

FPRA RESOLUTION NO. 25-03

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, **FORMALLY ESTABLISHING THE COMMERCIAL SIGN GRANT PROGRAM AND CORRESPONDING GUIDELINES THERETO**, PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida legislature has enacted the Community Redevelopment Act of 1969 (Chapter 163, Part III, Florida Statutes), in order to provide certain redevelopment powers to eligible municipalities; and

WHEREAS, the City Commission of the City of Fort Pierce, Florida conducted a finding of necessity in accordance with Chapter 163, Florida Statutes, to establish the Fort Pierce Redevelopment Agency ("FPRA") in 1982 and formally adopted the findings of necessity through City Resolution 82-25; and

WHEREAS, the FPRA was established by Ordinance No. H-239 in 1982 to rehabilitate, conserve, and redevelop slums and blighted areas of the City; and

WHEREAS, on August 17, 2020, the Fort Pierce Redevelopment Plan (the "Plan") was adopted by the City of Fort Pierce by Ordinance No. 20-019; and

WHEREAS, the Plan identifies catalytic public investments, public improvements, and strategies to address the conditions of slum and blight; and

WHEREAS, the FPRA has a mission to promote and implement community redevelopment activities within the FPRA District; and

WHEREAS, the FPRA seeks to enhance the beauty and vibrancy of the community through financial assistance programs designed to foster property improvements by both residents and businesses throughout the FPRA District; and

WHEREAS, the FPRA Board seeks to revitalize the commercial corridors within the FPRA District by encouraging private investment in improvements that enhance building and property appearance; and

WHEREAS, as part of its mission to alleviate slum and blight and, in order to encourage redevelopment of the FPRA District by enhancing its visual aesthetics, the FPRA established the Commercial Sign Grant Program; and

WHEREAS, the Commercial Sign Grant Program currently offers financial assistance to commercial property and business owners looking to replace old and outdated signs with modern, visually appealing ones; and

WHEREAS, the Commercial Sign Grant Program Guidelines (Guidelines) attached at Exhibit "A" describe the program, application process, set forth eligibility criteria, and provide for program outreach and public awareness; and

WHEREAS, the FPRA Board has reviewed the Program Guidelines and desires to formally establish the Commercial Sign Grant Program as set forth in the Guidelines.

NOW, THEREFORE, BE IT RESOLVED by the Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida as follows:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated in this Resolution.

SECTION 2. The FPRA approves and authorizes the formal establishment of the Commercial Sign Grant Program with the Guidelines attached hereto at Exhibit "A".

SECTION 3. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

SECTION 4. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 5. This Resolution shall be effective immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this ____ day of _____, 2025.

LINDA HUDSON, Chair
Fort Pierce Redevelopment Agency

ATTEST

LINDA W. COX
Agency Secretary

**APPROVED AS TO FORM
AND CORRECTNESS:**

SARA HEDGES
Agency Attorney

EXHIBIT "A"
FPRA COMMERCIAL SIGN GRANT PROGRAM GUIDELINES

A. OVERVIEW

The success of small businesses is crucial to enriching the prosperity and vibrancy of the Fort Pierce Redevelopment Agency (FPRA) District. As part of its commitment to increasing local business awareness, economic productivity, and the overall visual appeal of the FPRA District, the agency has established the Commercial Sign Grant Program. This program encourages existing business owners to replace old and outdated signs with modern, visually appealing ones. The initiative aims to enhance the community's aesthetic appeal for residents and visitors while boosting brand visibility for small businesses, ultimately improving opportunities for new customer acquisition and repeat business.

This program will complement other revitalization efforts to ensure the maximum leverage of resources and support local businesses.

Recipients of Commercial Sign Grants can receive up to \$5,000 in the form of a reimbursable grant for eligible expenses associated with removal of old signage, the design, production, and installation of new signage, or substantial renovation of existing signage including the installation of modern sign lighting. Grant funds are disbursed after all improvements have been completed in accordance with a Grant Agreement entered into between the FPRA Board and the Recipient.

B. ELIGIBILITY

1. The property must be located within the FPRA District boundaries (see Boundary Map at section G).
2. There must be a Commercial Building on the property. This means that a business that is frequented by the public is located in a portion of the building and that portion of the building is not a private residence.
3. The Applicant must own the property or, if the Applicant is a tenant, the Applicant must submit its signed lease, and the owner of the property must support the project and execute a Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the Application.
4. The Applicant must have funds sufficient to fully fund the project (proof of funds is required). The Applicant is responsible for paying for any permits required to do the project. No grant funds can be used to pay any permitting fees.
5. The following properties are not eligible:
 - a. Residential properties
 - b. Home based businesses and online businesses
 - c. Governmental facilities
 - d. New construction developments
 - e. Properties that have been awarded an FPRA Commercial Sign Grant within the last five years
 - f. Properties with outstanding monetary obligations owed to the City, for example, past due taxes or code enforcement fines or liens

C. APPLICATION PROCESS

The application period will remain open until all of the allocated funds are depleted. Submitted applications will be evaluated every 30 days. Funds will be distributed on a first come, first served basis. There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria.

1. The Applicant must complete the online Application and submit all required documents including:
 - a. Color rendering or sketch of the proposed design, including specifications as to size and width.
 - b. Email or letter verification from the Fort Pierce Planning Department confirming that the proposed signage is in compliance with City Ordinances and Planning Regulations. Planning Department phone number is (772) 467-3737.
*** NOTE: Properties located in a Historic District may also need separate approval from the Historic Preservation Board.**
 - c. Two (2) written estimates from two different licensed contractors. Estimates should be on company letterhead, dated, and include a detailed breakdown of the scope of work, including the line items specifying permit fees.
 - d. One (1) photo of the existing condition of the exterior of the building that clearly depicts the proposed location of the signage and the existing condition of the building exterior(s).
 - e. One (1) photo of the condition of the existing sign (if applicable).
 - f. Description of project improvements including material list, color selections and note how and where the sign will be installed on the building or the property.
 - g. City of Fort Pierce Certificate of Use.
 - h. Copy of Deed showing ownership of the property by the Applicant OR if the Applicant is a tenant, copy of signed lease and Property Owner Affidavit granting the Applicant permission to implement the improvements listed on the application.
2. Within 10 business days of receipt of the completed Application, a staff member will contact the Applicant to determine eligibility.
3. Every 30 days, staff will forward eligible Applications to the Community Redevelopment Agency Advisory Committee (CRAAC). The CRAAC will review the Applications and make recommendations to the FPRA Board.
4. The FPRA Board will make the final determination and, if funding is approved, the FPRA Board may authorize the execution of a Grant Agreement.
5. Written notification will be sent to all Applicants advising them of approval or denial of funding.
6. Staff will prepare the Grant Agreement to be executed by the Recipient and the FPRA Board following a vote to approve the Grant Agreement.

D. ELIGIBLE SIGNS

1. Awnings
2. Freestanding ground signs
3. Monument signs
4. Projecting signs
5. Under canopy signs
6. Wall signs
7. Painted signs.

E. INELIGIBLE SIGNS AND EXPENSES

All signs must be consistent with applicable design guidelines and policies as outlined by the FPRA Plan and the City of Fort Pierce Planning Codes. All work must be done in compliance with applicable City of Fort Pierce Codes and Planning Regulations. All professional work must be performed by a licensed contractor in good standing with the City of Fort Pierce.

The following signs are ineligible for the Commercial Sign Grant Program:

1. Signs for new construction developments.
2. Signs for residential properties, home based businesses or online businesses.
3. Temporary signs.
4. Laminated vinyl signs for windows or doors.
5. Decals/Stickers for windows or doors.
6. A-Frame, sidewalk, or sandwich board signs

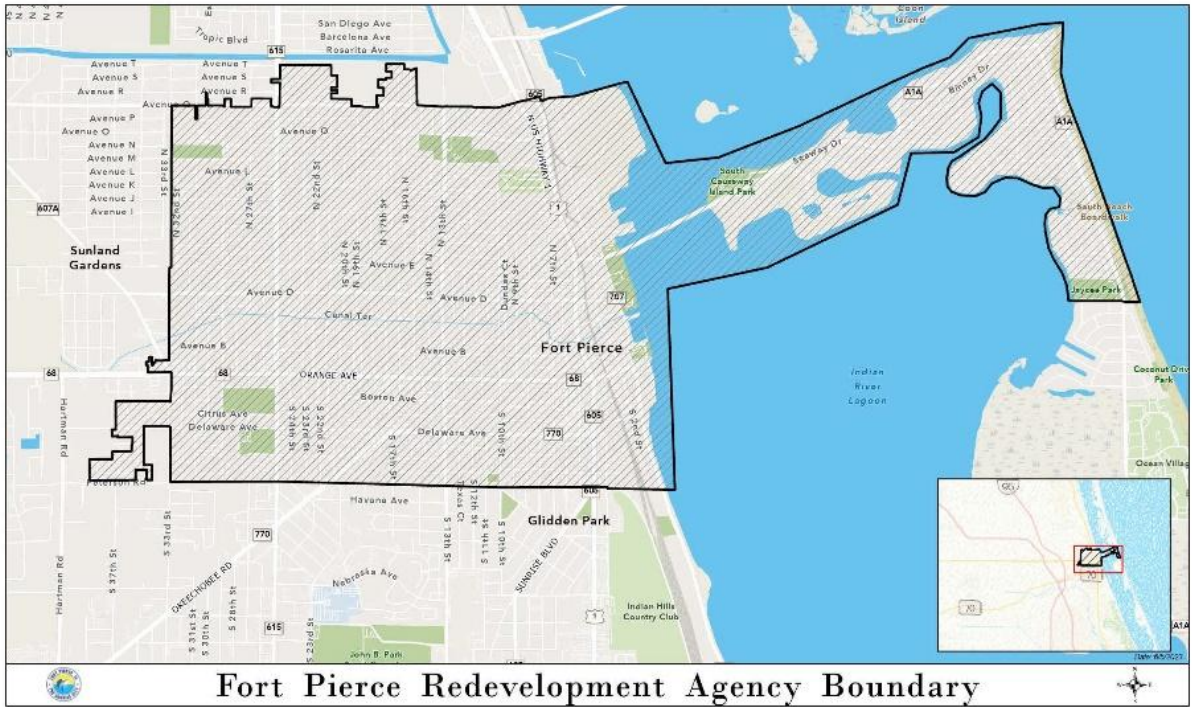
The following expenses are ineligible for reimbursement under the Program:

- a. Permit fees and taxes.
- b. Refinancing existing debt.
- c. Sweat equity payments (i.e., reimbursement of Applicant's own labor).
- d. Expenses incurred prior to execution of the Grant Agreement.

F. PROGRAM OUTREACH AND PUBLIC AWARENESS

1. The FPRA will actively promote the Commercial Sign Grant Program through a variety of channels, which may include but is not limited to:
 - Posting on the City of Fort Pierce and FPRA websites.
 - Social media campaigns to reach local business owners.
 - Distribution of informational flyers and brochures in key business districts.
 - Partnering with local business organizations and community groups to disseminate information.
 - Partnership with Fort Pierce Utilities Authority with bill inserts
2. Ongoing communication will be maintained to keep business and commercial property owners informed about upcoming deadlines, available resources, and any updates to the program.
3. The FPRA will ensure that program details are available in accessible formats for a diverse range of applicants, including language translations where necessary.

G. BOUNDARY MAP



Fort Pierce Redevelopment Agency Boundary