

DECEMBER 2024

PROGRAMS & ACTIVITIES SUMMARY REPORT

FORT PIERCE REDEVELOPMENT AGENCY



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WESTERN PENINSULA CHARRETTE



WESTERN PENINSULA CHARRETTE WORK-IN-PROGRESS PRESENTATION - OCTOBER 30, 2024

On Wednesday, October 30, 2024, the Treasure Coast Regional Planning Council (TCRPC) presented the work-in-progress presentation for the Western Peninsula Charrette and Master Plan. The presentation chronicled the charrette workshop held on Saturday, October 5, 2024 including the citizens' drawings and recommendations. That Saturday nearly 80 members of the public participated and provided numerous insights and suggestions that the team developed during the course of the charrette week. Key recommendations included:

The presentation included many renderings and designs that the Treasure Coast team of architects and planners developed during the charrette and continue to work on today. TCRPC anticipates submitting a draft project report in February 2025 that will describe the public outreach process and provide detail into all of the recommendations including the final findings of the Real Estate Market Study.

Public uses only (including an amphitheater, an event pavilion, a splash park, and additional parking) on the FPUA wastewater treatment plant property.

A continuous multi-purpose pathway connecting South Causeway Beach to Causeway Cove Marina underneath the causeway and along the perimeter of the FPUA site.

Master Plan Elements

Private development of 2-4 story mixed-use buildings that are well-connected to the FPUA parcel on the Causeway Cove Marina site

A six-to-eight story hotel on the east side of the Causeway Cove Marina property that would include an event center and publicly available parking.



OLD ST. ANASTASIA

The exterior restoration of Old St. Anastasia, a historic building built in 1914, has made significant progress since work began in June 2024. Innovative Masonry Restoration (IMR) has completed a substantial portion of the project, and the remaining work is now moving forward.

Roof Repairs: The roof repairs have been successfully completed. At both the front and back of the building, the roofers replaced the roof membrane and installed an adjustable drain guard at each roof drain. Additionally, they added new tapered insulation, which is crucial for improving the roof's drainage. All work was carried out in accordance with the requirements outlined in the permit, and inspections have been performed and approved.

The next steps for the project are as follows:

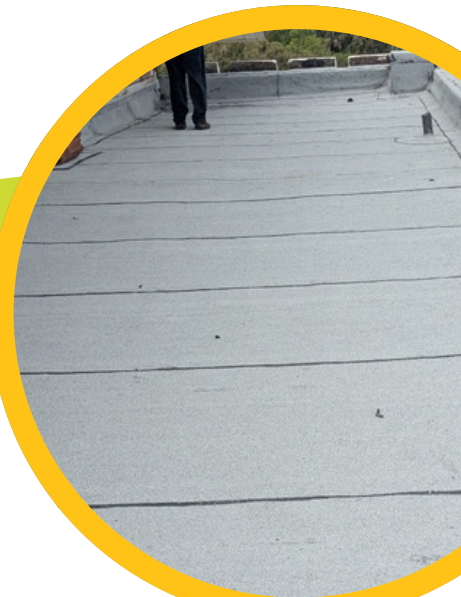
- **Windowpane Replacement:** The glazing company has completed the measurement process for all the windows that need to be replaced. Currently, they are awaiting the arrival of the glass. Once the materials are received, the installation is expected to take place sometime in December.

The project is on track, and once these final steps are completed. The exterior of Old St. Anastasia will be restored to its full historical beauty and integrity.



AFTER

BEFORE





OAKS AT MOORE'S CREEK

As part of the Oaks at Moore's Creek Phase II project, 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.

UPDATE AS OF NOVEMBER 26, 2024

Construction of the first housing unit (lot #6/317 Means Court) is approaching the final stages. The closing on the sale of this unit with the buyer is currently scheduled for Wednesday, December 18, 2024. The buyer's lender and the Developer's title company have been communicating and coordinating the details of this transaction. Late last month, the GC began vertical construction on the next two housing units: 314 & 319 Means Ct. and work is progressing efficiently. Once completed, the first three (3) housing units would be sold to individuals in the workforce housing category (An EMT, a Police Officer, and a Veteran). Additionally, the Purchase and Sale Agreement for 318 Means Ct. has been executed and the plans are going through the permitting process.





Enjoy more of Fort Pierce with Freebee!

FREEBEE

Staff has been actively working to inform local businesses about the Freebee service, distributing marketing materials that they can share with their clientele. This outreach is aimed at increasing awareness and encouraging more people to utilize the service. In addition, Fort Pierce Main Street will feature a spotlight on Freebee in the December issue, which will help further promote the service to residents and visitors during this holiday season. The Freebee app will also include advertisements for Downtown events on the Carousel, giving added visibility to local happenings and boosting engagement with the app.

WAIT TIME UPDATE:

The waiting time for Freebee rides has increased recently, with the number of rides with wait times over 30 minutes rising from 635 to 916. This increase has been noted, and in response, staff will be presenting options to add an additional vehicle to the fleet at the upcoming FPRA Board meeting on December 10th. This expansion aims to address the increased demand and improve service efficiency, reducing wait times for riders.

SERVICE INFORMATION:

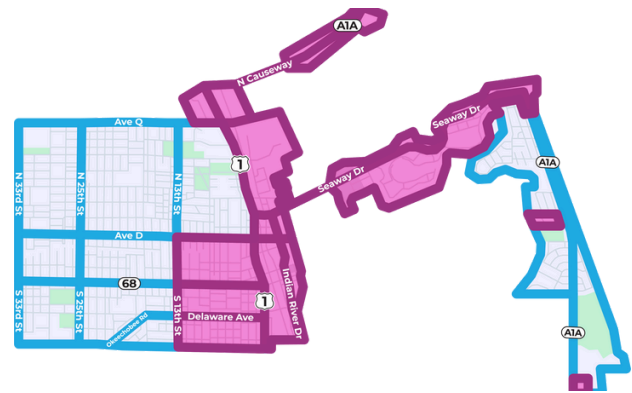
Coverage Areas: Inner Zone encompasses the commercial zone where Freebee rides can either start and/or end. Outer Zone refers to the area surrounding the inner zone where Freebee rides can travel through, rides must start or finish within the inner zone.

Accessibility Features: Freebee accommodates individuals with disabilities, ensuring comfortable and safe transportation. To request the ADA vehicle, call 855-918-3733 or request via the Freebee app.

Age Restriction: Freebee's services are exclusively available to individuals ages 18 and older.

SERVICE HOURS

- Mon-Wed: 8am-6pm
- Thursday: 8am-8pm
- Friday: 8am-10pm
- Saturday: 10am-10pm
- Sunday: 10am-8pm

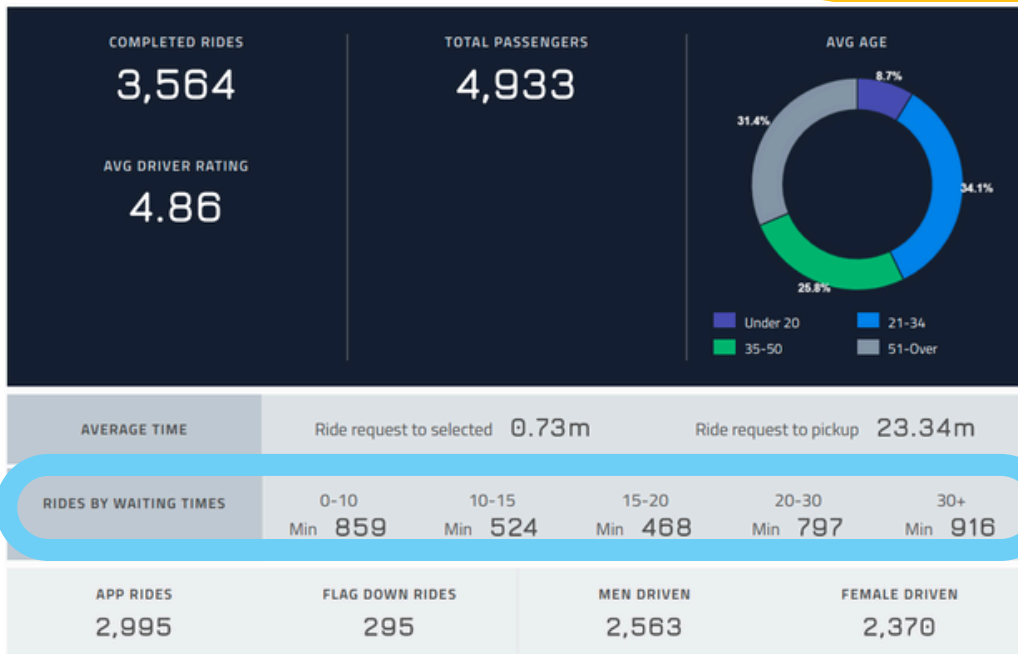


FREEBEE

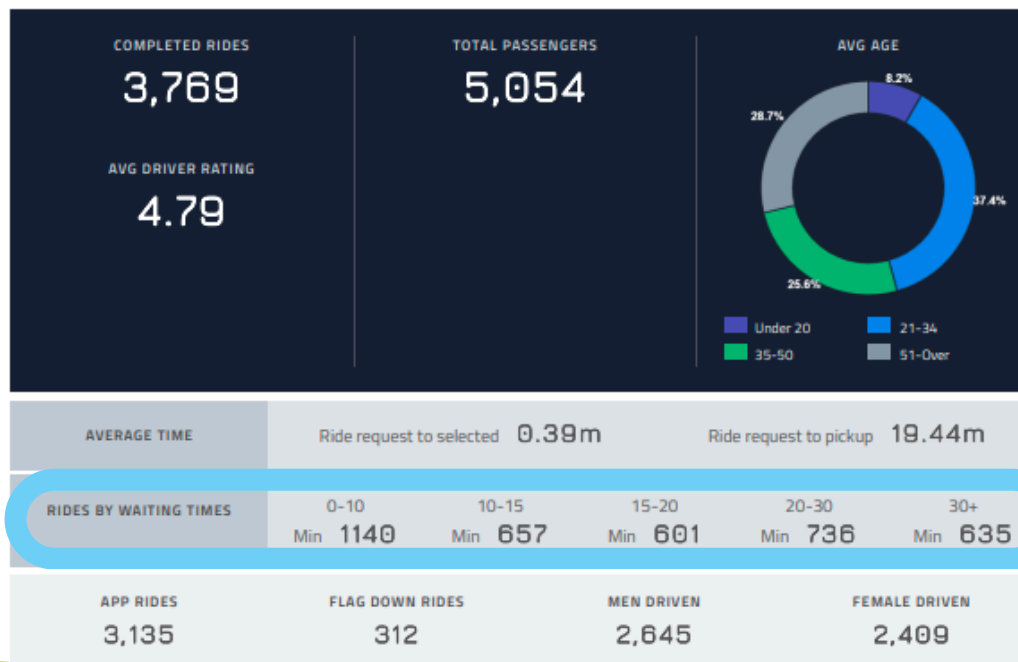
Enjoy more of Fort Pierce with Freebee!



NOVEMBER 2024



OCTOBER 2024



FREEBEE

Enjoy more of Fort Pierce with Freebee!



MAIN STREET FOCUS December 2024

DECEMBER, 2024

MAIN STREET FOCUS

5

Freebee Announces Launch of Free Ride Services 7 Days a Week

Freebee, the innovative on-demand transportation service, is pleased to announce the launch of its 7 days a week, free ride services within the coverage areas. Residents and visitors can now enjoy complimentary rides to key destinations simply by downloading the **Freebee** app and requesting their ride.

Freebee has revolutionized local transportation by providing eco-friendly, electric vehicles that shuttle passengers within designated areas marked on the app's map. These zones encompass popular areas, making it convenient for users to travel hassle-free to restaurants, entertainment venues, shopping districts, and more.

How to Access Freebee: Download the **Freebee** mobile app, available for both iOS and Android platforms.

Request a Ride: Tap the "Request a Ride" button on the home screen of the Freebee app.

Set Pick-Up Location: Drop your pin exactly where you would like to be picked up.

Select Your Destination: Select your destination or find the perfect spot with an awesome **Freebee** deal!

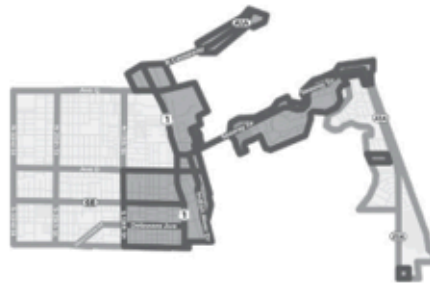
Confirm Your Ride Details: Confirm addresses and number of passengers. Confirm your ride.



Enjoy the Ride: Experience a free ride to your destination!

Coverage Areas: Inner Zone encompasses the commercial zone where **Freebee** rides can either start and/or end. Outer Zone refers to the area surrounding the inner zone where **Freebee** rides can travel through, rides must start or finish within the inner zone.

Accessibility Features: If you do not have a smartphone or would like to request additional accessibility accommodation, please call 855-918-3733. Age restriction: **Freebee's** services are exclusively available to individuals ages 18 and older. 🏠



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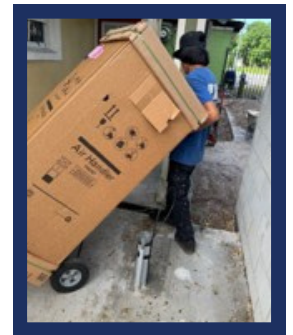
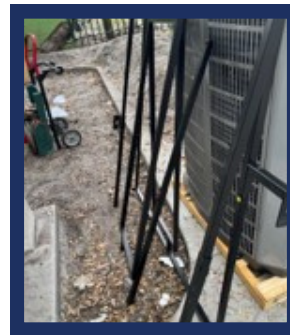
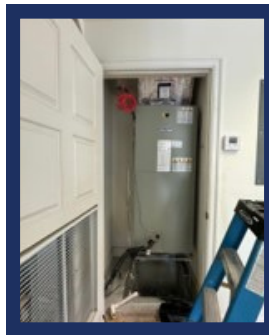


HIGHWAYMEN MUSEUM

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. The museum, honoring historic African American Highwaymen artists, will showcase works of art that originated in Fort Pierce.

The renovation of the Highwaymen Museum has achieved significant progress with several key milestones reached. The project has seen the successful pouring of concrete for essential structural components, the installation of new HVAC equipment, and the completion of foundational plumbing and electrical work. Notably, concrete was poured for the generator pad on the north side of the building, and the entry door framing has been finalized. The concrete for the stairs has also been poured, and the underground plumbing trench has been reinforced with concrete.

Additionally, a new condenser has been installed and secured with a protective cage, while a new AC handler has been placed upstairs on the second floor. Furthermore, the coordination for the installation of the fire and alarm wiring is progressing smoothly. Overall, the project is advancing well, with essential structural and safety elements being effectively implemented.



INCUBATE NEIGHBORHOOD CENTER

INC has invested considerable effort to transform this space into a vibrant hub of inspiration and motivation. The extensive renovations focus on both functionality and aesthetics, with thoughtful design choices that encourage creativity and collaboration.

Key improvements include:

- **Enhanced Workspaces:** Redesigned office areas with open layouts and cozy nooks, promoting teamwork and focused individual work.
- **Community Areas:** New lounges and meeting rooms designed to foster connection and brainstorming, all equipped with modern technology to support collaboration.
- **Inspiring Touches:** Motivational artwork and quotes throughout the building reflect INC's values and mission, creating an environment that inspires everyone who enters.

Renovations on the first floor of the Means Ct. building are nearly complete, with only minimal work remaining before inspections can be scheduled. INC expects the first floor to open in the next couple of months. Current pending tasks at the Incubate Neighborhood Center include:

- **ADA Restrooms:** Both ADA-compliant restrooms are almost finished, with the electrician awaiting light installation before scheduling an inspection
- **Doors and Hardware:** Doors and hardware have been installed.
- **Lease Agreement Amendment:** In light of these improvements, INC is planning to bring an amendment to the lease agreement before the FPRA board at the December 10th meeting. This amendment aims to clarify and define additional responsibilities between INC and the FPRA. This adjustment will ensure that both parties have a clear understanding of their roles and obligations moving forward, particularly in relation to the new improvements and ongoing maintenance.



**607
ORANGE AVE**



MURAL PROGRAM

At the November 12th FPRA meeting, both the artist and the property owner agreements were approved by the board, allowing the mural project to proceed at 607 Orange Ave. The mural will be created by the talented artist Sitki Dogan, who is set to begin work on November 29. Sitki is known for his vibrant and dynamic art, and this mural promises to be an exciting addition to the area, featuring vibrant colors, 3D effects, and creating an eye-catching and immersive visual experience for those passing by.

If you're interested in seeing the mural take shape, be sure to take a drive by 607 Orange Avenue while Sitki Dogan is painting. It's a great opportunity to witness the creative process in action.

This mural is expected to be a stunning piece of public art that will enhance the local landscape and contribute to the vibrancy of the area.



145
N. US HWY 1



TREASURE COAST
REALTY GROUP

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 District, 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.

\$51,179.20

Allocated to businesses
for sign upgrades

12

Businesses have been approved for
reimbursement

Applications Open • Apply today!

Great News! The Commercial Sign Program is still open and accepting applications, providing property owners with opportunities to participate in and benefit from this revitalization initiative. For eligibility requirements and to apply, please visit: [FPRA Grants | Fort Pierce, FL - Official Website \(cityoffortpierce.com\)](#).

145
N. US HWY 1



COMMERCIAL SIGN PROGRAM



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.

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

\$37,832.15
Disbursed to date

47
properties have been approved
for reimbursement

Applications Open - Apply today!

The application period will remain open until all allocated funds are depleted. For eligibility requirements and to apply, please visit: [FPRA Grants | Fort Pierce, FL - Official Website \(cityoffortpierce.com\)](https://www.cityoffortpierce.com/grants).

PARKING UPDATE



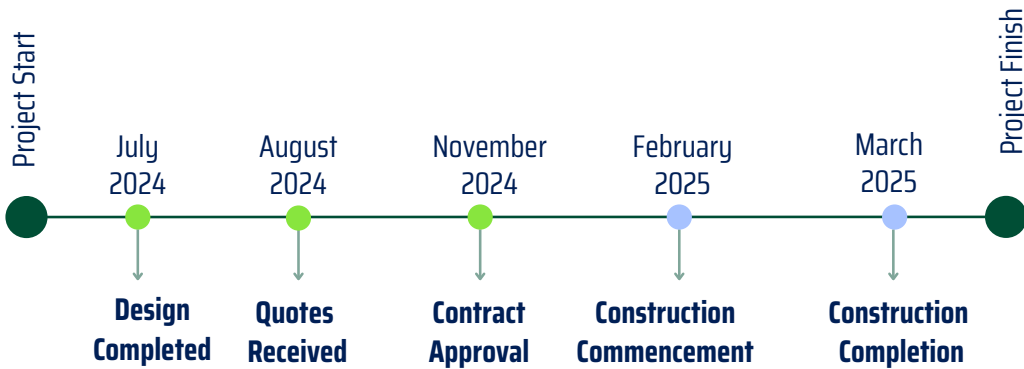
PARKING INFRASTRUCTURE

1200 Avenue D & Means Ct.



The construction contract has been approved and a pre-construction meeting has been scheduled for December 4, 2024.

JC Penney Parking Lot



The construction permit is under review for approval.

PROGRAM UPDATE



COMMERCIAL FACADE GRANT

The Commercial Façade Grant Program aims to support the revitalization of commercial corridors within the FPRA District by encouraging private investment in improvements that enhance building and property appearance, and eliminate blight and non-conforming design standards. This initiative is intended to stimulate redevelopment in the FPRA District, enhancing visual aesthetics and leading to increased property values, tenant occupancy, economic development, and job creation. This grant program offers financial assistance in the form of a reimbursable grant, matching 50% of costs up to \$25,000. To qualify, properties must be located within the FPRA District and be commercially zoned.

Applications Open • Apply today!

Great news! The Commercial Façade Program is still accepting applications, providing property owners with opportunities to participate in and benefit from this revitalization initiative: [FPRA Grants | Fort Pierce, FL - Official Website \(cityoffortpierce.com\)](#).



DOWNTOWN MASTER PLAN

On September 16, 2024, the City Commission approved the continuing services contracts needed to advance the projects in the Downtown Master Plan. As outlined in the FY25 FPRA Project-Based Budget, the FPRA expects to move forward with design of the following DMP projects in the upcoming fiscal year: Festival Street on 2nd Street, Avenue A/US 1 intersection, Marina Park, and Veteran's Memorial Park. Additional community engagement is expected to further develop these concepts.

WATERWAYS PROJECTS

The Fort Pierce Redevelopment Agency (FPRA) and St. Lucie County have recently signed an Interlocal Agreement to advance inlet and waterway projects within the redevelopment area. This collaboration will bring mutual benefits to both parties, yielding significant economic advantages. The projects are designed to support tourism, promote recreational and commercial fishing, enhance local ecosystems, and protect vital shorelines for both residents and visitors. Potential initiatives include beach and dune restoration, the development of the Harbour Pointe Regional Boat Ramp, and various regional stormwater improvements. For each project, the parties will enter into separate agreements that outline specific project details, including scope, funding, and responsibilities.



**BID PROCESS
COMING
SOON!**

SURPLUS PROPERTY

The FPRA has identified five properties for disposition as part of our ongoing commitment to revitalizing our neighborhoods and promoting community development. Appraisals have been completed and the appraised values are listed below. Prior to soliciting competitive bids for these properties, we are taking the time to conduct a comprehensive review of our purchasing procedures to ensure a more streamlined and effective surplus property bid process in the near future.

1

2403-711-0001-000-3
Dundas Ct - Appraised Value \$22,000

2

2404-710-0017-000-8
N. 22nd Street - Appraised Value \$22,000

3

2404-808-0021-000-9
1306 N. 16th Street - Appraised Value \$22,000

4

2404-812-0009-000-2
2 Avenue I - Appraised Value \$20,000

5

2404-506-0038-000-9
427 N. 16th Street - Appraised Value \$22,000



AVENUE D MODEL BLOCK PROJECT

Through a collaborative effort, St. Lucie County Government, the City of Fort Pierce, and the Fort Pierce Redevelopment Agency (FPRA) are partnering to bring a mixed-use development, including affordable housing, to the Lincoln Park District. The proposed development site primarily consists of county-owned parcels located at the intersection of Avenue D and 7th Street.

In April 2023, the County, City, and FPRA signed an interlocal agreement and issued a Request for Information (RFI) through the County's Procurement Department to gather input from the real estate development community. The goal was to assess interest and inform the creation of a subsequent Request for Proposal (RFP).

The RFP aims to identify qualified and experienced developers to create a "Model Block" within the Lincoln Park neighborhood. The project may include a range of services such as affordable housing, retail and commercial spaces, office opportunities, a community resource and family success center, and on-site parking. The community resource center is envisioned to house St. Lucie County Community Services offices (including Housing, Human Services, and Veteran Services), as well as Women, Infants, and Children (WIC) services and the Florida Community Health Center (OB-GYN/Pediatrics).

UPDATE:

Presentations to the evaluation committee will be held in the Commission Chambers located on the 3rd floor of the Roger Poitras Annex Administration Building on Tuesday, December 3, 2024 at 9:00 a.m.

St. Lucie County received two proposals and has scheduled presentations for the evaluation committee in December 2024.



COMMUNITY POLICING

During the month of October 2024, there were a total of 16 FPRA details worked for the North 25th area from Avenue O to Avenue M. There were 49 calls for service during the detail times. Disturbances accounted for more than half of the total calls the area.

During this time 4 case reports were completed.

- Burglary in Process
- Fight
- 2 Disturbances

PATROL AREA

Detail Officers assigned to patrol North 25th Street from Avenue O to Avenue M are responsible for ensuring the safety and security of residents and businesses and primarily to address and mitigate the disturbances caused by excessive noise in the area.

HOURS OF PATROL

Wednesdays

11:00PM – 2:00AM

Fridays

9:00PM – 2:00AM

Saturdays

10:00PM – 2:00AM

Sundays

6:00PM – 11:00PM

Table - Calls for service in North 25th Street area

Nature	Calls
DISTURBANCE	22
CLOSE PATROL	9
TRAFFIC STOP	7
FOOT PATROL	3
ASSAULT	1
BURGLARY	1
INVESTIGATION	1
FIGHT	1
PHONE MESSAGE	1
PREMISE ALARM	1
SUSPICIOUS PERSON	1
SUSPICIOUS VEHICLE	1
Total	49

Map - Calls for service in North 25th Street area



*Note the updates provided in this section are one month behind to allow ample time for data collection and reporting.



COMMUNITY POLICING

During the month of October 2024, there were a total of 20 FPRA details working for the Downtown area. There were 102 calls for service during the detail times. The top activities logged were patrols, traffic stops, and responding to suspicious persons.

During this time 7 case reports were completed.

- Assault
- Burglary
- Larceny
- 2 Traffic Violations
- 2 Vehicle Accidents

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 - Calls for service in Downtown area

Nature	Calls
CLOSE PATROL	29
VEHICLE OR TRAFFIC STOP	18
FOOT PATROL	12
DISTURBANCE	6
SUSPICIOUS PERSON	6
DRUNK OR IMPAIRED DRIVER	3
PREMISE ALARM	3
RECKLESS DRIVER	3
TRAFFIC RELATED	3
TRESPASSING COMPLAINT	3
FLAGDOWN	2
SUSPICIOUS INCIDENT	2
TRAFFIC ACCIDENT	2
ANIMAL RELATED	1
ASSAULT	1
BURGLARY	1
CONDUCT INVESTIGATION	1
FIGHT	1
JUVENILE TROUBLE	1
LARCENY	1
SICK/INJURED PERSON	1
SUSPICIOUS VEHICLE	1
UNKNOWN	1
Total	102

Map - Calls for service in Downtown area



*Note the updates provided in this section are one month behind to allow ample time for data collection and reporting.



COMMUNITY POLICING

During the month of October 2024, there were a total of 12 FPRA details working for the Jetty Park area. There were 11 calls for service during the detail times.

During this time 2 case reports were completed.

- Fight
- Recovered Property

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

Table - Calls for service in Jetty Park area

Nature	Calls
CLOSE PATROL	6
SUSPICIOUS VEHICLE	2
DISTURBANCE	1
FIGHT	1
RECOVERED PROPERTY	1
Total	11

Map - Calls for service in Jetty Park area



*Note the updates provided in this section are one month behind to allow ample time for data collection and reporting.



SCHOOL RESOURCE OFFICERS

SRO Markeis Washington Dan McCarty Middle School

SRO M. Washington is building relationships with students at Dan McCarty Middle School as the new SRO. In the month of September SRO M. Washington participated in the student's vs staff dodgeball game and basketball game. SRO M. Washington conducted a fire drill as required by Department of Education for the month of September. She also completed three threat assessments in the month of September.

In the month of October SRO M. Washington attended the school dance and the trunk or treat event hosted at Dan McCarty Middle School. In the month of October, she also completed one threat assessment. SRO M. Washington also assisted and conducted a bomb threat drill at Dan McCarty Middle School

Training attended by SRO's during July

SRO Markeis Washington and SRO Jorge Goz attended Department training. SRO Jorge Goz also attended school threat assessment webinar training hosted by Secret Service. SRO Goz also attended class room training on Critical Incident Stress Management.

Due to Hurricanes Helene and Milton SRO Markeis Washington and SRO Jorge Goz also worked and assisted road patrol for the dates in September and October that Saint Lucie County closed their schools do to the weather conditions.

When SRO Markeis Washington and SRO Jorge Goz were not at the school they were both assisting Road Patrol/ Community Engagement Unit and the Training Department as both SROs are Agency CPR Instructors.

SRO Jorge Goz C.A. Moore

SRO J. Goz continues to be a positive role model at C.A Moore as the School Resource Officer. In the month of September SRO J Goz completed one threat assessment and investigated a suspicious incident. SRO J Goz conducted a Fire Drill at C.A Moore for the moth of September.

In the month of October SRO J Goz continues to assist the school by being part of the attendance committee at C.A Moore. As a committee member he assisted in creating an initiative for students to attend school. He created and participated in a pie in the face event for students that did not miss school for the quarter. This resulted in attendance improvement by 2.9% from the previous school year 2023. In addition, SRO J. Goz has partner with the Grace Pack organization and is helping provide food for 21 students that are listed as homeless at the school. SRO J. Goz also conducted a bomb threat drill at C.A Moore for the moth of October.

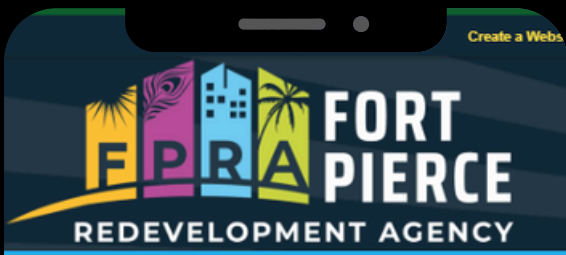
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SCHOOL RESOURCE OFFICERS



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Fort Pierce Redevelopment Agency
Fort Pierce Redevelopment Agency

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