

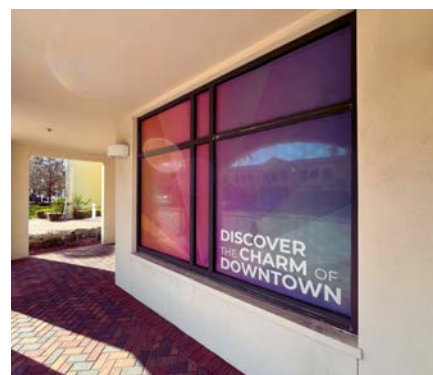
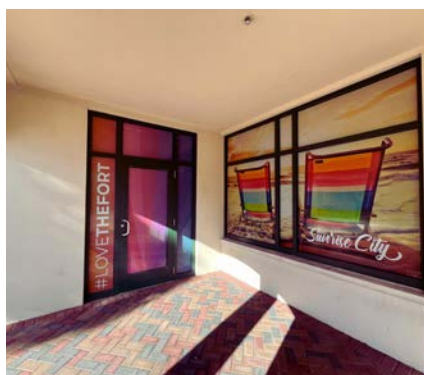
Fort Pierce Redevelopment Agency

# PROGRAMS & ACTIVITIES SUMMARY

JANUARY 2024



# What's New Downtown



Instead of passing by empty windows, pedestrians are now greeted with vibrant and captivating window graphics that has changed the downtown aesthetic and will play a role in creating a sense of community pride and identity.

# King's Landing

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.



Scan QR code for recent news article about the project.

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.

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.

# Downtown Master Plan

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.

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.

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.

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 on February 2, 2024 and recommendations to award will be presented to the City Commission.**

# Fisherman's Wharf

Fisherman's Wharf is located at the southern end of the Port and only a quarter mile from the former King Plant site, acts as a buffer between the working port area and historic Downtown Fort Pierce. It is currently underutilized and represents a significant opportunity to create a destination waterfront development in the Fort Pierce Redevelopment Area. In early 2020, the Fort Pierce Redevelopment Agency (FPRA) embarked upon a two-phase solicitation process - Request for Qualifications and Request for Proposals - for the redevelopment of Fisherman's Wharf. The goal for the redevelopment is to create a unique place where people will visit and gather to shop, dine, work, and live. Retaining waterfront accessibility to all residents and visitors and enhancing the waterfront for public use is a top priority while also achieving redevelopment of the parcels that will add to the tax base and stimulate the economic activity in the redevelopment area.

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

The City Commission and FPRA Board approved a fourth amendment to extend and toll the time periods in the agreement for 12 months.

# 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.

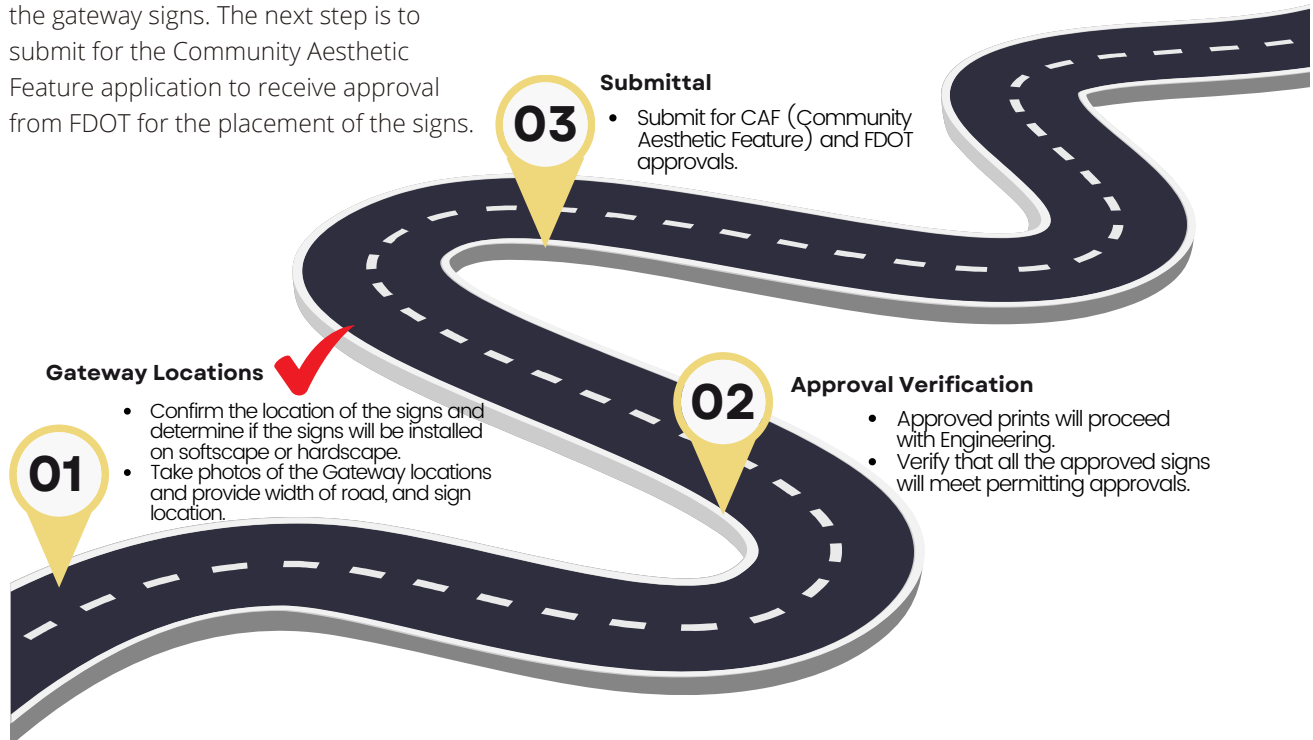


# Wayfinding

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.

Staff has received final design locations for the gateway signs. The next step is to submit for the Community Aesthetic Feature application to receive approval from FDOT for the placement of the signs.

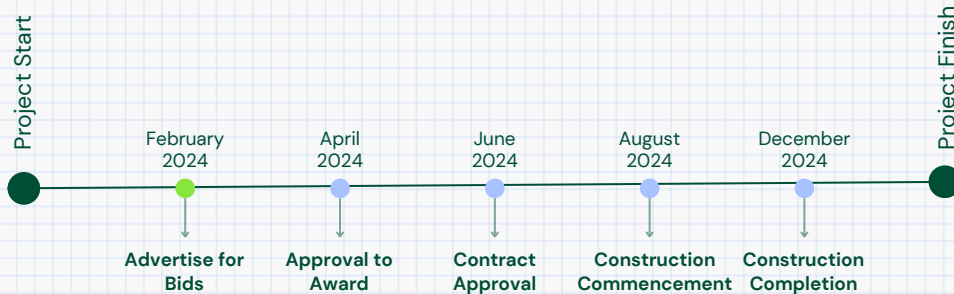
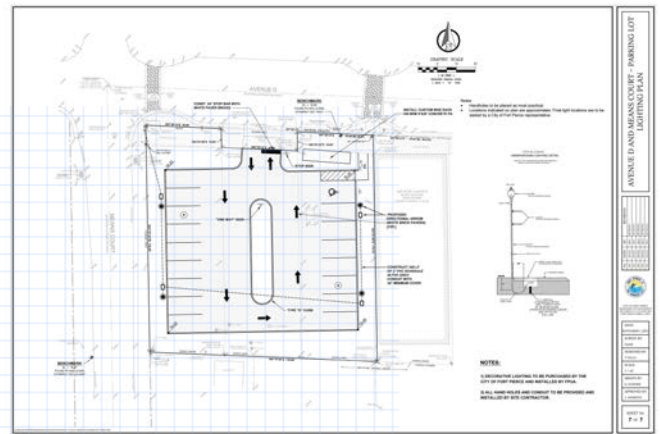




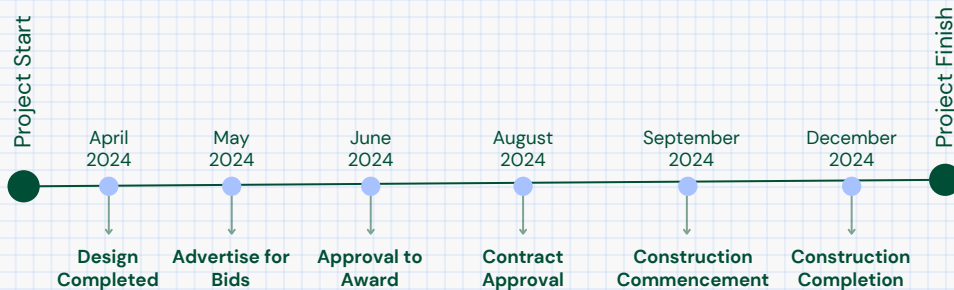
*In Fort Pierce, every sunrise is an invitation  
to brighten your day by the sea*

# Parking Infrastructure

## Project Timeline 1200 Avenue D



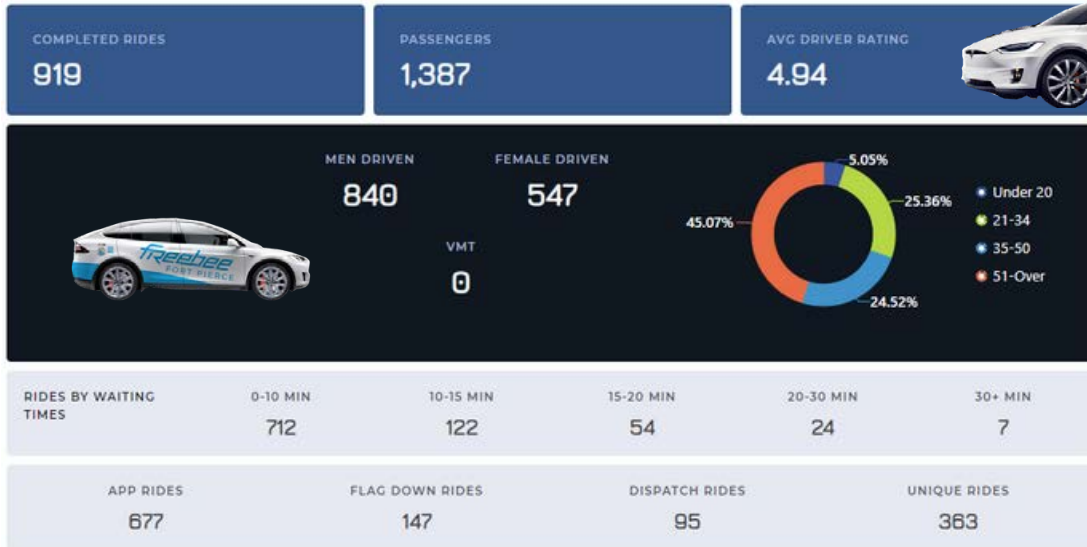
## Project Timeline JC Penney Parking Lot



# Freebee

## January Ridership

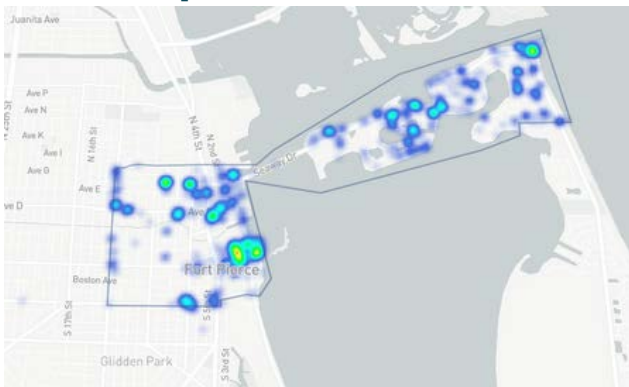
### Zone Summary



Passengers and Rides by Month (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 FPRA 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 February 7, 2024 and four (4) proposals were received.

# 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. At the FPRA Board meeting on November 14, 2023, the FPRA Board approved resolutions authorizing the sale and development agreements for 424 Douglas Court, 426 Douglas Court, and 612 N 25th Street. The City Attorney is currently in the process of preparing closing documents for the title company. These properties are scheduled for closing in February 2024.

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.



# Commercial Façade Grant

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 Board reviewed the recommendations made from the CRA Advisory Committee for the Commercial Façade Grant at their December 2023 meeting. They approved the following properties for funding:

- Gloria Roa Bodin, PA - 215 N. 2nd Street \$15,000
- 4616 Investment LLC - 500 Orange Avenue \$10,000
- Michael D'Adessi - 701 Atlantic Ave \$10,000
- Botanical Sanctuary LLC - 710 Orange Avenue \$10,000

# 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.

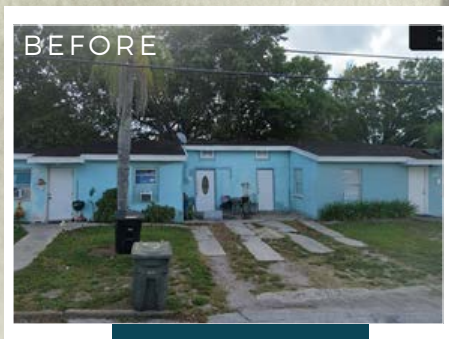
We have approved a total of thirty-six properties for reimbursement, totaling \$28,164.33. As a result, we currently have \$21,835.67 remaining funds for the program. Out of the approved properties, eighteen are commercial and eighteen are residential. Our ultimate goal is to create a thriving and vibrant community that becomes a sought-after destination for both businesses and residents.



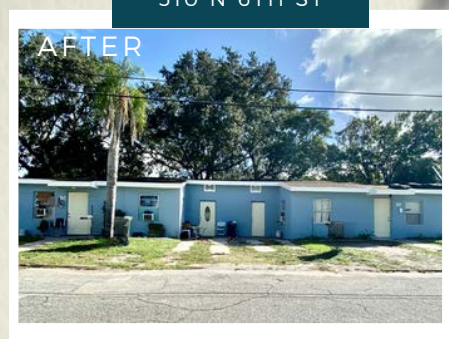
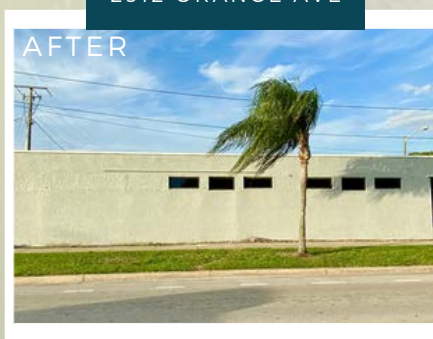
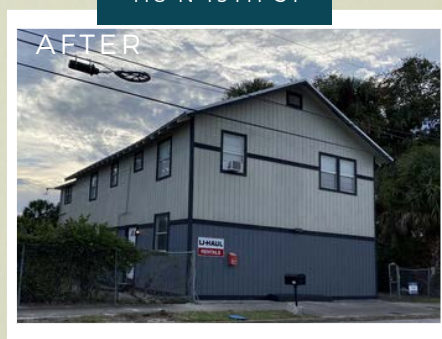
118 N 19TH ST



2912 ORANGE AVE



510 N 6TH ST





— ” —

During Covid, before we had an actual deck, we had to use the parking lot. Moving to the deck has made a huge difference, and now, after 10 years we were able to get a new sign. The grants were a huge help to the expansion of our business, as well as the newfound exposure.

— ” —

**TREVOR HORVATH**  
OWNER

## Commercial Sign 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.

We have approved two applications for reimbursement totaling \$6,694.00.

The two commercial properties that were approved are Captain's Galley located at 825 N Indian River Drive and the St. Lucie Sheriff PAL located at 2203 Orange Avenue. These applicants completed their Commercial Sign projects and successfully met all the requirements. The total amount of reimbursement for these applications is \$6,994.00.

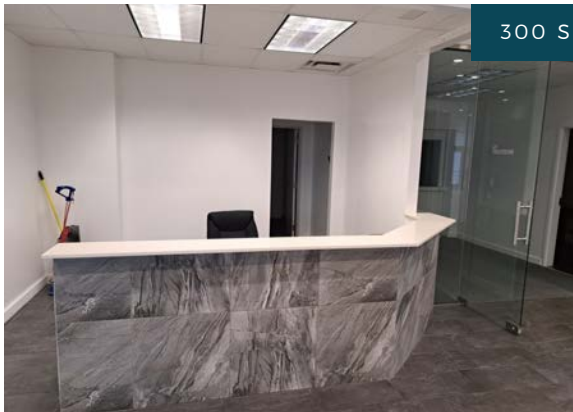
**The Commercial Sign Program remains open for application submissions.**

# Interior Uplift Grant

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. 300 S. 6th Street has completed their interior renovations and will be submitting their request for reimbursement in the upcoming weeks.



# 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 approved \$588,168.46 for the exterior restoration. The project's objective is to enhance the community's aesthetic appeal by repairing and revitalizing the building's exterior to resemble its original appearance. IMR has begun the initial phase of the process, which includes a conditions assessment.

## Future 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. Currently, a conditions analysis is being completed through the exterior restoration project that is currently underway. Afterward, Staff is expecting to complete the RFP by the first quarter of 2024.



# 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



*A Village of Colorful  
History and Heritage*



# Oaks at Moore's Creek

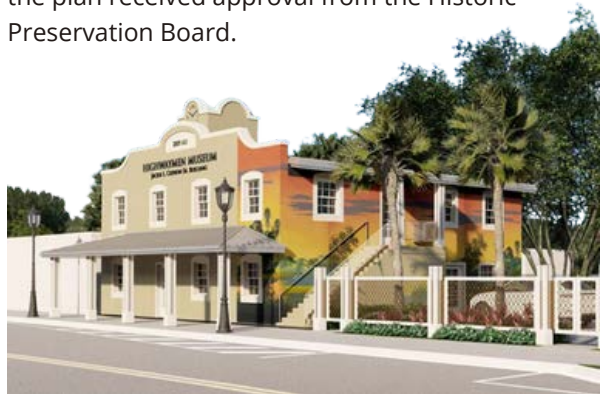
The 15 new single-family homes will be located on Means Court, between Avenue B and Moore's Creek. Phase II will offer potential first-time home buyers four different residential models. The models are all 3 bedroom, 2 baths ranging from 1200 square feet to 1700 square feet. The homes will sell between \$289k-\$349k and will be sold to first-time homebuyers who are income eligible. With the completion of the infrastructure and the closing on the Oaks at Moore's Creek property, the City of Fort Pierce/Fort Pierce Redevelopment Agency have met the contractual obligations of the Development Agreement with OMCII, LLC. The developers are continuing to identify potential homebuyers for the proposed 15 single-family housing units.



# 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.

Work on the renovation project is expected to begin soon as project contractors are finalizing the plans for submission to the Building Department for permitting, the fire suppression plan has received approval from the St. Lucie County Fire District and the plan received approval from the Historic Preservation Board.

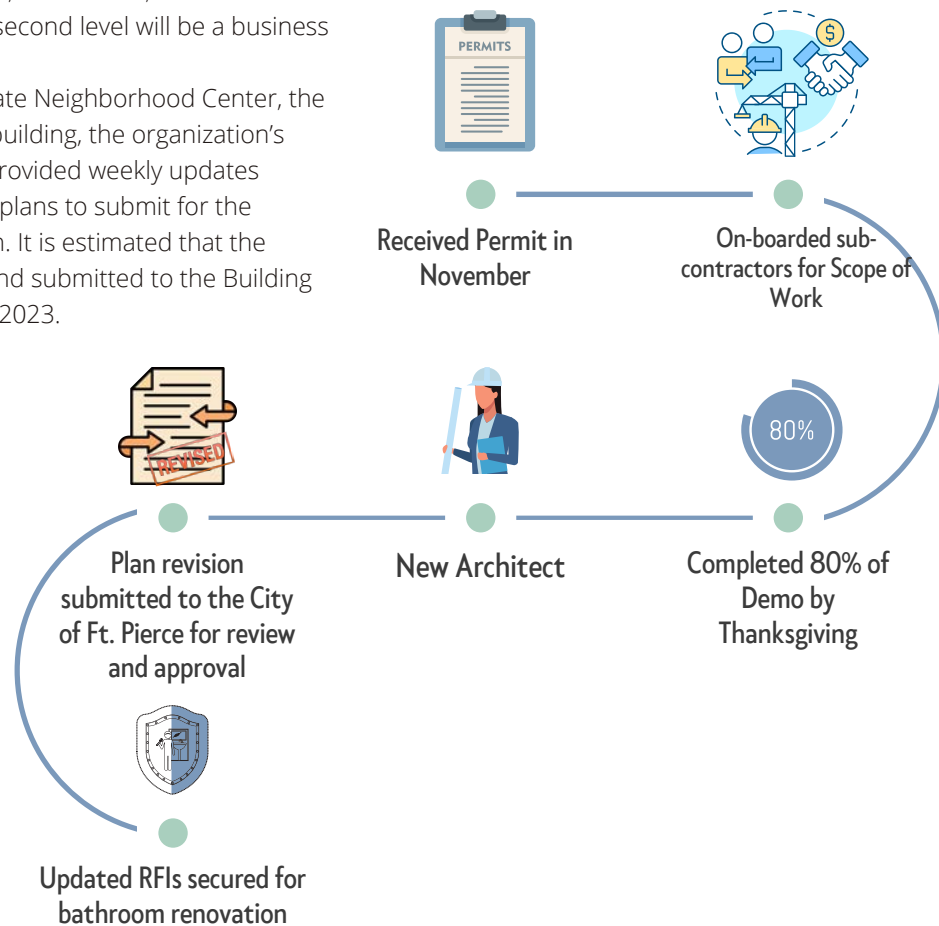


# Incubate Neighborhood Center

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.



# 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.

Soon the contractors will begin work on the project, while continuing to work closely with the Building and Engineering Departments to address additional revisions to the site work and plan.

## Avenue D Model Block Project

St. Lucie County Government, the City of Fort Pierce, and the Fort Pierce Redevelopment Agency (FPRA) have formed a multi-agency partnership to bring new mixed-use development with affordable housing to the Lincoln Park District. The proposed area comprises mostly of county-owned parcels at Ave D and 7th Street, with a few belonging to the City and FPRA. In April 2023, the County, City, and FPRA entered into an interlocal agreement to issue a Request For Information (RFI) via the County's Purchasing Division, obtaining feedback from real estate developers on this opportunity. Staff from all three agencies developed a Request for Proposals (RFP) based on the input received.

The County is spearheading the procurement process, and the RFP can be accessed online through Demandstar, closing on February 7, 2024.



# DOWNTOWN

DETAIL

During the month of January 2024, Off-Duty Officers working the Downtown FPRA Detail contacted 136 business representatives, responded to 12

Disturbance Calls, 2 Rescue Calls, 6 Traffic Related Calls, 0 Shooting Activity Calls, conducted 160 Directed Close Patrols, conducted 2 Field Interviews, issued 2 Trespass Warnings, and 0 Arrests, issued 1 Traffic Citation, and 1 Warning Ticket.

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".



**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 |                  |

# JETTY PARK

## DETAIL

During the month of January 2024, Off-Duty Officers working the Jetty FPRA Detail made 44 contacts with surrounding businesses and business

representatives, responded to 2 Disturbance Calls, 0 Rescue Calls, 9 Traffic Related Calls, 0 Shooting Activity Calls, conducted 61 Directed Close Patrols, conducted 1 Field Interview, issued 0 Trespass Warnings, 7 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".



**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**

|                 |                  |                  |
|-----------------|------------------|------------------|
| <b>Fridays</b>  | <b>Saturdays</b> | <b>Sundays</b>   |
| 7:00pm – 1:00am | 8:00pm – 2:00am  | 6:00pm – 12:00am |

# School Resource Officers



## SRO Mary Stephens Dan McCarty Middle School

Officer Stephens continues to mentor Dan McCarty students. She continues to create connections with the students through conversations, actions and relationship building. Officer Stephens facilitated a bowling night with leadership students to shape team building and student bonds. Officer Stephens also participated in the MLK parade with her school float. Officer Stephens completed two threat assessments. She continues her daily efforts to maintain the safety of the students and staff. Dan McCarty Middle School participated monthly Code Red and safety drills.

**Training attended by SRO's during October related to SRO**  
Officer Goz and Officer Stephens attended department SRO bike training. The training provided new skills to properly engage in everyday activities and threats while patrolling the schools and streets on department issued bicycles.

## SRO Jorge Goz C.A. Moore

Officer Goz continues his mentoring program with his fourth-grade student and 5th grade Safety Patrol. Officer Goz completed school drills required for the month. Officer Goz had no threat assessments in the month of January. Officer Goz also continues providing students in need with food for the weekend through the partnership of Grace Pack, food bank and donations. Due to this he was honored and presented with an award for his community service at the MLK Jr. commemorative award breakfast. In addition, Officer Goz Participated in the annual MLK Parade. Officer Goz also continues his partnership with the school to improve attendance. A challenge was put out to all C.A Moore classes to compete for best attendance for the quarter. The winning class was Mrs. Griers class and they celebrated with a pizza party.



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