

FORT PIERCE REDEVELOPMENT AGENCY

Programs & Activities Summary

NOVEMBER 2023

**HAPPY
HOLIDAYS**

LOVE THE FORT

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

Audubon received their building permit to begin infrastructure work (utilities and drainage) to serve the entire King's Landing project as required by the Development Agreement and has begun site work. Staff will continue to meet with the developer on a monthly basis to stay up to date on the project.



Scan QR code for recent news article about the project.

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. **23 responses were received. The responses will be evaluated by staff and presented to the City Commission in January 2024.**

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.



“Because of this program I can pass the savings to the new home buyer. This is a very great opportunity for a builder like myself. The staff at the city is 5 star. I wish other municipalities were like this. My goal is to build at least 100 houses within the next 3 to 5 years.”

ANDRE BAXAM

Owner of Bax 815 Holdings

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.

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

The image displays architectural blueprints for a single-family home, including front, side, and rear elevations, a floor plan, and a materials list. The drawings are set against a background of construction materials like bricks and a yellow level. A QR code is overlaid on the bottom right, next to a blue circular button that says "APPLY NOW".

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

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.

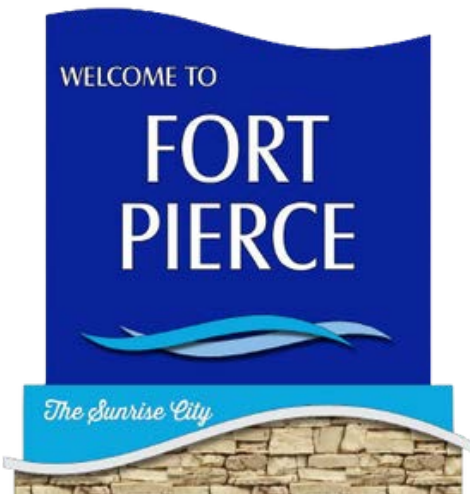
Designs of the Gateway/Entrance Signs, Wayfinding Directional Signs, District Brand Signs and Public Parking Signs have been approved and finalized.



- Confirm the location of the signs and determine if the signs will be installed on softscape or hardscape.
- Take photos of the Gateway locations and provide width of road, and sign location.

- Approved prints will proceed with Engineering.
- Verify that all the approved signs will meet permitting approvals.

- Submit for CAF (Community Aesthetic Feature) and FDOT approvals.



Gateway Sign



Wayfinding Sign



District Brand Sign



Parking Sign

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.



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.

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.

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 application window for the Commercial Façade program has closed. The FPRA received five qualified applications. These submissions will be presented to the FPRA Board during the December 2023 meeting for potential awards.

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.

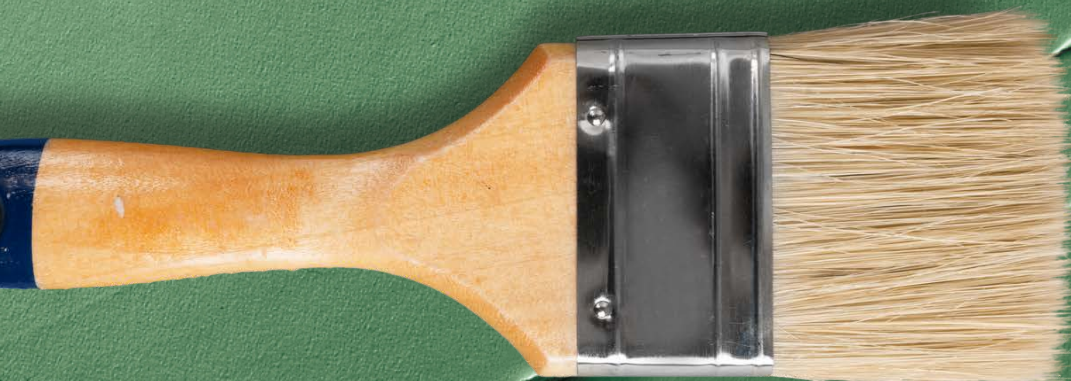
The FPRA Paint Program is successfully achieving the goals by helping property owners to revitalize and renovate their commercial and residential properties within our district. This program sets in motion the catalytic effect of making neighborhoods more welcoming and enticing to visitors, residents,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

We have approved a total of thirty-three properties for reimbursement, totaling \$25,164.33. As a result, we currently have \$24,835.67 remaining funds for the program. Out of the approved properties, sixteen are commercial and seventeen are residential.

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

736 DELAWARE AVE



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.



The application window for the Commercial Sign program remains open. We've already received eleven applications for this program. Once approved, applicants have 90 days to finalize their projects, and we're eagerly anticipating their completion.

OLD ST. ANASTASIA



EXTERIOR RESTORATION

On August 8, 2023, the Fort Pierce Redevelopment Agency (FPRA) selected Innovative Masonry Restoration, LLC (IMR) as the contractor to restore the exterior structure of the Old St. Anastasia Catholic School Building through a competitive bid process. The building is situated on 10th Street and Orange Avenue, and the FPRA Board directed staff to commence negotiations with the winning bidder. As part of a multi-phased approach to the site's redevelopment, the FPRA has allocated a budget of \$500,000 for the exterior restoration. The project's objective is to enhance the community's aesthetic appeal while also eliminating slums and blight. The restoration will entail repairing and revitalizing the building's exterior to resemble its original appearance. The agreement is currently under review by the City Attorney's Office and will be presented to the FPRA Board for execution at the December 12th, 2023 meeting.



INTERIOR REHABILITATION AND SITE REDEVELOPMENT

At the November 14, 2023 FPRA Board Meeting, the Board directed staff to develop a Request for Proposals (RFP) for the interior rehabilitation of the Old St. Anastasia building with the option of redeveloping the adjacent vacant land. This task is anticipated to be completed by the end of January 2024. Upon the completion of this task, advertisements for the RFP will be disseminated to the general public.

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



CITY OF FORT PIERCE SMALL BUSINESS PATHWAY PROGRAM

The Fort Pierce Redevelopment Agency (FPRA) has recently concluded the Small Business Pathway Program. This virtual program, held between September 28th and October 17th, covered a range of topics, including Finding Financing, Small Business Support Services, Marketing and Promotion, and Recruitment and Retention. The program was developed based on feedback from small business owners who participated in the Business Development Poll conducted in December 2022. The results revealed a significant interest and need for developmental programs to support small businesses within our community. **On November 13, 2023, at the City Commission Conference Meeting, recognition was given to eight participants who successfully completed the program, out of approximately 20 participants who attended different sessions. These eight participants attended all four sessions, qualifying them for recognition.** The Small Business Pathway Program was made possible through partnerships with the Small Business Development Center at Indian River State College, Career Source – Research Coast, Maria Brown, SHRM, Levinson Built, the City of Fort Pierce, and the Fort Pierce Redevelopment Agency. Video recordings of all program sessions are available on the City's website at <https://cityoffortpierce.com/1083/Small-Business-Pathway-Program>.

PAD MURAL PROGRAM

The Fort Pierce Redevelopment Agency (FPRA) has successfully secured three properties for murals located at 526 Ave A, 717 Orange Ave, and 117 N. 5th St. Interested artists may apply by submitting their applications online via the PAD Mural Program webpage until Thursday, February 1, 2024. The deadline for completion of the murals is June 1, 2024. The Peacock Arts District (PAD) continues to expand with more artwork and an increasing number of properties and artists collaborating to support this initiative. Through the power of art, we aim to attract positive attention, promote economic development, and enhance the aesthetic appeal of the area. For additional program details and artist applications, please visit <https://cityoffortpiece.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.



   FORT PIERCE REDEVELOPMENT AGENCY

PEACOCK ARTS DISTRICT

CALL FOR Artists

APPLY TODAY

<https://rb.gy/ccwqfh>



CALLING ALL ARTISTS! JOIN THE FORT PIERCE REDEVELOPMENT AGENCY'S PEACOCK ARTS DISTRICT MURAL PROGRAM

ARTISTS, ARE YOU READY FOR A NEW CHALLENGE? THE FORT PIERCE REDEVELOPMENT AGENCY IS SEARCHING FOR TALENTED MURALISTS TO WORK THEIR MAGIC ON THE PAD. DON'T MISS OUT ON THIS OPPORTUNITY AS THE PEACOCK ARTS DISTRICT MURAL PROGRAM IS NOW ACCEPTING APPLICATIONS FOR ROUND TWO. GET YOUR BRUSHES READY AND LET YOUR CREATIVITY SHINE!



The ROOT

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

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.

Currently, revisions to the original proposal are being reviewed and a permit is expected by the end of December 2023 and construction expected to start in January 2024. While this process takes place, Lincoln Park Young Professionals and Remnant Construction are working on a plan to clean up the construction site by removing piles of concrete, weeds, and repairing the silt fence.

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 evaluation committee met in late September and are working together to draft a Request For Proposals (RFP). The RFP process is being managed by the County and is expected to out in early 2024.**

Highwaymen Museum

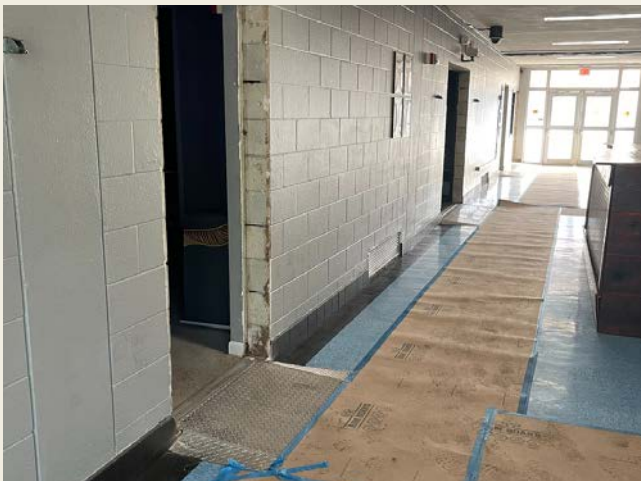
The City of Fort Pierce was awarded an African American Cultural and Historical Grant from the Department of State in the amount of \$483,662 for the renovation of the Jackie L. Caynon Building to create the City of Fort Pierce Florida Highwaymen Museum. Slated to open in January 2024, the museum, honoring historic African American Highwaymen artists, will showcase works of art that originated in Fort Pierce. **The project will be presented to the Historic Preservation Board in January 2024 because the building is located in Lincoln Park, a historical district.**

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.

In November, Incubate Neighborhood Center received its permit to begin Phase I of the organization's proposed improvements to the Means Court Center. The work involves renovations to the first floor to include the installation of ADA accessible restrooms and an elevator lift to provide ADA access to the second level of the facility. The work is projected to be completed in March 2024.





Oaks at Moore's Creek

Oaks at Moore's Creek-II, a public private partnership between the City of Fort Pierce, FPRA, and developer, OMC II, LLC, will be breaking ground on a new attainable workforce housing development. The groundbreaking ceremony is December 12, 2023 at 10 AM.

The 15 new single-family homes will be located on Means Court, between Avenue B and Moore's Creek. Phase II will offer potential first-time home buyers four different residential models. The models are all 3 bedroom, 2 baths ranging from 1200 square feet to 1700 square feet. The homes will sell between \$289k-\$349k and will be sold to first-time homebuyers who are income eligible. Construction begins in January 2024 on the first four residences.

The flyer features logos for The City of Fort Pierce, FPRA, and FPUA. It includes a central image of rebar being set in concrete, a row of four house renderings, and a large yellow circle containing the event date and time. Text provides details on the developer, event supporters, and RSVP information.

THE CITY OF FORT PIERCE
FPRA
FORT PIERCE REDEVELOPMENT AGENCY
FPUA
COMMUNITY PROUD

Groundbreaking Event

New Affordable Housing Project

DEVELOPER - OMC II, LLC

Event Supporters:

- Fort Pierce Utilities Authority
- South State Bank
- Stuart & Shelby Dvmt Corp.

→ RSVP:
Maria D., East to West Development Corp.
📧 maria@etwdc.org

**TUESDAY,
DECEMBER 12, 2023**
10:00 AM

**Avenue B &
Means Court**

FREEBEE - NOVEMBER RIDERSHIP

ZONE SUMMARY



PASSENGERS & RIDES BY MONTH

PASSENGERS AND RIDES BY MONTH (YTD)



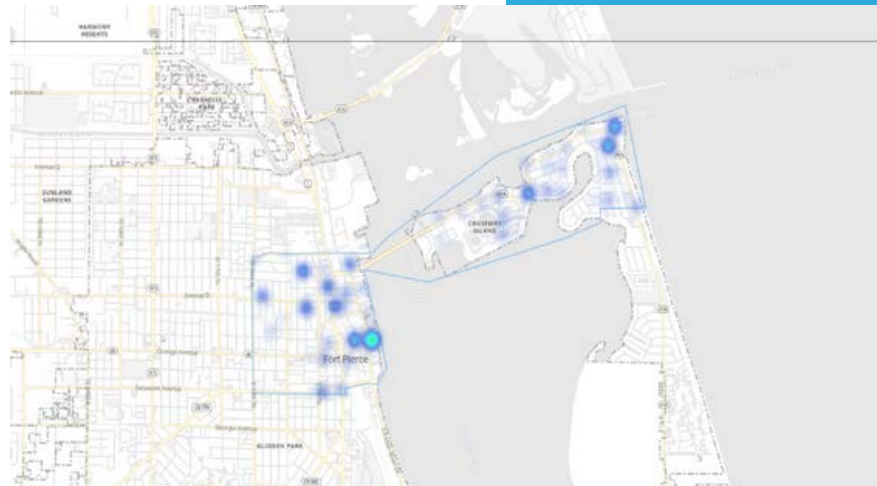
ON-DEMAND TRANSIT SERVICES

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 were due November 20, 2023 and five (5) proposals were received. The next steps is to evaluate the proposals and go before the FPRA Board in January 2024 for approval to award the recommendation.

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 November 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".

Note: During this time frame report systems were down for several weeks due to St Lucie County System Outage. This has affected additional notations and availability of all Event and Case Number s for this report.



107

Businesses Contacted



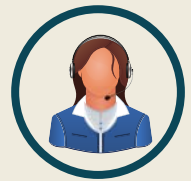
151

Directed Close Patrols



0

Traffic Related Issues/Parking Concerns



0

Response to Rescue Calls



10

Responses to Disturbance Calls



1

Trespass Warnings Issued



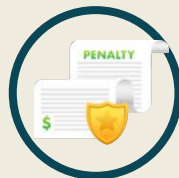
0

Arrests



7

Field Interviews Conducted



1

Warning Tickets



0

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 November 2023, Off-Duty Officers working the Jetty FPRA Detail made 52 contacts with surrounding businesses and business representatives, responded to 9 Disturbance Calls, 0 Rescue Calls, 1 Traffic Related Call, 0 Shooting Activity Calls, conducted 68 Directed Close Patrols, conducted 0 Field Interviews, issued 1 Trespass Warning, 10 Open Container Violations, 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:** During this time frame report systems were down for several weeks due to St Lucie County System Outage. This has affected additional notations and availability of all Event and Case Numbers for this report.



52

Businesses Contacted



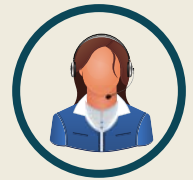
68

Directed Close Patrols



1

Traffic Related Issues/Parking Concerns



0

Response to Rescue Calls



9

Responses to Disturbance Calls



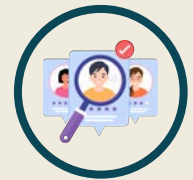
1

Trespass Warnings Issued



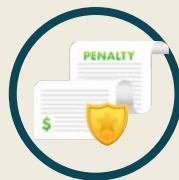
0

Arrests



0

Field Interviews Conducted



0

Warning Tickets



10

Open Container Violation

SCHOOL RESOURCE OFFICERS



SRO Jorge Goz C.A. Moore

Officer Goz continues to mentor a 4th grade C.A Moore Student through the mentoring program. Officer Goz completed November Code Red and Safety drills. Officer Goz had no threat assessments in the month of November. Officer Goz continues to provide students in need with food for the weekend through the partnership of Grace Packs (Food Pantry). In the month of November, the students were out of school for Thanksgiving. Due to the Holiday, Officer Goz partnered with the Elks Club and was able to provide Thanksgiving meals to 50 C.A Moore Families that included: A Whole Turkey, 2boxes of stuffing, 2 green bean, 2graveys and 2 cranberry sauces. In addition, C.A Moore conducted their monthly career day for 5th grade students and Deputy Chief Ridle and spoke to the students about the importance of education and his road to becoming a Deputy Chief.

SRO Mary Stephens Dan McCarty Middle School

Officer Stephens continues to mentor Dan McCarty students through the volleyball team. She was honored to walk with one of her players during Senior Night. Officer Stephens has completed 2 threat assessments that resulted in keeping the students and staff safe. Dan McCarty Middle School participated in November Code Red and Safety drills.

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

- Officer Goz attended virtual 2023 National Summit on K-12 School Safety and Security Resource

SUNRISE THEATRE

This month's highlight is the Sunrise Theatre Foundation, they provided bus transportation to approximately 550 children from 8 different schools so they could enjoy a funded educational performance by Steve Trash, teaching the children about recycling, ecology, and science. The Sunrise Theatre Foundation goals are to bring the theater experience of the performing arts to children of the Treasure Coast and to support improvements to the Sunrise which will enhance the Theatre to fulfill its purpose within the community.





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