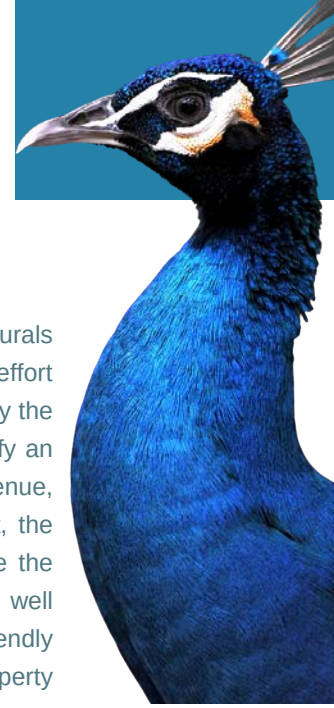
CITY OF FORT PIERCE SMALL BUSINESS PATHWAY PROGRAM

The Fort Pierce Redevelopment Agency (FPRA) recently completed the Small Business Pathway Program, which began on September 28th and ended on October 17th. It is a virtual program that covered topics such as Finding Financing, Small Business Support Services, Marketing and Promotion, and Recruitment and Retention. The program originated from the input of small business owners who responded to the Business Development Poll in December of 2022. Results of the survey demonstrate an interest and need for developmental programs to assist small businesses in our community. Program participants heard from a variety of speakers and were pleased with the information they learned and could apply to their business. Participants will soon be recognized on various city communication platforms for the successful completion of the program. The program was made possible through partnerships with the Small Business Development Center at Indian River State College, Career Source – Research Coast, Maria Brow, a SHRM Certified Professional, the City of Fort Pierce, and the Fort Pierce Redevelopment Agency.

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, Understanding 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 city's policies or processes for the use of commercial spaces, building and zoning regulations, and making the City a client or customer. The videos will include translations in both Haitian Creole and Spanish, staff is following procurement procedures to acquire a third-party vendor for that. Once the videos are completed, they will be shared through the city's communication channels. Videos are expected to be completed this fall.

PAD MURAL PROGRAM



The Fort Pierce Redevelopment Agency (FPRA) is on the move! Three talented artists completed murals that can be found along Orange Avenue from US-1 to 7th Street. This was 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, spur economic development and beautify an area, and that is a goal of the program. Murals are located at the following properties: 500 Orange Avenue, 605 Orange Avenue, 616 Atlantic Avenue, and 710 Orange Avenue. To celebrate this achievement, the FPRA successfully held the PAD Mural Program Inauguration on September 25, 2023, to recognize the program participants and kick off the first of many artwalks and activities to come. The event was well attended by members of the community and visitors from other places. The event ended in a family-friendly ArtWalk or mural tour that surely placed smiles on many faces. Special thanks to the participating property owners and artists who made the program a success.



The Fort Pierce Redevelopment Agency (FPRA) has opened its second round of applications for eligible property owners whose properties are located within the targeted corridor zone of the Peacock Arts District (PAD). 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, spur economic development, and beautify an area. For information on the program, and eligibility and to access the application, please visit <https://cityoffortpierce.com/1056/Peacock-Arts-District-Mural-Program>.

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.



The ROOT

The proposed concept involves the creation of an open-air community engagement space utilizing repurposed shipping containers. The ROOT, which stands for Recognizing Ourselves and Others Together, is a concept led by Lincoln Park Young Professionals. The shipping containers will become classrooms, a library, and a kitchen. The outdoor entertainment venue will also feature a food truck, a sound booth, and pop-up events for local small business owners.

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.**

Means Court Center

The project, proposed by the Incubate Neighborhood Center, to transform the historically significant Means Court Center into a multi-service community resource hub that offers classes to help startup companies and entrepreneurs develop their businesses as well as homeownership, workforce development, and financial-lending programs. The multi-purpose facility will provide space for co-located nonprofits to offer social services in one central location on the first level, along with meeting spaces, classrooms, and media production facilities. The second level will be a business incubator.

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.

Ave D Model Block Project

Through a multi-agency partnership, St. Lucie County Government, the City of Fort Pierce, and the Fort Pierce Redevelopment Agency (FPRA) are working together to bring a mixed-use development with affordable housing to the Lincoln Park District. The proposed site consists primarily of county-owned parcels located at Ave. D and 7th Street and a few parcels belonging to the City and FPRA.

In April of 2023, the County, City, and FPRA entered into an interlocal agreement and recently issued a Request For Information (RFI) through the County's Procurement Department to obtain input from members of the real estate development community on this opportunity. In addition, a developer outreach meeting was held on July 20th to attract attention and share information communicated through the Request For Information (RFI). The RFI recently closed in August, and submissions were received. They are currently being reviewed by a joint committee of staff members from all partnering agencies. The committee met in late September and will soon meet again to establish final steps toward the creation of a Request for Proposal for qualified developers.

Highwaymen Museum

The City of Fort Pierce was awarded an African American Cultural and Historical Grant from the Department of State in the amount of \$483,662 for the renovation of the Jackie L. Caynon Building to create the City of Fort Pierce Florida Highwaymen Museum. Slated to open in January 2024, the museum, honoring historic African American Highwaymen artists, will showcase works of art that originated in Fort Pierce.

Oaks at Moore's Creek

The City of Fort Pierce (COFP) and the Fort Pierce Redevelopment Agency (FPRA) collaborated to create aesthetically appealing, affordable housing in the area now known as The Oaks at Moore's Creek. Phase 2 of The Oaks at Moore's Creek encompasses the construction of fifteen (15) affordable workforce homes, ranging from 1,500-2,000 square feet. Phase 2 is a public/private partnership that seeks to continue the standard set by Phase 1 to offer affordable residential products suitable for the community. COFP and the FPRA provided funding for infrastructure improvements and once completed the property will be conveyed to the developers at no cost. The development is in the Lincoln Park District on approximately 3.67 acres and is bounded to the north by the beautiful Moore's Creek Linear Park. The homes feature a pleasant integration of traditional architectural styles and features.

The construction and installation of the infrastructure for Means Court Oaks extension has been completed. The new roadway will service Oaks at Moore's Creek Phase II residential development of 15 new single-family, affordable, workforce homes.



FREEBEE - OCTOBER RIDERSHIP

ZONE SUMMARY



PASSENGERS & RIDES BY MONTH

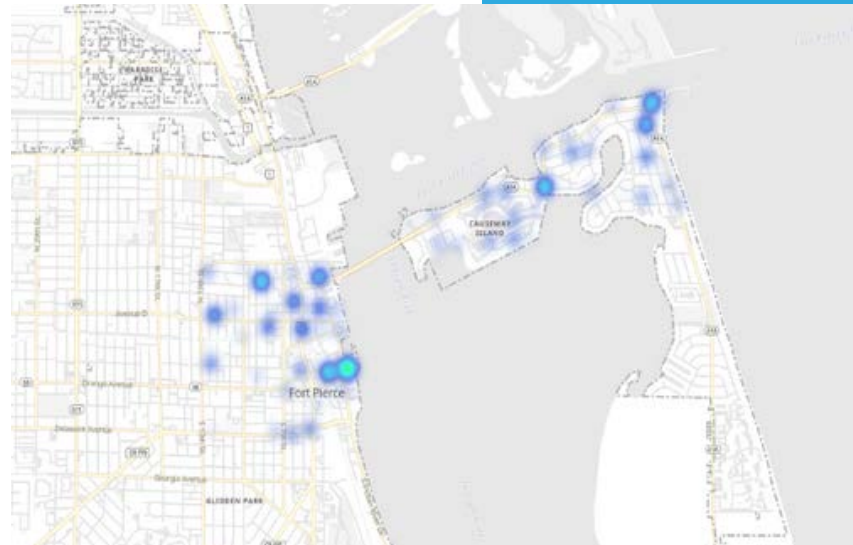
PASSENGERS AND RIDES BY MONTH (YTD)



PASSENGERS AND RIDES BY WEEK (YTD)



HEAT MAP



ON-DEMAND TRANSIT SERVICES

In August, 2023, the FPRA Board voted in favor of issuing a Request for Proposal (RFP) from qualified firms for on-demand transportation services to enhance ride share services and transport users within the FPRA Boundaries. This Program will include short-distance on-demand electric vehicle services within the FPRA limits, and this will be free to the users.

The City recently issued the Request for Proposals for a more long term on-demand transit service provider to continue and expand the service after the pilot program expires.

Proposals are due **November 20, 2023** and we look forward to the expansion of this service.

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 October 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 disturbance calls, parking concerns, and minor disturbances. A field interview and trespass warning 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



113

Directed Close
Patrols



0

Traffic Related
Issues/Parking
Concerns



0

Response to
Rescue Calls



3

Responses to
Disturbance Calls



2

Trespass
Warnings Issued



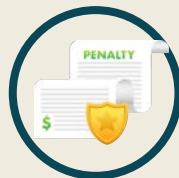
0

Arrests



2

Field
Interviews
Conducted



4

Warning
Tickets



2

Traffic
Citations

JETTY PARK DETAIL

PATROL AREA Off-duty officers assigned to patrol Jetty Park and its surrounding areas are responsible for ensuring the safety and security of park visitors, the parking lots, Jetty boardwalk, beach area, and adjacent businesses.

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

MODE OF TRANSPORTATION The officers will patrol Jetty Park via foot, segway (if trained), and bicycle (if certified).

HOURS OF PATROL	Fridays 7:00pm – 1:00am	Saturdays 8:00pm – 2:00am	Sundays 6:00pm – 12:00am
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Off-duty officers serve as a visible and proactive presence to ensure that community members can safely and peacefully enjoy the Jetty Park and surrounding business. Some of their key responsibilities are:

- Conduct regular foot and, if certified, bicycle, or Segway patrols throughout Jetty Park, including parking lots, boardwalk, beach area, and surrounding businesses.
- Monitor the area to detect any unusual or suspicious activity and take appropriate action.
- Maintain a visible presence to ensure the safety of visitors.
- Provide assistance, directions, and information to community members, addressing their questions or concerns.
- Respond promptly to incidents, accidents, and emergencies within the park, rendering first aid or requesting additional assistance as needed.
- Ensure orderly flow of traffic within parking lots, assisting with parking and directing vehicles when necessary.
- Enforce parking regulations and issue citations as necessary.
- Maintain a positive relationship with nearby businesses, ensuring their security concerns are addressed promptly.
- Collaborate with business owners and staff to address any security issues or incidents that may affect their operations.
- Complete accurate and thorough incident reports, daily activity logs, and any necessary paperwork

The FPRA Jetty Detail began on Friday October 6, 2023. During the month of October 2023, Off-Duty Officers working the Jetty FPRA Detail made 39 contacts with surrounding businesses and business representatives, responded to 8 Disturbance Calls, 0 Rescue Calls, 5 Traffic Related Calls, 0 Shooting Activity Calls, conducted 46 Directed Close Patrols, conducted 0 Field Interviews, issued 1 Trespass Warnings, and 0 Arrests.

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". Note: This report was generated prior to October 27, 28, and 29 Detail reports.



39

Businesses Contacted



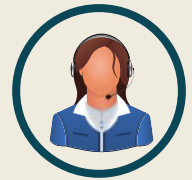
46

Directed Close Patrols



5

Traffic Related Issues/Parking Concerns



0

Response to Rescue Calls



8

Responses to Disturbance Calls



1

Trespass Warnings Issued



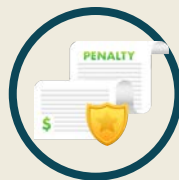
0

Arrests



0

Field Interviews Conducted



4

Warning Tickets



1

Open Container Violation

SCHOOL RESOURCE OFFICERS



SRO Jorge Goz C.A. Moore

Officer Goz continues to mentor C.A. Moore students through the mentor program and has been meeting with a 4th grade student to provide support and guidance. As part of the C.A. Moore Attendance Committee, Officer Goz suggested and implemented a quarter one initiative to improve school attendance. The initiative was "Pie in the Face" with Administration and Officer Goz. This initiative improved attendance school-wide. Officer Goz conducted school drills required by the Marjory Stoneman Douglas Act. He completed one threat assessment in the month of October. Officer Goz continues providing students in need with food for the weekend through the partnership of Grace packs. In addition, C.A. Moore conducts monthly career days for 5th grade students. Officer Goz assisted this month by partnering with Dog Training Elite where Service and Therapy Dogs visited the campus. This allowed the students to interact with the dogs and learn about a career in dog training.

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

- Web-based training through the National Center for School Safety – Bullying Prevention and Preparedness Modelling.
- Florida Model Threat Training (State mandated).

SRO Mary Stephens Dan McCarty Middle School

Officer Stephens continues to mentor Dan McCarty students through the volleyball team. This is reflected by her coaching skills on the court and her mentoring skills off the court as three of her students made "Student of the Month" for October. Officer Stephens also connected with students and school staff during their career day where she demonstrated how Law Enforcement processes fingerprints. Officer Stephens has completed four threat assessments that resulted in keeping the students and staff safe. Dan McCarty Middle School participated in the October drills as required by the Marjory Stoneman Douglas Act.

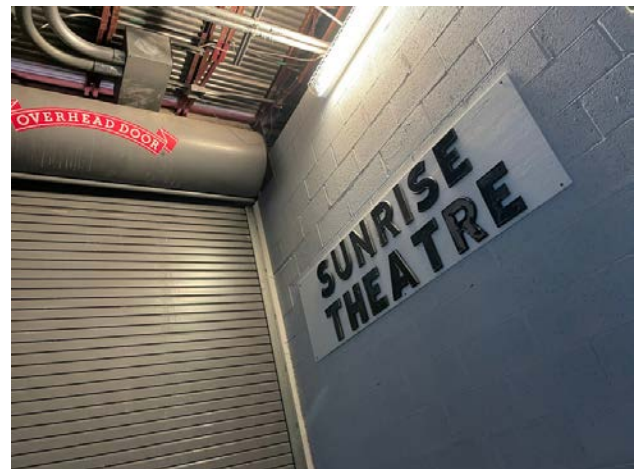
SUNRISE THEATRE

The 2023/24 season is off to an impressive start with more than 60 shows scheduled and more on the way. The theatre has gone above and beyond to bring in a variety of shows – something for everyone to enjoy. October was jammed packed and it was a welcoming sight to see the crowds of people fill up the theatre. The downtown shops and restaurants have already expressed their excitement for the upcoming season and business it will bring.



Our Marketing & Development Director has been networking, as time allows with a busy season, with the downtown business association, keeping them informed of upcoming events and finding new ways to engage with the community like recently promoting the theatre at Haisley’s 50th Anniversary or passing out candy for Trick or Treat on 2nd St. Little changes more and more, with a great staff in place, is making big differences.

The AC unit above the black box was recently replaced, breathing new air into the room, as the old one saw its last days. With the help of the new Technical Director, the theatre continues to look for new ways to upgrade and modernize the historic building and become more energy efficient. Lastly, more painting continues throughout the building, move into the “rat room” where storage and the ice machine sits.





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