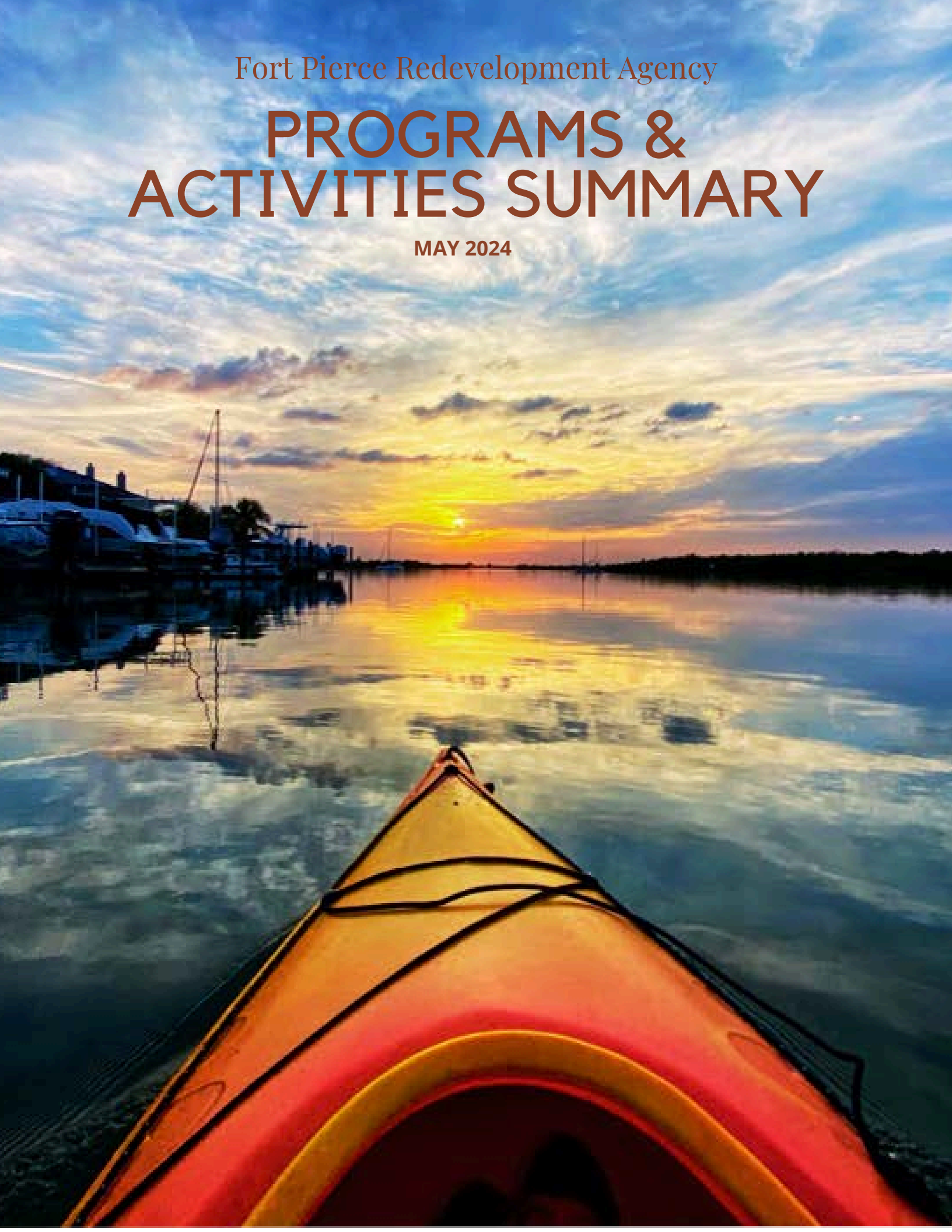


Fort Pierce Redevelopment Agency

# PROGRAMS & ACTIVITIES SUMMARY

MAY 2024



# 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.

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.

At a Special City Commission Meeting on April 19, 2024, the City Commission approved Audubon Development's request to toll for 45 days, and otherwise suspend, the running of all deadlines associated with the Notice of Default issued by the City on March 21, 2024 with regard to the King's Landing project and development agreement. Since this is a three-party agreement, the Fort Pierce Redevelopment Agency also approved the extension to be concurrent with the City's decision. At the FPRA Board on May 14th, representatives from Audubon Development and Marriott presented an update to the board and discussed a revised schedule.

# Downtown Master Plan

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 and the responses were evaluated on February 2, 2024.**

Staff is waiting on the Purchasing Department and the City Attorney to complete agreements with identified professional consultants.

# Fisherman's Wharf

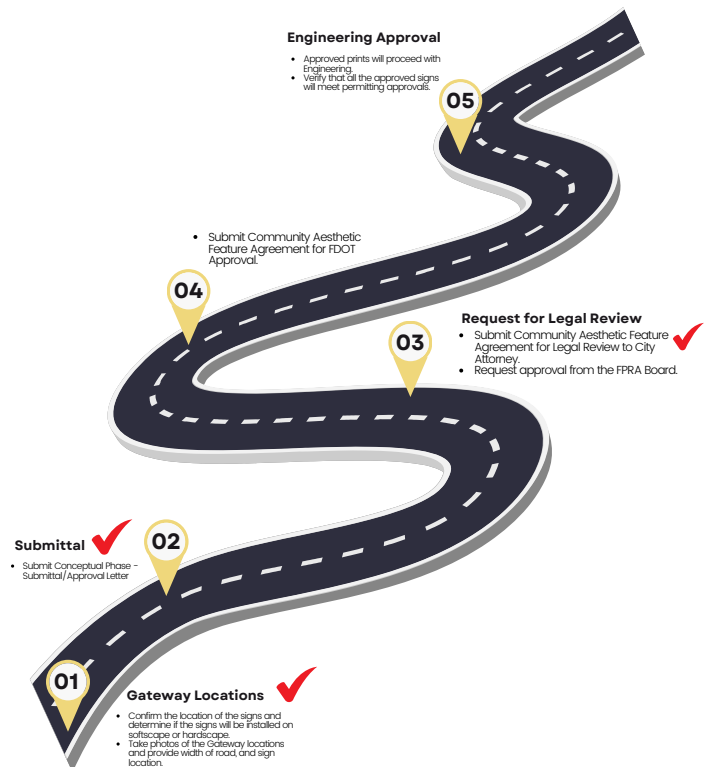
Fisherman's Wharf is located at the southern end of the Port and only a quarter mile from the former King Plant site, acts as a buffer between the working port area and historic Downtown Fort Pierce. It is currently underutilized and represents a significant opportunity to create a destination waterfront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

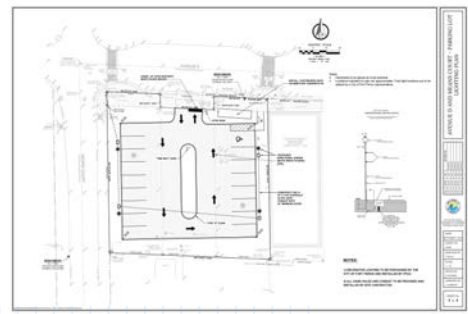
# Wayfinding

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.

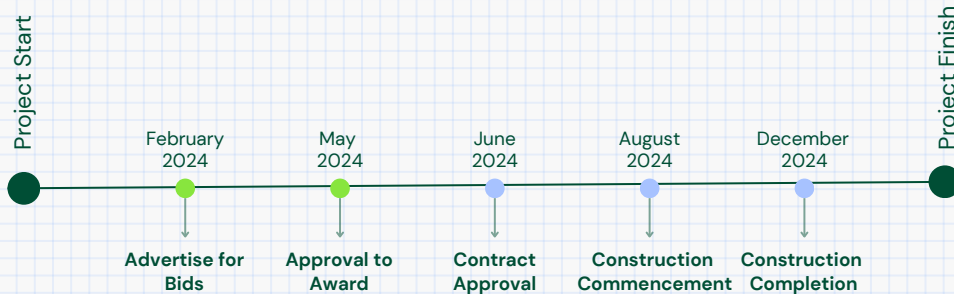


# Parking Infrastructure



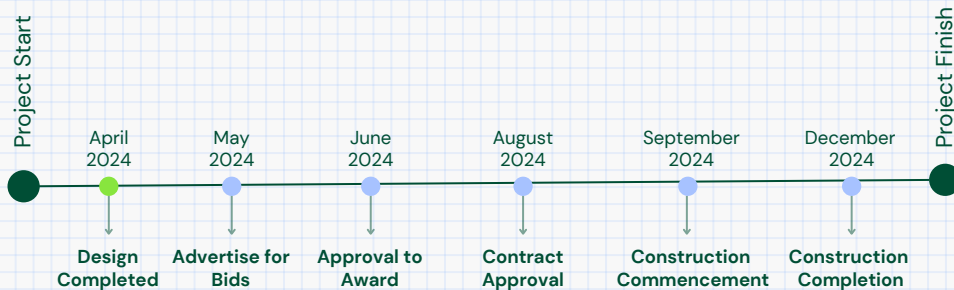
## Project Timeline 1200 Avenue D

The goal is to request award of the construction contract to the lowest bidder at the June FPRA meeting.



## Project Timeline JC Penney Parking Lot

Engineering is finalizing the construction documents and is targeting May 28 to advertise for Bids.

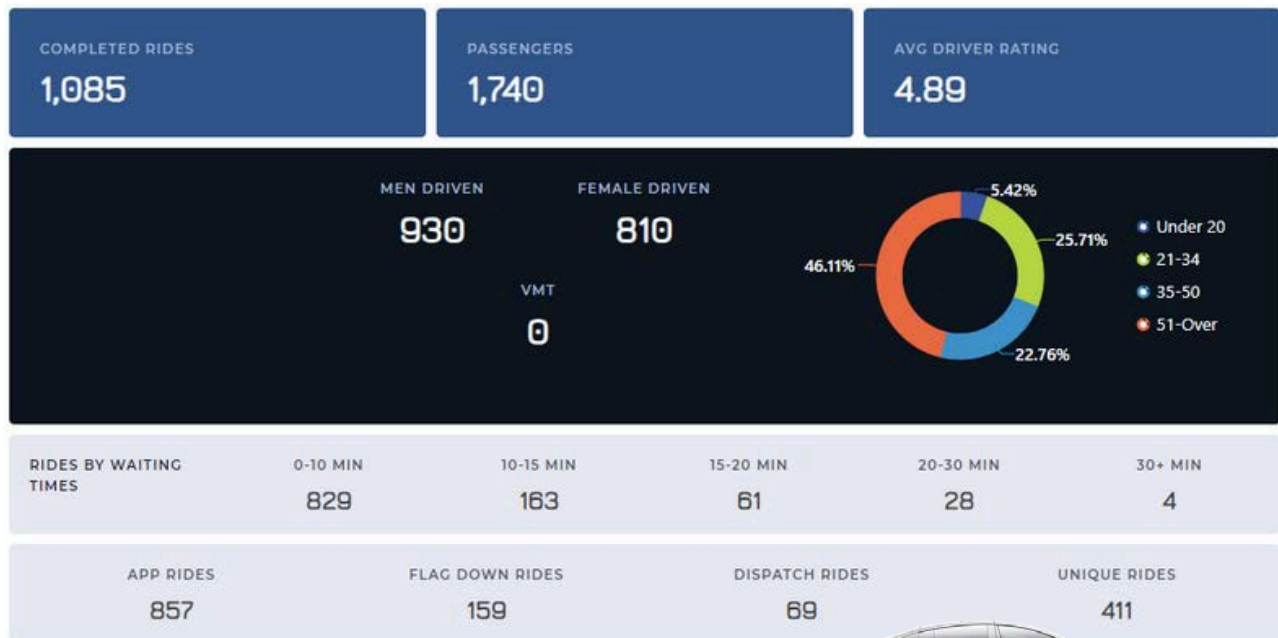


# Freebee

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 a year of service and much success, the FPRA and St. Lucie County received an FDOT grant that will help fund this program for another 3 years and extend service days, hours and locations. At the May 14, 2024 FPRA meeting, the Master Service Agreement with BEEFREE, LLC was approved to continue the service and expand the boundaries and days and hours of operation beginning June, 2024.



## Zone Summary May Ridership



Passengers and Rides by Month (YTD)



# 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 Bids. 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.

On February 22, 2024, the Fort Pierce Redevelopment Agency (FPRA) achieved a milestone by successfully transferring the sale of three surplus properties: 424 Douglas Court, 426 Douglas Court, and 612 N 25th Street. This accomplishment marks a significant step forward in the city's revitalization efforts. With the sale completed, anticipation is high for the development of these properties. The community eagerly awaits the transformation of these sites, anticipating the positive impact they will have on the surrounding neighborhoods and the overall enhancement of the FPRA.

# 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 recently approved agreements for commercial façade grants for several properties, including 215 N 2nd St, 500 Orange Avenue, 701 Atlantic Avenue, 710 Orange Avenue, and 2203 Orange Ave. These approvals signal the commencement of façade improvement projects for these locations. We are eagerly awaiting the commencement and completion of these projects, which promise to enhance the visual appeal of the properties.

The Commercial Façade program will begin accepting applications in June 2024, offering further opportunities to property owners to participate and benefit from this revitalization initiative.

# Paint Program

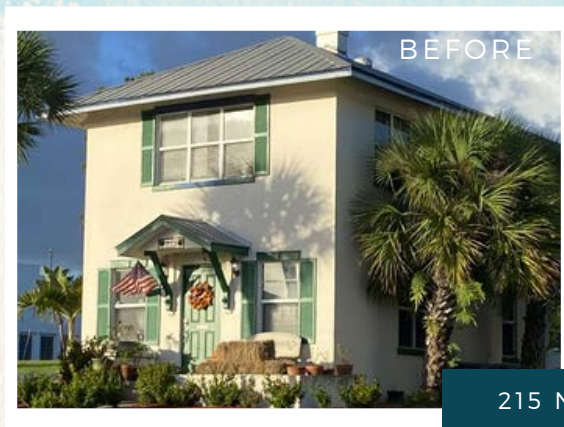
The FPRA Paint Program was established to encourage commercial and residential property owners to improve the exterior of their structures. The purpose of this program is to brighten and transform both residential and commercial properties situated within the FPRA District. The program offers financial 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.

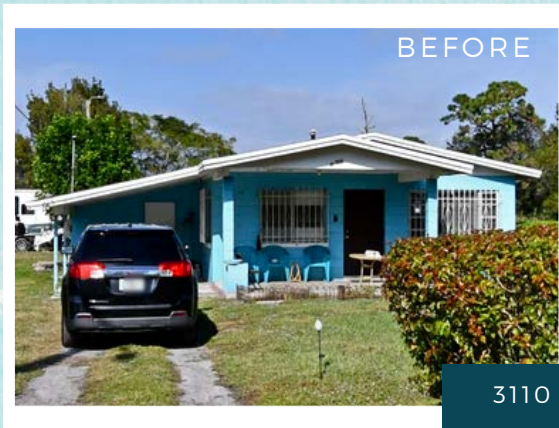
The FPRA Paint Program has made substantial progress in its mission to revitalize the community, with forty-three properties approved for reimbursement and a total of \$34,723.28 disbursed. With \$15,276.72 remaining in the program's budget, there is still ample opportunity to support property owners in enhancing their exteriors.

Of the approved properties, twenty-one are commercial establishments, highlighting the program's impact on enhancing the attractiveness of local businesses. Additionally, twenty-two residential properties have been approved, demonstrating the program's success in fostering pride and investment among homeowners.

# Paint Program



# Paint Program



# 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.



Within the past month, two property owners have successfully completed their Commercial Sign projects, meeting all program requirements and becoming eligible for reimbursement. The properties located at 616 Atlantic Avenue and 927 N US Highway 1 have undergone sign upgrades, contributing to the revitalization and visual enhancement of their respective areas. Since its inception, the program has made approved a total of seven applications for reimbursement, amounting to \$26,662.50 in financial assistance allocated to businesses for sign upgrades and replacements.

The property owner of 736 Delaware Avenue successfully completed their Commercial Sign project, meeting all program requirements and becoming eligible for reimbursement.



# Old St. Anastasia

## Exterior Restoration

On August 8, 2023, through a competitive bid process, 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. The building is situated on Orange Avenue, and the FPRA Board has allocated a budget of \$588,168.46 for the exterior restoration.

The project's objective is to enhance the community's aesthetic appeal while also eliminating slum and blight. The restoration will entail repairing and revitalizing the building's exterior to resemble its original appearance.

- On May 7, 2024, the Planning Department administratively approved the Certificate of Appropriateness for exterior restorations.
- Innovative Masonry Restoration has submitted their DPCR application with the Building Department, we are awaiting approval.



# 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.

Artist and property owner agreements have been signed for 117 N. 5th St. and are currently being reviewed by the City Attorney.

A new Call for Artist is currently open for the 526 Ave A and 717 Orange Ave properties. Entry deadline is June 11, 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.

## Peacock Arts District Call for Artist

Scan QR code to apply



# 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.



The developer has successfully completed the crucial first step of the construction process by framing the foundation for the two-story home that is planned to be built on lot 6. This signifies the beginning of a transformative process that will soon result the completion of a beautiful new house for the first family to reside in the Oaks at Moore's Creek Phase II. Currently, the developer is diligently working on wrapping up all necessary procedures to close the deal on the construction financing source for the project.

# 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.

Permit applications for the Highwaymen Museum Project, including the fence, generator, fire alarm, and fire sprinklers have been approved by the Fire District. The project is expected to begin in June 2024 and be completed in October 2024. Based on the revised schedule a request was submitted to the Department of State and has been approved to extend the grant to December 31, 2024. This extension should provide ample time to complete the four-month project. The Highwaymen Foundation is planning an event to kickoff the start of the renovations.

# 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.

The building permits for the project were recently renewed, work restarted, and continues moving forward with the improvements to the first floor of two-story facility. The workers are currently working on the plumbing for new ADA bathrooms, scheduling concrete work, and coordinating with the Fire District for plan approval. The team is contemplating revisions to the HVAC system, which are estimated to cost around \$3,000 and take 2-3 weeks. According to the revised project schedule, the first floor is expected to be completed in September 2024 and work on the second floor is expected to commence in October 2024 and be completed in January 2025.

## Avenue D Model Block Project

Through a multi-agency partnership, the 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 generally at Ave. D and 7th Street. In April of 2023, the County, City, and FPRA entered into an interlocal agreement and issued a Request For Information (RFI) through the County's Procurement Department to obtain input from members of the real estate development community to gauge general interest toward the creation of a Request for Proposal (RFP).

The goal of this RFP is to solicit interested parties who are qualified and experienced to develop a "Model Block" for the Lincoln Park neighborhood. Services to be considered for this "Model Block" project include, but are not limited to, affordable housing, retail opportunities, commercial/retail/office opportunities, community resource/family success center, and onsite parking. The community resource/family success center is intended to include the St. Lucie County Community Services offices (Housing, Human Services and Veteran Services) as well as Women, Infants and Children (WIC) and Florida Community Health Center (OB-GYN/Pediatrics).

A new Request for Proposals was issued by St. Lucie County on April 14, 2024 with proposals due on May 22, 2024.

# Sunrise Theatre

The Sunrise Theatre looks ahead to Sunrise Theatre Camp 2024 featuring two workshops, 3 weeks long. Sunrise Theatre teamed up with StageFright Academy to host an amazing lineup of plays for children to perform such as the classic tale, "Where the Wild Things Are," beginning June 3rd. Camp hours are Monday through Friday, from 8:30 AM to 4:30 PM. StageFright Academy is a local venue that strives to give children a safe and creative place to learn bridging inclusion and diversity.

The Sunrise Theatre is looking to partner with Humana once again to bring back the FREE summertime movies. Last year was the first time for the return of the summertime movies since COVID. The Sunrise featured 4 matinee films, FREE to the community, advertising on various platforms and was in lieu of the 100 Year Centennial Celebration.

The Marketing & Development Director is currently working closely with the Grants Division to, again, apply for the Arts & Cultural grant provided by the Florida Department of State (DOS Grants). Together, they will look to improve the score as the Theatre ranked 3rd in its category last year. The grant assists tremendously to further stretch the marketing budget for the theatre.



THE SUNRISE THEATRE & STAGEFRIGHT ACADEMY PRESENTS

## CAMP FRIGHT 2024 SUMMER THEATRE CAMP

REGISTER YOUR CHILD NOW FOR SUMMER CAMP!

**WORKSHOPS:**  
WHERE THE WILD THINGS ARE  
JUNE 3-21

WE ARE ALL HEROES  
JULY 8-26

**CAMP HOURS:**  
M-F: 8:30 AM-4:30 PM

E: INFO@STAGEFRIGHTACADEMY.ORG  
BOXOFFICE@SUNRISETHEATRE.COM

P: 772.461.4775

**SUNRISE THEATRE**  
Historic Downtown Fort Pierce  
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StageFright Academy



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Visit the link below for tickets

<https://sunrisetheatre.com>

# DOWNTOWN

DETAIL

During the month of May 2024 (as of 05/20/24), there were a total of 15 FPRA details worked for the downtown area. There were 39 calls for service during the detail times. The top three activities logged were traffic stops, patrols, and responding to suspicious persons.

During this time 3 case reports were completed.

- One case involved a vandalism.
- Two cases involving traffic accidents.

Table 1 - Calls for service in Downtown area

Nature	Calls
SUSPICIOUS PERSON	7
VEHICLE OR TRAFFIC STOP	6
CLOSE PATROL	5
TRAFFIC ACCIDENT	3
TRESPASSING COMPLAINT	3
ASSIST TO MOTORIST	2
DISTURBANCE	2
FOOT PATROL	2
CONDUCT INVESTIGATION	1
OTHER	1
SICK/INJURED PERSON	1
TRAFFIC RELATED	1
TRANSPORT OR ESCORT	1
UNKNOWN	1
UNWELCOME PERSON	1
UTILITY PROBLEM	1
VANDALISM	1
<b>Total</b>	<b>39</b>

**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).

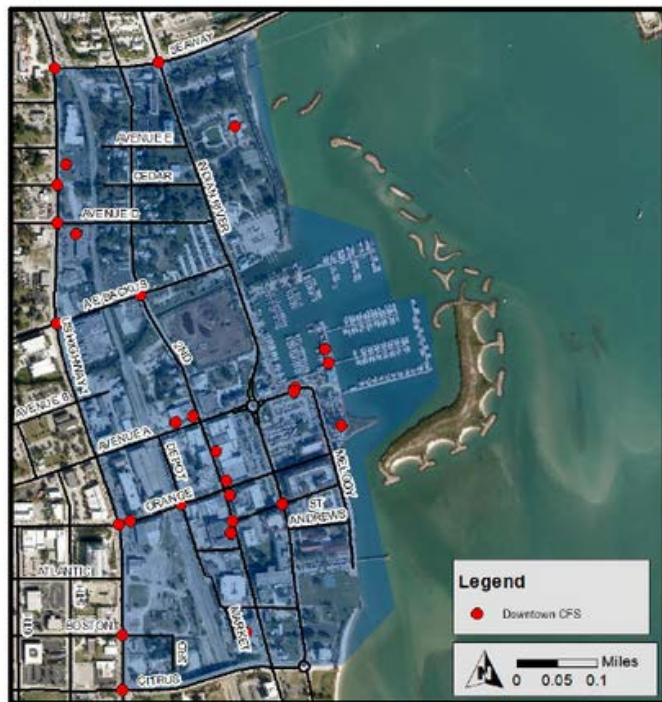
**HOURS OF PATROL**

**Fridays**  
6:30pm – 2:30am

**Saturdays**  
8:00am – 2:00pm  
3:00pm – 9:00pm  
9:00pm – 3:00am

**Sundays**  
8:00am – 12:00pm

Map 1 - Calls for service in Downtown area



# JETTY PARK

DETAIL

During the month of May 2024 (as of 05/20/24), there were a total of 9 FPRA details worked for the Jetty Park area. There were 12 calls for service during the detail times. The top three activities logged were patrols, conducting investigations, and traffic stops.

- During this time 0 case report was completed.

Table 1 - Calls for service in Jetty Park area

Nature	Calls
CLOSE PATROL	3
CONDUCT INVESTIGATION	2
TRAFFIC STOP	2
DISTURBANCE	1
FOOT PATROL	1
OTHER	1
PREMISE ALARM	1
UNWELCOME PERSON	1
<b>Total</b>	<b>12</b>

**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.

**HOURS OF PATROL**  
**Fridays**  
 7:00pm – 1:00am  
**Saturdays**  
 8:00pm – 2:00am  
**Sundays**  
 6:00pm – 12:00am

Map 1 - Calls for service in Jetty Park area



# School Resource Officers



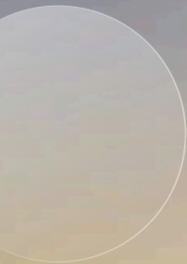
## SRO Mary Stephens Dan McCarty Middle School

Officer Stephens continues to mentor Dan McCarty students. She continues to create connections with the students through conversations, actions and relationship building. Officer Stephens continues to keep the students and staff safe by completing campus safety checks. Officer Stephens completed four threat assessments. In addition, while providing mentoring Officer Stephens took the time to teach the students how to sew by using a sewing machine. Dan McCarty Middle School participated in the monthly drills.

Training attended by SRO's during October related to SRO  
Officer Goz and Officer Stephens attended the Fort Pierce Police Department monthly training. Officer Goz also attended a web base training from NTAC (National Threat Assessment Center) Secret Service. Class Name:(Enhancing School Safety Using Behavioral Threat Assessment) on May 8, 2024. In addition, Officer Goz completed, Response to Active Shooter Events train the trainer course on May 15, 2024.

## SRO Jorge Goz C.A. Moore

Officer Goz continues his mentoring program with his fourth-grade student and 5th grade Safety Patrol. Officer Goz also continues providing students in need with food for the weekend through the partnership of Grace Pack, food bank and donations. In the month of May Officer Goz worked along the Community Engagement Unit to bring the Fort Pierce Police Department food truck out to Chester a Moore. The food truck was brought out on May 9, 2024, this coincided with teacher appreciation week and students state exams. Due to this the whole school from teachers to students received a meal (hot dogs, chips and a drink). Chester A Moore Elementary participated in the monthly drills during the month of May.



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