

MARCH 2025  
FPRA PROGRAMS & ACTIVITIES SUMMARY REPORT





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# PARKING INFRASTRUCTURE

## JCPENNEY PARKING LOT

The contractor has finished paving, striping, and curbing the parking lot, and FPUA has relocated the light poles to fit the new layout. The parking lot reopened on February 28. In the coming weeks, the contractor will proceed with the final touches, including the installation of the dumpster enclosure and brick pavers. The parking lot will have a total of 87 parking spaces, including 6 ADA spaces.



## 1200 Avenue D & Means Ct.

A contract has been approved and executed on the parking lot project at 1200 Ave D & Means Ct. in Lincoln Park. As of January 28, the contractor has submitted permit applications with the Building Department, marking a crucial step forward.

# MARINA PARK



## The Future of Marina Square

As part of Phase 1 of the Downtown Master Plan, Marina Square stands as a pivotal focus area slated for transformative enhancements within Fort Pierce. The conceptual design will prioritize several key elements, including innovative parking solutions, potential programming opportunities, enhancements to waterfront access, and the expansion of green spaces. These improvements are geared towards creating a dynamic public space that caters to people of all ages and abilities, promoting inclusivity and community engagement. Marina Square's transformation into Marina Park will not only enhance the aesthetic appeal of our downtown area but also serve as a vibrant hub for recreational activities, cultural events, and social gatherings. This initiative reflects our commitment to fostering a thriving community that embraces both its natural beauty and its residents.

**At the February FPRA meeting, the Specific Authorization to design the downtown Marina Square with Inspire Placemaking Collective was approved. A kick-off meeting is scheduled for March 5th, where Inspire, FPRA staff, City Department Heads, and Managers will gather to provide input and share information in one collaborative session.**

## Delaware Ave. and 33rd

### Intersection Improvements

We are pleased to announce upcoming enhancements coming to the intersection of Delaware Avenue and 33rd Street. In response to community feedback and ongoing efforts to enhance traffic flow and safety, the improvements will provide a smoother, more efficient experience for both drivers and pedestrians.

Design is currently at 30% which includes the design of preliminary roadway cross sections, paving, grading and drainage plans, and signage and pavement marking plans to remove the existing bump in Delaware Avenue. The project will also include new sidewalk, ramps, crosswalks and pedestrian signals at the intersection meeting current County, City of Fort Pierce and FDOT design standards.

# OLD ST. ANASTASIA MASTER PLAN

As outlined in the 2020 FPRA Plan, the Fort Pierce Redevelopment Agency is committed to enhancing and developing the Peacock Arts District. With the exterior restoration of the building now complete, staff is currently reviewing a proposal from a consultant under the continuing services contract to develop a master plan for the Old St. Anastasia site. This comprehensive plan will include community engagement, a feasibility study, historic preservation efforts, and concept development for the three parcels. This marks an exciting milestone in a long-awaited journey, and we look forward to the promising future ahead.



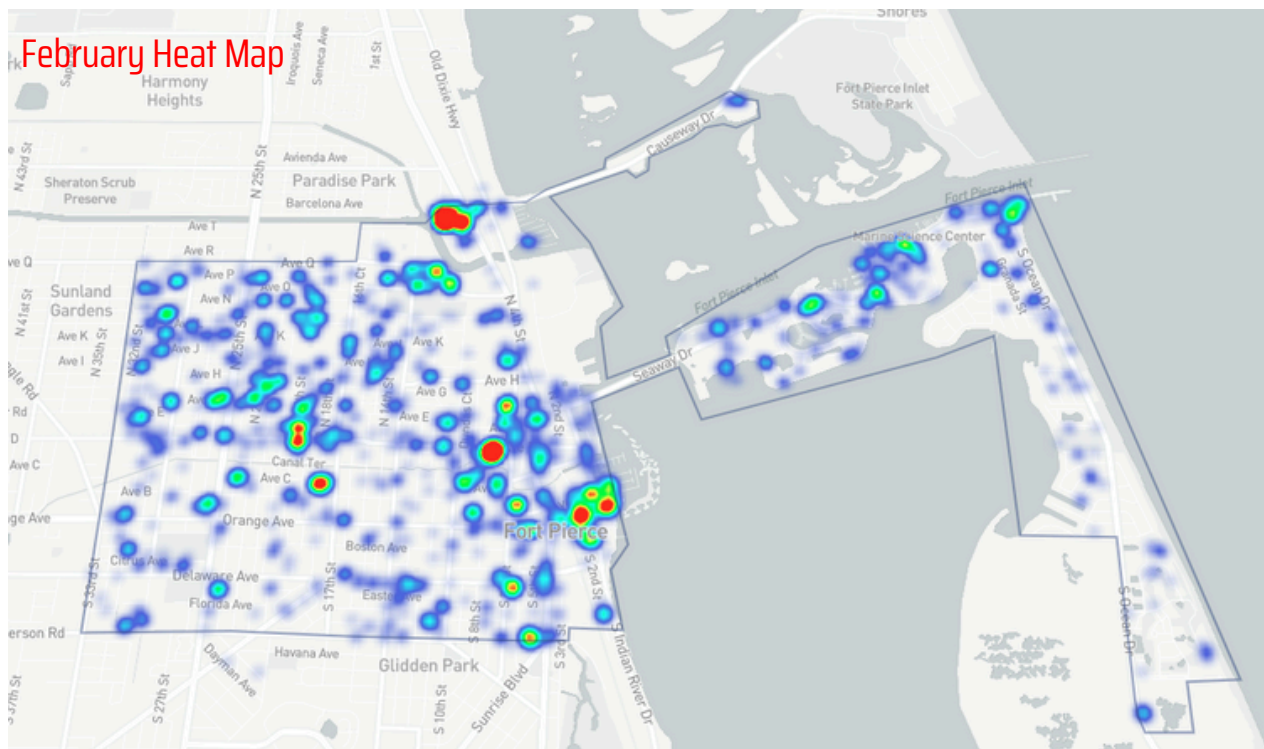




# FREEBEE

At the December FPRA meeting, the Board approved the addition of a new vehicle to the Freebee fleet for the remainder of the fiscal year, which ends on September 30, 2025. This expansion is designed to meet growing demand and enhance service efficiency, ultimately reducing wait times for riders.

Ridership decreased in February, along with a reduction in rides based on waiting time. The heat map highlights the busiest drop-off locations, marked in red.



## 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

**855.918.3733**

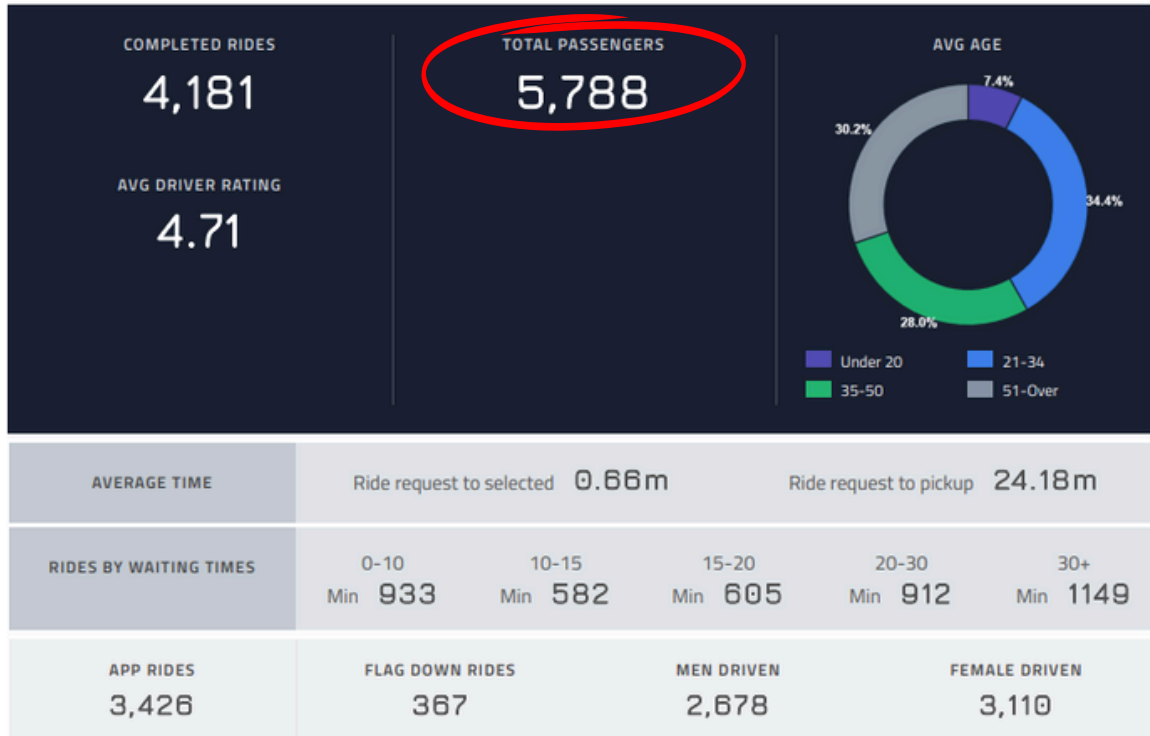
Contact Us



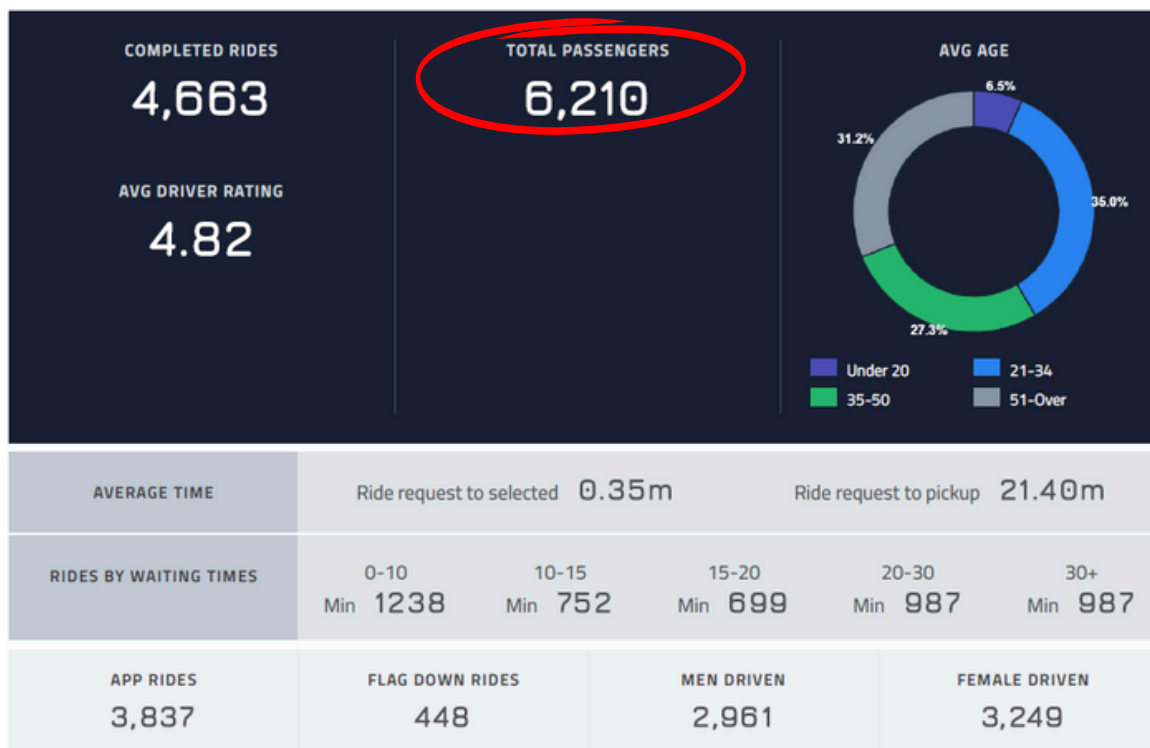
# FREEBEE

## Ridership Reports

FEBRUARY 2025



JANUARY 2025



# OAKS AT MOORE'S CREEK

## Construction Update

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.

As of February 27, 2025, construction of housing unit located at 314 Means Court is progressing on-schedule. The projected completion is March 8, 2025 with a preliminary closing date of March 14, 2025. The construction of 319 Means Court has incurred a delay due to required plan revisions involving the stair risers and fans for the dryer. The architect and general contractors are diligently working on resolving the outstanding issues to be able to resume construction. The Development team has also submitted the plans and related documents for 318 Means Court for Building Permit review and approval.



# 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.



## RENOVATION OF GALLERIES

The renovation of the Highwaymen Museum is making significant headway towards the completion of the project. The kitchen now features newly installed cabinets, fixtures, and completed electrical and flooring work. The men's and women's bathrooms on the first floor are also nearing completion with flooring, toilets, urinals, ADA sinks, second sinks, and lighting fixtures all installed. The first-floor gallery has seen extensive updates, including the installation of floors, electrical fixtures, fire alarms (85% complete), painting rails, and door frames. The second floor shows similar progress, with the women's bathroom freshly painted and additional fixtures scheduled for the upcoming days. The second-floor gallery mirrors the first in its updates, with almost all installations complete. Key pending tasks include window installations, drywall repairs, interior painting, and the final touches in both the kitchen and the bathrooms. Additionally, exterior work is scheduled during the first week of March with awnings and railings to be installed, painting to be completed, and the first draft of the site plan expected within 7-10 days. All final inspections are expected to be completed by March 8, 2025.

# INCUBATE NEIGHBORHOOD CENTER LEASE AGREEMENT UPDATE

At the December 10th meeting, the FPRA Board approved moving forward with amending the Lease agreement with Incubate Neighborhood Center (INC). This amendment is intended to clarify and define additional responsibilities between INC and the FPRA, ensuring both parties have a clear understanding of their roles and obligations.

**With assistance from the City Attorney's office, staff is currently reviewing the funding agreement to determine the best approach for proceeding with repairs and improvements to the Means Court Building.**



# AVENUE D MODEL PROJECT



In April 2023, the City of Fort Pierce, Fort Pierce Redevelopment Agency (FPRA), and St. Lucie County entered into an interlocal agreement to collaboratively develop the Avenue D Model Block. This agreement defines the responsibilities and processes involved in the redevelopment of the property located at Avenue D and 7th Street, which includes parcels owned by the City of Fort Pierce, FPRA, and St. Lucie County. The project's vision is detailed in the 2020 FPRA Redevelopment Plan, which identifies this site as a model block, proposing a mixed-use redevelopment that includes apartment housing and commercial spaces.

St. Lucie County led the solicitation process, beginning with a Request for Letters of Interest, which was followed by a formal Request for Proposals. Two firms submitted proposals: Pinnacle Communities and HORUS Academy. An evaluation committee, comprised of staff members from both City of Fort Pierce and St. Lucie County, conducted a review of the proposals including presentations.

**The Request for Proposal (RFP) was approved by the City Commission on February 3, 2025, and by the FPRA Board on February 11, 2025. It is now scheduled for approval by the Board of County Commissioners at their meeting on March 4, 2025.**

Pinnacle Communities has extensive experience in affordable housing. Their proposal outlines a total of 157 residential units to be developed in two phases, offering 85 units of affordable rental housing for families and 72 units of affordable rental housing for seniors. Additionally, the proposal includes four live-work units facing 7th Street.

# LINCOLN PARK MASTER PLAN

We are excited to announce the initiation of the Lincoln Park Master Plan project, a key component of our ongoing efforts to revitalize one of Fort Pierce’s most historic neighborhoods. With roots dating back to the 1920s and 30s, Lincoln Park has historically been a vibrant commercial hub, featuring family-owned businesses, churches and community gathering spaces.

As part of the FPRA’s commitment to enhancing the district’s vibrancy, we aim to create a comprehensive vision that fosters economic growth and cultural enrichment. We will engage with community members throughout the planning process to gather insights and perspectives and look forward to fostering community input and collaboration.

The next step is to work with a consultant to develop a detailed scope of work for the master plan. This plan will not only outline our vision for Lincoln Park but also provide a strategic implementation framework to align stakeholders and direct future initiatives.



## PROJECT GOALS & OBJECTIVES

- ✓ The primary goal is to develop a vibrant urban atmosphere with diverse businesses in retail, food, and entertainment sectors and residential housing while preserving the historic charm and structures of the Lincoln Park district.
- ✓ Revitalize the Avenue D corridor
- ✓ Enhance/beautify the district including vacant lots and storefronts



**STAY TUNED FOR UPDATES!**

## **COMMERCIAL FACADE GRANT PROGRAM**

This program aims to revitalize commercial corridors within the FPRA district by encouraging private investments that enhance the appearance of buildings and properties. The grant supports projects that address blight, improve non-conforming design standards, and elevate the overall aesthetic appeal of our community.

Participating in the program empowers property owners and businesses to make impactful improvements, resulting in increased property values, higher tenant occupancy rates, and strengthened economic development across the district.

Stay tuned for updates and prepare to take advantage of this opportunity to transform your property and contribute to the vibrant growth of Fort Pierce!

The Fort Pierce Redevelopment Agency (FPRA) is pleased to announce that the Commercial Facade Program will be reopening for applications soon!

# COMMERCIAL SIGN PROGRAM

## 1527 Avenue D - Jackson Hewitt



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 Fort Pierce Redevelopment Agency shall support small businesses, start-up businesses and support entrepreneurial activity within the Redevelopment Area. As of today, the Commercial Sign Program continues to accept applications for participation, demonstrating ongoing interest and engagement from property owners within the FPRA District. Since its inception, the program has approved a total of 15 applications for reimbursement, amounting to \$59,944.30 in financial assistance allocated to businesses for sign upgrades and replacements.

**\$59,944.30**  
**DISBURSED TO DATE**

**15**  
**APPLICANTS**

The Fort Pierce Redevelopment Agency (FPRA) is pleased to announce that the Commercial Sign Program will be reopening for applications soon!

# PAINT PROGRAM



**\$37,832.15**

Disbursed to date

**47**

Properties that have been approved  
for reimbursement

The FPRA Paint Program was created to inspire both commercial and residential property owners to enhance the exteriors of their buildings. This initiative aims to brighten and revitalize properties within the FPRA District, contributing to a more vibrant and inviting community.

Through the program, property owners have been able to transform their spaces, fostering a sense of renewal across the district. By encouraging revitalization, the program helps create more appealing neighborhoods that attract visitors, residents, and potential homebuyers.

To date, the FPRA Paint Program has approved reimbursements for 47 properties, distributing a total of \$37,832.15. With \$12,167.85 still available in the program's budget, there's plenty of opportunity for property owners to enhance their exteriors and contribute to the district's transformation.

Of the approved properties, 22 are commercial establishments, showcasing the program's role in boosting the appeal of local businesses. Meanwhile, 25 residential properties have benefited, highlighting their success in encouraging homeowner pride and investment.

The Fort Pierce Redevelopment Agency (FPRA) is pleased to announce that the Paint Program will be reopening for applications soon!

# WAYFINDING COMPREHENSIVE SIGN PROGRAM

At the February 11, FPRA meeting, staff will seek board approval to proceed with a first amendment to the service agreement with Don Bell Signs. This amendment is necessary due to required design changes and permitting approvals.

The amended statement of work reflects the following adjustments:

- The number of Gateway signs will decrease from nine (9) to seven (7)
- The number of wayfinding signs will increase from thirty (30) to thirty-five (35)

**Production for the wayfinding, district, and parking signs will be done April 7, 2025. Staff anticipates scheduling the installation in the middle of April.**

**Don Bell will be scheduling utility locates in early March in preparation of the sign installations.**



# 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.

The surplus properties located at 424 and 426 Douglas Court were conveyed by the FPRA to Eastern Capital Investments in 2024. As of February 25, 2025, the developer has installed the roof shingles, windows, and front door, and has stuccoed the entire exterior of each home.

The developer has indicated an estimated completion date of the end of March 2025. The completion of these homes will enhance the FPRA’s efforts to diversify the area’s housing stock and contribute to neighborhood revitalization by replacing substandard housing with new, quality-built homes.



# SUNRISE THEATRE



## Request For Proposals

The City of Fort Pierce issued a Request for Proposals (RFP) on Tuesday, January 28, 2025, to identify and establish a partnership with a qualified concessionaire to staff, operate, and program the historic Sunrise Theatre. Proposals will be accepted through the City's RFP process until March 27, 2025.

More details and the RFP are available on the City's website at <https://cityoffortpierce.com/Bids.aspx?CatID=17>

This initiative reflects the City's dedication to enhancing the operations and offerings of the Sunrise Theatre while ensuring its long-term financial sustainability. By exploring the option of contracting with an external management entity, the City seeks to bring in fresh ideas, innovative programming, and expanded resources that will elevate the theatre's profile as a vibrant cultural hub.

The City envisions this collaboration introducing dynamic and diverse programming, improving the experience for patrons, and fostering stronger community engagement. The selected partner will align with the values and vision of the Sunrise Theatre, preserving its historical significance while advancing its role as a cornerstone of arts and culture in Fort Pierce.



# WESTERN PENINSULA CHARRETTE

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.

**On February 12, 2025, the Treasure Coast Regional Planning Council (TCRPC) presented a draft of its master plan, outlining a timeline for various phases of development and a vision for the redevelopment of the Island Wastewater Treatment site and surrounding areas. A final draft will be submitted next month and presented at the City Commission meeting on April 7, 2025.**

# COMMUNITY POLICING

## North 25th Street



During the month of January 2025, there were a total of 18 FPRA details worked for the North 25th area from Avenue O to Avenue M. There were 46 calls for service during the detail times. Disturbances were the top reasons for the calls.

During this time 2 case reports were completed.:

- Sickness/Injury
- Noise Complaint

Table - Calls for service in North 25th Street area

Nature	Calls
CLOSE PATROL	9
CONDUCT INVESTIGATION	1
DISTURBANCE	25
FIGHT	1
FOOT PATROL	2
PHONE MESSAGE	1
SICK/INJURED PERSON	1
STABBING	1
TRAFFIC RELATED	1
VEHICLE OR TRAFFIC STOP	4
<b>Total</b>	<b>46</b>

### HOURS OF PATROL

<b>Wednesdays</b>	<b>Saturdays</b>
11:00PM - 2:00AM	10:00PM - 2:00AM
<b>Fridays</b>	<b>Sundays</b>
9:00PM - 2:00AM	6:00PM - 11:00PM

### 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.

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

# COMMUNITY POLICING

## DOWNTOWN



During the month of January 2025, there were a total of 21 FPRA details working for the Downtown area. There were 114 calls for service during the detail times. The top activities logged were patrols and traffic stops.

During this time 2 case reports were completed.

- 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).

Map - Calls for service in Downtown area

Nature	Calls
CLOSE PATROL	61
VEHICLE OR TRAFFIC STOP	14
SUSPICIOUS PERSON	7
FOOT PATROL	6
TRAFFIC RELATED	4
TRESPASSING COMPLAINT	4
UNWELCOME PERSON	4
DISTURBANCE	3
FLAGDOWN	3
ASSIST TO MOTORIST	2
TRAFFIC ACCIDENT	2
DOMESTIC TROUBLE	1
PREMISE ALARM	1
RECKLESS DRIVER	1
SUSPICIOUS VEHICLE	1
<b>Total</b>	<b>114</b>

### 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

**\*Note: Two (2) officers on each shift.**

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

# COMMUNITY POLICING

## JETTY PARK



During the month of January 2025, there were a total of 13 FPRA details working for the Jetty Park area. There were 18 calls for service during the detail times.

During this time 0 case reports were completed.

Table - Calls for service in Jetty Park area

Nature	Calls
CLOSE PATROL	11
DISTURBANCE	1
FLAGDOWN	1
RADAR DETAIL	2
SICK/INJURED PERSON	1
VEHICLE OR TRAFFIC STOP	2
Total	18

### HOURS OF PATROL

#### Fridays

7:00PM - 1:00AM

#### Saturdays

7:00PM - 2:00AM

#### Sundays

8:00PM - 12:00AM

### 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.

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



# SCHOOL RESOURCE OFFICERS

## **SRO Jorge Goz C.A. Moore**

SRO Jorge Goz continues to work alongside C.A Moore K-6 Administration by attending and supporting Monthly attendance meetings an Initiatives. SRO Goz contacts parents and guards to assist with needs that allow for students to arrive to school. This contact is made by phone or welfare checks if needed. SRO Goz conducted his first Safety Meeting with C.A Moore’s Safety Patrol. This meeting consisted of information being provided by the students in order to see safety concerns they see that can improve the School Campus safety. SRO Goz also went over the see something say something initiative for safer schools. SRO Goz spent time with a 6th-grade class during his event Donut with a Cop. During this event the students ate donuts and spoke about good behavior and school safety expectations for C.A Moore K-6. C.A Moore also conducted a Fire Drill.

## **SRO Markeis Washington Dan McCarty Middle School**


SRO Markeis Washington conducted a fire drill and a bomb threat drill at Dan McCarty for the month of January. In addition, SRO Washington participated and encouraged students to participate during MLK Parade. SRO Washington also supported the students by attending and encouraging them to think about High School when West Wood High School came and held an assembly to talk to the students about High School electives. Also, for the month of January SRO Washington completed two threat assessment investigation. SRO Washington efforts continue to make students and staff safe while at Dan McCarty Middle. She also makes sure to use her time to speak to students causing to build relationship with students on campus

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.



## CONTACT US

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