



**FORT
PIERCE**
REDEVELOPMENT AGENCY

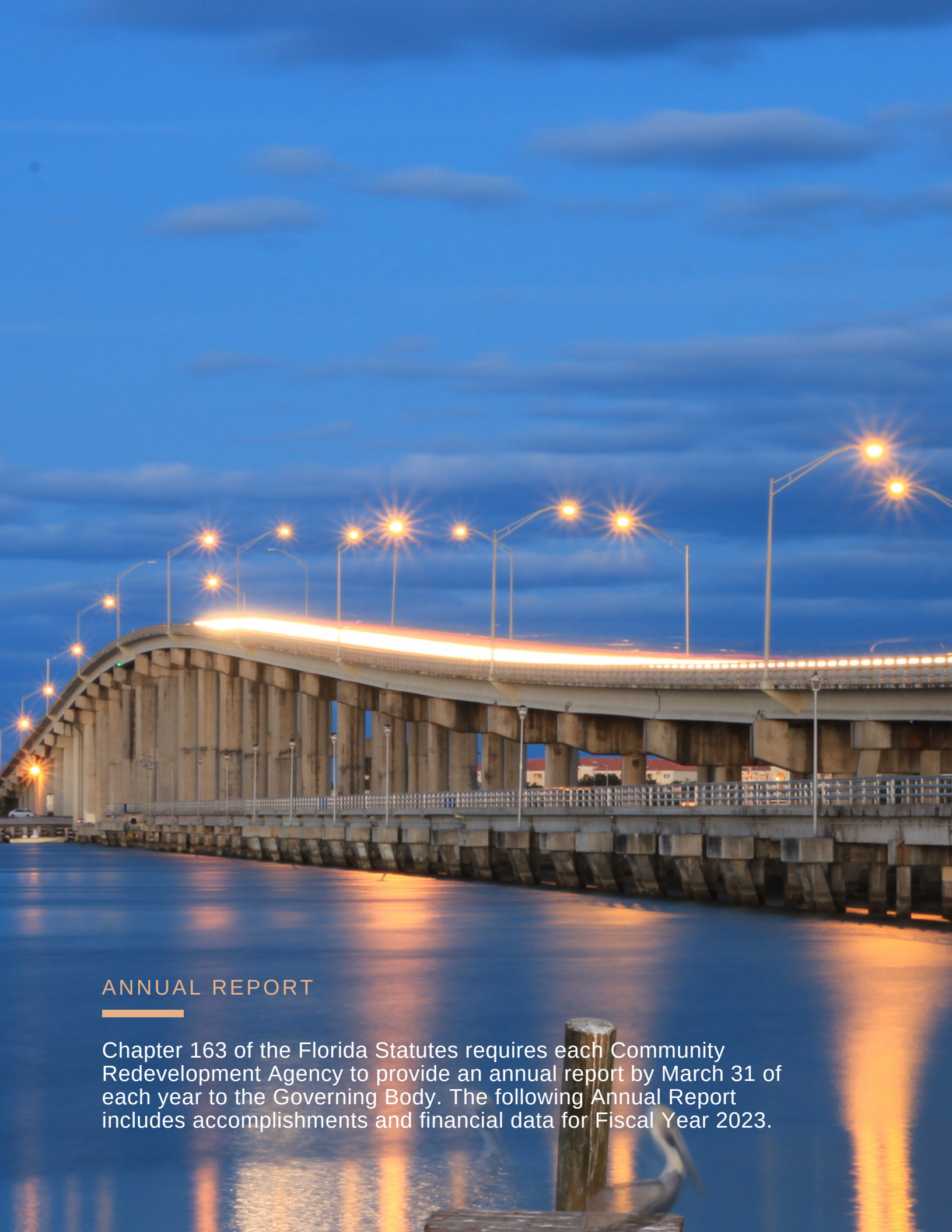
ANNUAL REPORT

FISCAL YEAR 2023

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ANNUAL REPORT

Chapter 163 of the Florida Statutes requires each Community Redevelopment Agency to provide an annual report by March 31 of each year to the Governing Body. The following Annual Report includes accomplishments and financial data for Fiscal Year 2023.

Message From The Director



As the Director of the FPRA, I am thrilled to share the remarkable success we have achieved over the past year. Our commitment to revitalizing and enhancing the vibrancy of Fort Pierce has remained steadfast.

Over the past year, we have implemented various initiatives aimed at enhancing the quality of life for all residents. From infrastructure improvements to economic development programs, each endeavor has been meticulously designed to promote growth and prosperity.

As we look ahead to the future, I am confident that we will continue to build upon this success and work together to create an even brighter tomorrow for our community.

A handwritten signature in white ink, appearing to read 'N. Mimms', with a large, elegant flourish extending to the right.

Nicholas C. Mimms, P.E., ICMA-CM
FPRA Director



What is a CRA?

A Community Redevelopment Agency (CRA) is a dependent district established by City government for the purpose of carrying out redevelopment activities that include reducing or eliminating blight, improving the economic health of an area, and encouraging public and private investments in a CRA district. The CRA is governed by State Statutes, Chapter 163, Part III.

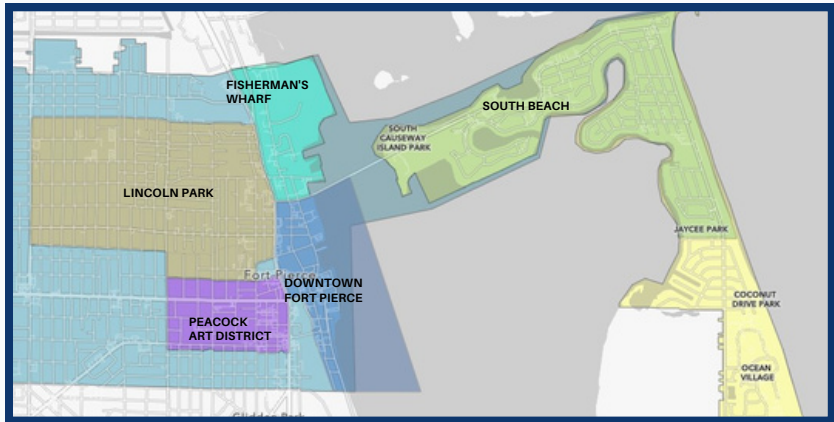


History of the FPRA

To guide the City in its efforts to redevelop both the physical and economic environment of its Downtown, the City established the Fort Pierce Redevelopment Agency (FPRA) in 1982 with the adoption of Ordinance No. H-239. Noting that other areas of the community also need targeted redevelopment activity as well, the City Commission expanded the boundaries of the Redevelopment Area in 1995 & 1996 to include the areas south of Atlantic Avenue to Citrus Avenue and Delaware Avenue. Seeing the success of the FPRA in encouraging redevelopment within the City's core and noting the state of decline for other areas of the City, the Commission substantially expanded the boundaries of the Redevelopment Area again in 2000 to include the neighborhoods west of 7th Street, the Port, and South Beach.



FPRA Districts



LINCOLN PARK



Steeped in history and diversity, this neighborhood embodies the rich tapestry of Fort Pierce's cultural heritage. Lincoln Park was home to author Zora Neale Hurston and the famous Florida Highwaymen artists, a group of 26 African-American landscape artists who forged their own success by embodying the entrepreneurial spirit and resilience of their community. Lincoln Park is not just a place, it's a living, breathing testament to the resilience, creativity, and community spirit of its residents.

DOWNTOWN



Nestled along the Indian River Lagoon, this historic district embodies the eclectic spirit of the city. Downtown is not just a place to shop and dine, it's a hub of community activity and engagement. Festivals, farmers' markets, and cultural events fill the calendar, bringing together residents and visitors to celebrate the city's vibrant history, culture, and creativity to create a one of a kind experience for all.

FISHERMAN'S WHARF



Located at the southern end of the Port area, Fisherman's Wharf, acts as a buffer between the working port area and historic downtown Fort Pierce. This picturesque waterfront, embodies the rich maritime heritage and vibrant fishing traditions of the region. This iconic destination offers visitors a glimpse into the heart and soul of the local fishing community.

PEACOCK ARTS DISTRICT



In the 1970s, a gentleman by the name of Jack Crain opened a travel agency on Orange Avenue. He had a love for peacocks and purchased a few to roam the walled yard behind his business. Over the decades, the flock has grown and cascades into an area called Peacock Arts District or "PAD." It is branded with its own unique identity and culture. Beautification through artwork and murals throughout the District, as well as banners and lighting, has created a vibrant art scene attracting visitors and locals.

SOUTH BEACH



Prime waterfront land bound by the Fort Pierce inlet to the north, Intracoastal waterways to the West, and the Atlantic Ocean to the East. As the second most populated district in the FPRA, South Beach has established itself as a unique, desirable tourism destination, and hub of cultural activity and entertainment; hosting live music concerts and tournaments, bringing visitors from all around Florida to enjoy.

FPRA Leadership

FPRA BOARD

The Fort Pierce Redevelopment Agency Board consists of five (5) members who also serve as the Mayor and City Commission. The purpose of the Agency is to revitalize both the physical and economic environment of the redevelopment area.



ARNOLD GAINES
BOARD MEMBER



JEREMIAH JOHNSON
BOARD MEMBER



LINDA HUDSON
CHAIRPERSON



CURTIS JOHNSON
BOARD MEMBER



MICHAEL BRODERICK
BOARD MEMBER

CRA ADVISORY COMMITTEE

The purpose and function of the CRA Advisory Committee is to study, review and provide recommendations, guidance and advice as to matters relevant to the purposes and goals of the Fort Pierce Redevelopment Agency; and to serve as a liaison between the community within the Fort Pierce redevelopment district boundaries and the Fort Pierce Redevelopment Agency Board.

PHIL THOMPSON - CHAIR

DANIEL LEE

CAROLYN MANN-LURRY

AMANDA GELLAR

MICHAEL BROWN JR.

CHAD INGRAM

HOYT MURPHY

BRANDON NOBILE

AL JOHNSON

FPRA STAFF



2020 FPRA PLAN

FINANCIAL STATEMENTS

FISCAL YEAR ENDED SEPTEMBER 30, 2023

Fort Pierce Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID 383

Registered Agent	Mr. Nicholas Mimms
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Website	www.cityoffortpierce.com/169/Fort-Pierce-Redevelopment-Agency
County(ies)	Active
Local Governing Authority	Dependent
Date Created / Established	St. Lucie
Creation Documents	City of Fort Pierce
Board Selection	Community Redevelopment
Authority to Issue Bonds	12/08/1982
Revenue	City Ordinance H-239
Most Recent Update	Chapter 163, Part III, Florida Statutes

Total number of Activities started	6
Total number of Activities completed	9
Current Year Taxable Value in CRA	\$ 1,070,609,550.00
Actual expended increment revenue	\$ 7,482,898.00
Base Year Taxable Value in CRA	\$ 311,043,186.00
Current Year Tax Increment Value	\$ 759,566,364.00
Total amount expended for low and middle income affordable housing	\$ -

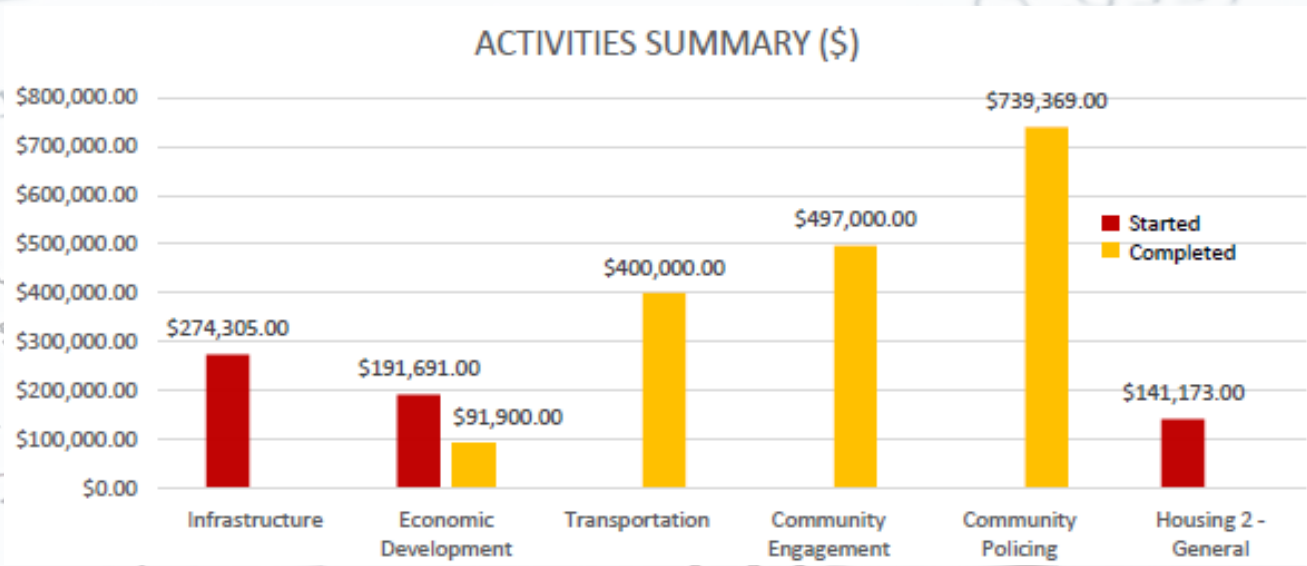
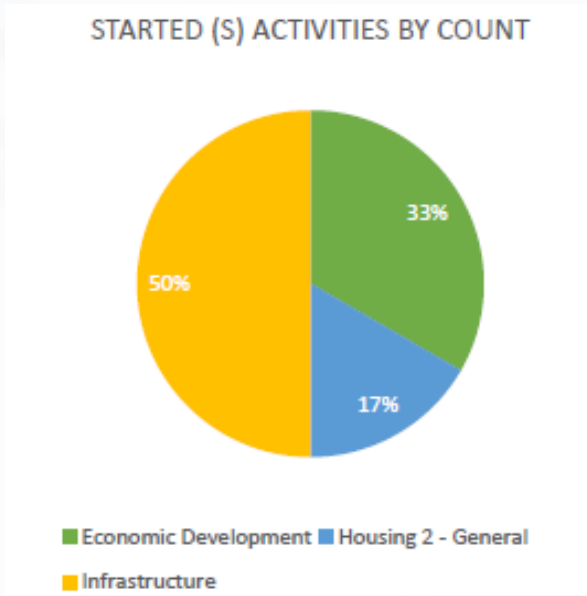
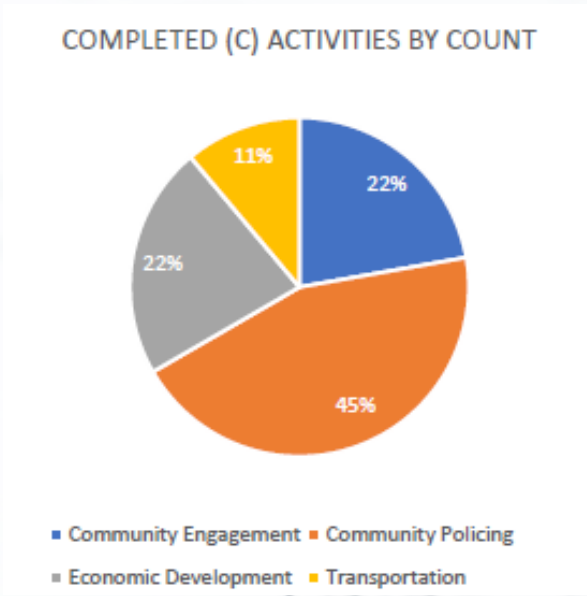
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The following is a summary of this community redevelopment agency's achievement of it's redevelopment plan's goals



A COMPONENT UNIT OF THE CITY OF FORT PIERCE, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT





PROJECTS IN PROGRESS



HISTORIC
DOWNTOWN
SHOP - EAT - ENJOY



HISTORIC
DOWNTOWN
SHOP - EAT - ENJOY



HISTORIC
DOWNTOWN
SHOP - EAT - ENJOY

Fisherman's Wharf

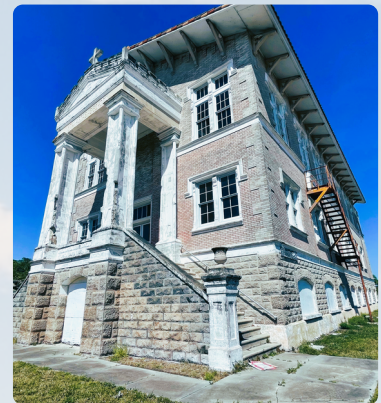


The FPRA ultimately executed a development agreement with the highest ranked proposer, Pierce 1 Marina, to develop a \$26 Million mixed-use project including a state-of-the-art automated dry stack boat storage facility, restaurants, water taxi, marina, residential and retail. Throughout 2021 and 2022, 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.

Old St. Anastasia

Old St. Anastasia Catholic School was built in 1914 and later sold to the FPRA in the 1980s. The FPRA Board approved the allocation of \$500,000 towards the exterior restoration of the building as part of a multi-phased approach toward the redevelopment of the site it sits on. A Request for Proposals (RFP) was issued to obtain a contractor to restore the exterior structure. Restoration will consist of repairing and refreshing the current structure so that it resembles its original look.

On August 8, 2023, the Fort Pierce Redevelopment Agency (FPRA) selected a contractor known as Innovative Masonry Restoration, LLC, to restore the historic building.



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 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). The service agreement was approved by the FPRA Board August 8, 2023 and final design modifications have been completed.

Highwaymen Museum



The Fort Pierce Florida Highwaymen Museum is poised to play a pivotal role in revitalizing the Avenue D Corridor. Contractors are gearing up to transform this two-story structure into a cutting-edge facility. Nestled in historic Lincoln Park at 1234 Avenue D, the museum not only safeguards the unique artistic legacy of the Highwaymen but also embodies community spirit, resilience, and cultural enrichment.

In March 2023, the City of Fort Pierce entered into a long-term lease agreement with the Original Florida Hall of Fame Highwaymen, Inc. to oversee the museum's daily operations once it is completed. In July 2023, the FPRA approved an additional \$224,081.94 for enhanced security measures, including fire alarms and suppression systems. Furthermore, they addressed safety concerns by modifying the building plans, which involved demolishing and reconstructing stairs and relocating the entry door and drain.

These remarkable artists defied racial barriers during the mid-20th century, creating iconic Florida landscape paintings. Their distinctive style often captured the state's natural beauty—serene beaches, swaying palm trees, and vibrant sunsets.

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. In November 2023, Incubate Neighborhood Center should receive 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.

King's Landing

November
2019

- Audubon Development was selected and a development agreement was executed for \$85 million to develop the mixed-use land.

February
2022

- Site Plan Approved



March
2022

- 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.



August
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.
- 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.

June
2023

- Audubon Development completed a ten month excavation project removing remaining debris (1500 tons) from the site. Clean concrete / rock debris donated to St Lucie County Coastal Conservation for artificial reef.
- Audubon Development commenced a ninety-day groundwater sampling program as required by Florida Department of Environmental Protection.

September
2023

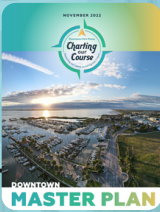
- Audubon Development reported that they received the Phase I building permit to begin installing the infrastructure (utilities and drainage) to serve the entire King's Landing project as required by the Development Agreement.



Downtown Master Plan

March
2022

- The Fort Pierce Redevelopment Agency approved S&ME's proposal and initiated the Downtown Master Plan



June
2022

- The community was invited to participate in a series of interactive events



November
2022

- The Downtown Master Plan was accepted by the FPRA Board.
- Some of the projects identified in the plan will be used to redevelop Downtown

February
2023

- The Downtown Master Plan was presented to the Tourist Development Council, Fort Pierce Yacht Club, the Parking Committee and the Ocean Village HOA

June
2023

- the Phase 1 projects identified in the Plan have been included in the FPRA Capital Improvement Plan and staff is exploring funding opportunities to make the vision a reality
- Staff submitted an application for a Florida Redevelopment Agency Best Book Award for The Downtown Master Plan



July
2023

- FPRA is currently developing a Request for Qualifications to solicit various professional services to initiate planning, design, and implementation of the Phase 1 projects

September
2023

- RFQ 2024-005 will be issued in October 2023 to solicit Statements of Qualifications from professional firms qualified to provide design and consulting 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



2023 ACCOMPLISHMENTS



Connecting Neighborhoods



Freebee

Freebee is a free, on-demand, 100% electric transportation service that serves the Fort Pierce Redevelopment Agency's districts. This program was launched on February 15, 2023 as a 1 year pilot program to provide consumers with door-to-door service to local businesses, beaches, and local events from Thursday to Sunday.

After 8 months of service and much success, the FPRA and St. Lucie County are currently working on applying for an FDOT grant that will help fund this program for another 3 years and extend service days and hours.



COMPLETED RIDES 5,786	PASSENGERS 9,780	AVG DRIVER RATING 4.90
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Zone Summary for the 8 months of service

MEN DRIVEN 5,669	FEMALE DRIVEN 4,111
VMT 0	



- Under 20
- 21-34
- 35-50
- 51-Over

RIDES BY WAITING TIMES	0-10 MIN	10-15 MIN	15-20 MIN	20-30 MIN	30+ MIN
	4438	870	287	164	27

APP RIDES 4,163	FLAG DOWN RIDES 1,393	DISPATCH RIDES 230	UNIQUE RIDES
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Passengers and Rides by Month (YTD)



Economic Growth

Small Business Initiative



The Fort Pierce Redevelopment Agency identified opportunities in which to improve the local economy and to implement initiatives designed to support small businesses. Close to 100 small businesses participated in a poll and from that, two (2) programs were created: *City of Fort Pierce Small Business Pathway Program* and *How to do Business with the City Instructional Videos*.



Through a partnership with the Small Business Development Center and CareerSource, we launched the first City of Fort Pierce Small Business Pathway Program. The program covered topics such as Finding Financing, Small Business Support Services, Marketing & Promotion, and Recruitment and Retention. In the next months, The Fort Pierce Redevelopment Agency will work with the communications division to create engaging videos that will inform local small businesses on a variety of topics related to doing business with the City of Fort Pierce. Topics that will be covered are: How to Become a Vendor, Business Tax Receipts, Vacation Rental Registration, Planning & Zoning, and The Permit Process.

Impact Fee Moratorium

The intent of this moratorium is to assist businesses in the Fort Pierce Redevelopment Agency boundaries reduce their startup costs and to contribute to the sense of vitality that occurs when buildings are occupied. It is our hope that this moratorium will encourage and entice development within the FPRA boundaries. Since infill locations are within the urban core of our community, typically they already have much of the needed infrastructure. Unless extraordinary capital improvements are required, infrastructure costs can be substantially lower for infill development relative to a similar project in an undeveloped area.

Ordinance 23-054 provides a moratorium on the imposition and collection of City impact fees within the Fort Pierce Redevelopment Area until November 2024.

Interior Uplift Grant

This is a program offered to commercial property owners and businesses for interior upgrades. 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.



Community Revitalization



— ” —

During Covid, before we had an actual deck, we had to use the parking lot. Moving to the deck has made a huge difference, the grant was a huge help to the expansion of our business, as well as the new found exposure.

— ” —

TREVOR HORVATH
CAPTAIN'S GALLEY
OWNER

Commercial Façade Grant

As part of the continuation to support small businesses, start-up businesses, private sector investment and business development within the FPRA; In Fiscal Year 2023, \$250,000 was allocated towards Commercial Façade improvements. By providing financial assistance for facade improvements, the grant helps businesses enhance the overall visual appeal of the business, community and potential investors.

\$75,000
in Commercial Façade Reimbursements

825 N. Indian River Dr.



BEFORE



AFTER

1105 Seaway Dr.



BEFORE



AFTER

906 Delaware Ave.



BEFORE



AFTER

Restoring Neighborhoods



— ” —

The FPRA Paint Program is one of the best things I've ever seen the City of Fort Pierce do. Helping Fort Pierce business owners and residents make their properties beautiful is an amazingly smart adventure to go on. It's programs like these that energize the people that come through our city.

— ” —

JIM GOERTLER
117 NORTH 5TH ST.
OWNER

Property Refresh Grant

The purpose of this program is to brighten and transform both residential and commercial properties situated within the FPRA district. In Fiscal Year 2023, \$50,000 was allocated towards painting the exterior of homes and businesses. By encouraging property maintenance and improving the aesthetics of buildings and homes, this program can enhance property values and contribute to neighborhood revitalization efforts.

\$21,395
in Property Refresh
Reimbursements

117 North 5th St



BEFORE



AFTER

519 Delaware Ave.



BEFORE



AFTER

911 N. 19th St.



BEFORE



AFTER

PAD Mural Program

The Peacock Arts District (PAD) Mural Program is revitalizing the area by infusing vibrant colors and creativity into its streetscape. With each mural, the district becomes a canvas showcasing artists' talent and beautifying the neighborhood but also foster a sense of pride and identity among residents and visitors.

For fiscal year 2023, \$40,000 was allocated for the mural program with phase I focusing around the Orange Avenue corridor. Property owners within the targeted zone of the PAD were able to apply and five (5) properties were selected through and evaluation process to have murals installed. A call for artist was released and in June 2023, the FPRA Board approved the execution of agreements with the participating artists.

In July 2023, the artists began painting murals on the following properties: 500 Orange Avenue, 605 Orange Avenue, 616 Atlantic Avenue, and 710 Orange Avenue. These are the talented artists that participated in the program: Zoey A. Bridges, Nicole "Nico" Holderbaum, and Samara Ash and all murals were completed in about one and a half months.



”
The mural program brought new life to the Old Post Office which is now an event hall. This is a wonderful program and the artist really captured the essence of the building by using historic scenes and making the murals look like postcards which tied it all together.

”
STAN SYNKOSKI
500 ORANGE
OWNER

To celebrate the achievement, the FPRA 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. A second round of the PAD Mural Program will begin in early 2024.

ART



WALK



710 Orange Avenue



ZOEY BRIDGES

500 Orange Avenue



616 Atlantic Avenue



**SAMARA
ASH**



605 Orange Avenue



**NICOLE "NICO"
HOLDERBAUM**



Scan the QR code to take a glimpse of the process of painting the murals from the artists perspective



Oaks at Moore's Creek

There was much to celebrate at the groundbreaking event for the Oaks at Moore's Creek Phase II. With the completion of the infrastructure and the closing on the attainable, workforce residential development project, it signified a major accomplishment for the City of Fort Pierce/Fort Pierce Redevelopment Agency. This diligent effort demonstrated their proactive approach to revitalizing the area and creating desirable residential opportunities. The developers, OMC II, are now focused on actively identifying and engaging with potential buyers who are interested in purchasing one of the 15 new single-family housing units. This includes marketing efforts, conducting site visits, and providing detailed information about the features and benefits of the properties.

Nestled in the Lincoln Park Historic District, this 3.38-acre of property offers a unique location within miles of Historic Downtown Fort Pierce and the iconic Avenue D. Homeowners will be able to enjoy the bustling activity of downtown while retaining a more relaxed lifestyle near the newly renovated linear park and recreational areas along Moore's Creek. Phase II introduces four distinct residential models ranging between 1,500 and 2,100 square feet and priced between \$289,000 and \$349,000, each tailored for first-time homebuyers.

Under the public-private partnership forged between the City, FPRA, and developers, the FPRA conveyed the property valued at approximately \$729,000, the City allocated \$847,991.74 to install the infrastructure, and the developers are responsible for building the homes and identifying the homebuyers.

This project aligns with the FPRA goals and serves as a catalyst for future development, the realization of homeownership dreams, and fosters community development contributing to the revitalization of the area.



— ” —
The program has been a beacon of hope for me and my children. With affordable housing options and supportive City staff, I will be able to provide my family some stability, security, and a sense of belonging. I'm excited for the future ahead.

— ” —
FELECIA ATKINS
FUTURE HOMEOWNER



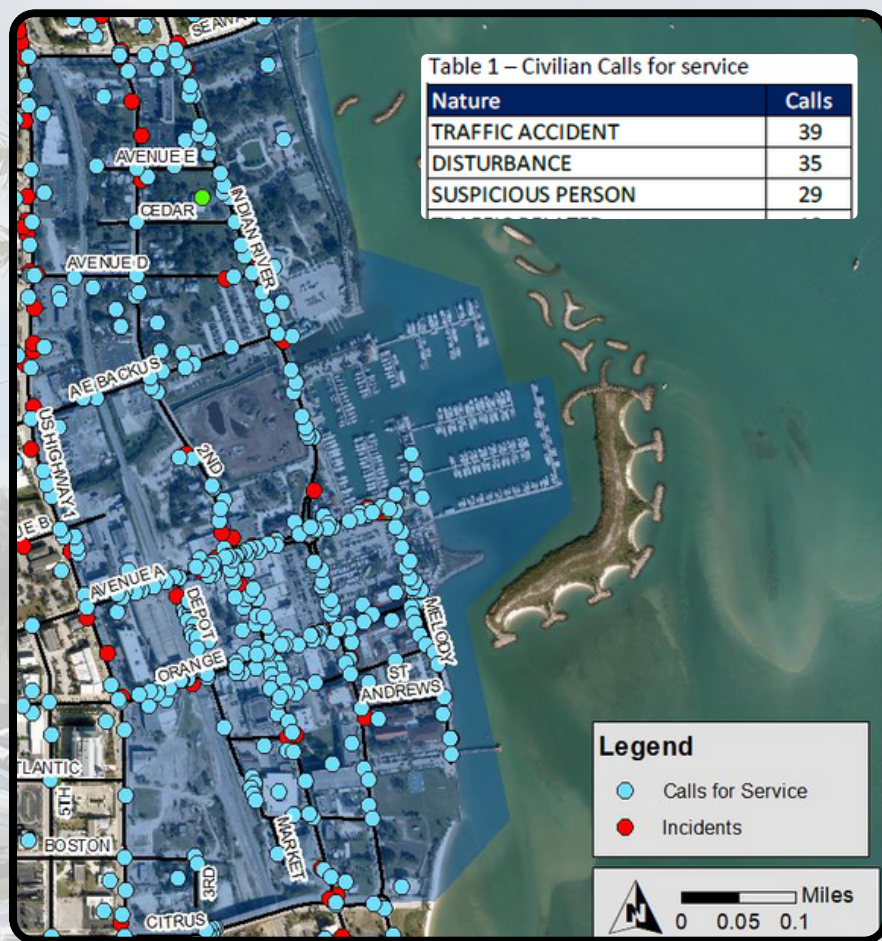
OAKS AT MOORE'S CREEK



Community Policing

The FPRA continues to fund the community policing program in Fiscal Year 2023. The Downtown Detail program is enhanced to provide services to the residents and businesses of the FPRA, specifically Downtown.

Off-Duty Officers of the Fort Pierce Police Department patrol the downtown area, from Seaway Drive to Citrus Avenue, East of US Highway 1 via foot patrols, Segway, and bicycles and check in with local businesses within the area. The off-duty officers have built a long-lasting working relationship with business owners, often receiving phone calls with questions, concerns or when they need an officer to respond to a non-emergency issue. During the time frame from October 2022 to September 2023, there were approximately 240 FPRA details that worked for the downtown area. There were 301 calls for service initiated by civilians during the detail times and the top three activities logged were traffic accidents, disturbances, and responding to suspicious persons.



DOWNTOWN
DETAIL

Community Policing

Financial support from the FPRA enables the Fort Pierce Police Department to allocate resources more effectively. With additional funding for the downtown detail, replacing old and inoperable covert cameras, School Resource Officer (SRO) training, and community outreach, the police department can enhance its capacity to respond to the evolving needs of the community.



The Fort Pierce Police Department's Mobile Food Service Trailer is in the final stages of completion. The trailer is scheduled for its debut at C.A. Moore Elementary School in the upcoming months. Four Fort Pierce Police Department staff members attended a food safety manager training course where they obtained their food safety certificates and the Police Department is excited to bring smiles to the community while serving tasty meals.



The Fort Pierce Police Department's E-Jeep quickly became a hit with the community. Its unique rare size and design is an absolute conversation starter. The E-Jeep was showcased at Unity in our Community, Sights and Sounds Parade, MLK Commemorative Parade, Touch a Truck, National Night Out, and many other memorable events.



Community Policing

School Resource Officers



The School Resource Officers are the unsung heroes of our educational system, fostering a safe environment where students can thrive and learn, while also serving as mentors, role models, and trusted allies for our youth.



Sunrise Theatre

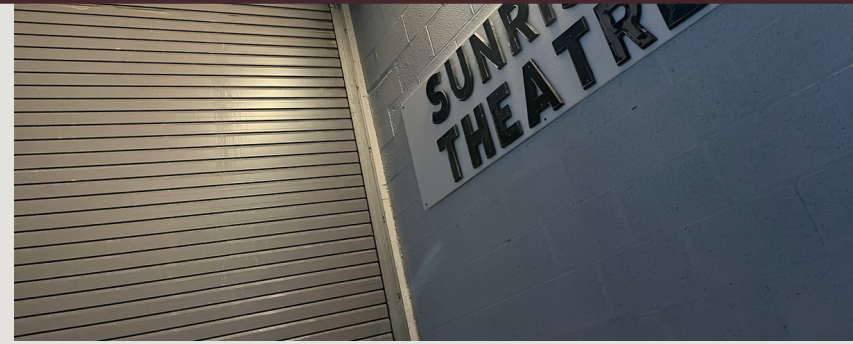
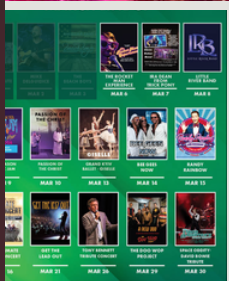
Over the years, the Sunrise Theatre has accomplished numerous milestones and accomplishments.

One of the notable accomplishments is its commitment to offering a diverse programming that appeals to a wide range of audiences. From musical shows, comedy acts and film screenings, the theatre has curated to varied tastes and interests.

The theatre has actively engaged with local community through educational programs like the annual Missoula Children's Summer Camp, the theatre offers the stage to youth of all ages allowing them to explore their talents in acting, singing and dancing.

In the last year, the theatre underwent renovation to enhance its facilities. These renovations have included updates to the backstage area, technical equipment, new air conditioning system, and repainting the interior.

In April of 2023, the Sunrise Theatre partnered with the St. Lucie County Tourism Department to conduct a visitor impact study through Downs & St. Germain Research and the Economic Development Council. The study will take a year or more to complete with theatre staff providing quarterly updates of patron and visitor info which will be utilized in a tourism survey.





www.choosefortpierce.com