



2024

# ANNUAL REPORT





## ANNUAL REPORT

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Chapter 163 of the Florida Statutes requires each Community Redevelopment Agency to provide an annual report by March 31st of each year to the Governing Body. The following Annual Report includes accomplishments and financial data for Fiscal Year 2024.

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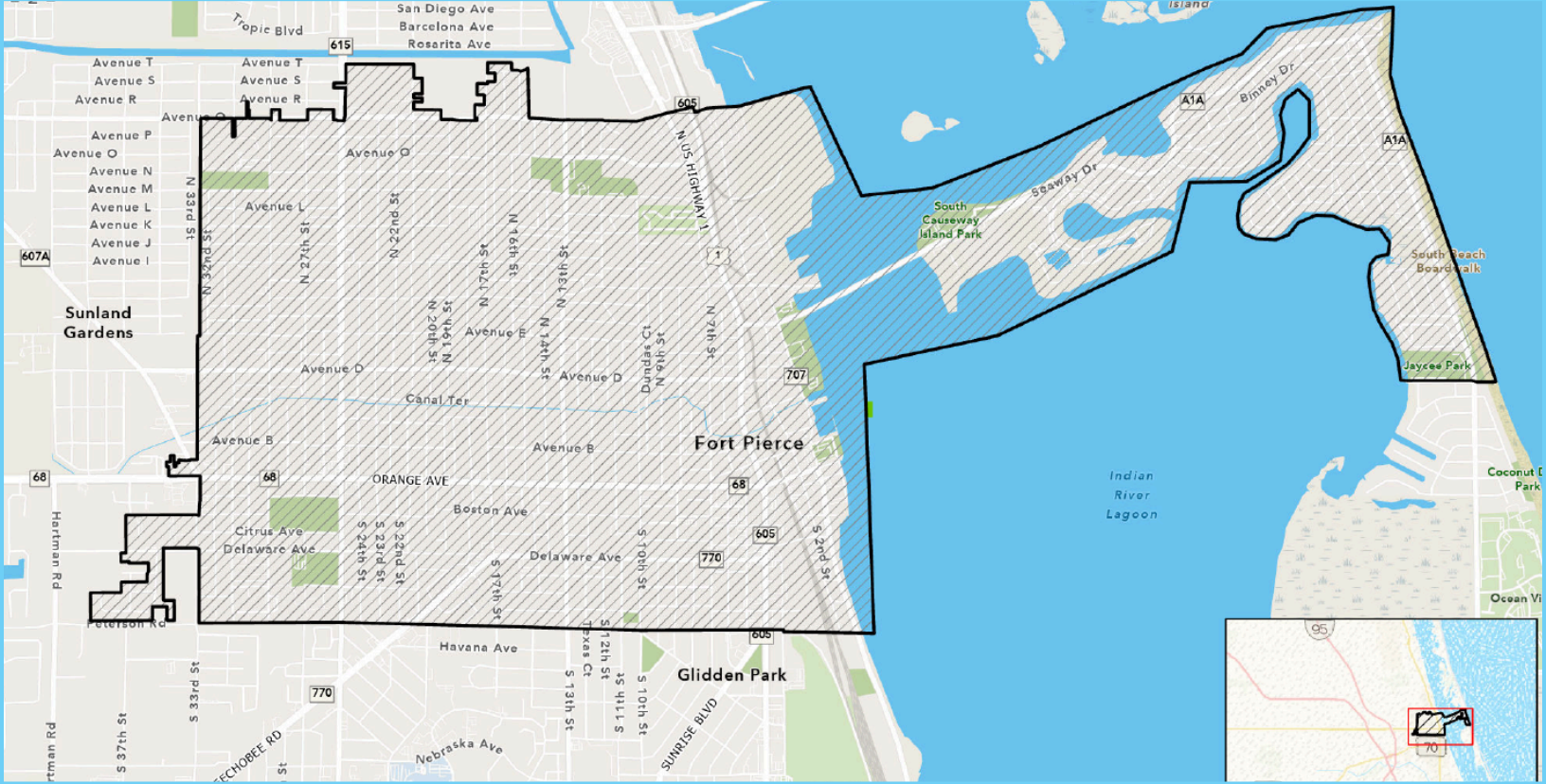
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# About the **FPRA**

## What is a **CRA**?

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

## History of the **FPRA**

The Fort Pierce Redevelopment Agency (FPRA) was established in 1982, with the adoption of Ordinance No. H-239, to guide the redevelopment of the city's Downtown. In 1995 and 1996, the City Commission expanded the Redevelopment Area to include areas south of Atlantic Avenue to Citrus Avenue and Delaware Avenue. Following the success of the FPRA in revitalizing the core, the Commission further expanded the boundaries in 2000 to include neighborhoods west of 7th Street, the Port, and South Beach due to continued decline in other parts of the city. The current boundary of the redevelopment area can be found on the map above.

# FPRA Board



**ARNOLD  
GAINES**  
BOARD MEMBER



**JAMES  
TAYLOR**  
BOARD MEMBER



**LINDA  
HUDSON**  
BOARD CHAIR



**CURTIS  
JOHNSON**  
BOARD MEMBER



**MICHAEL  
BRODERICK**  
BOARD MEMBER

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

## CRA ADVISORY COMMITTEE

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

- Phil Thompson - Chair
- Carolyn Mann-Lurry
- Michael Brown, Jr.
- Hoyt Murphy
- Brandon Nobile
- Al Johnson
- Daniel Lee
- Amanda Geller
- Chad Ingram
- Ed Becht

## FPRA STAFF

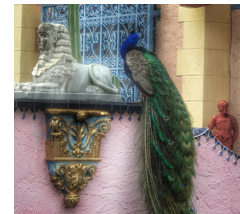
- DeVoshay Johnson, Interim FPRA Director
- Shyanne Harnage, Director of Community & Economic Development
- Willie Colon, Redevelopment Assistant
- Sara Delgado, Redevelopment Specialist
- Miriam Garcia, Redevelopment Specialist
- Jessica Williams, Redevelopment Specialist

# FPRA DISTRICTS

Downtown Fort Pierce is the most central location along the Treasure Coast. The quaint “small town” walkable character and comfortable scale of Fort Pierce’s waterfront downtown result from the implementation of traditional town planning principles such as an interconnected network of streets and blocks, remarkable civic spaces, and buildings that can accommodate a complete and integrated mix of uses. Downtown Fort Pierce has established itself as a true destination with attractions and several events creating a vibrant and authentic atmosphere



The Peacock Arts District (PAD) in Fort Pierce is a cultural hub known for its historic shops and markets along Orange Avenue. Revitalization efforts include murals, artwork, and lighting, creating a unique and vibrant atmosphere. The district hosts events like art shows and performances, with a focus on arts, local investment, and economic growth. Future plans aim to integrate arts, retail, and residential spaces while enhancing pedestrian activity and preserving the district’s distinctive character.



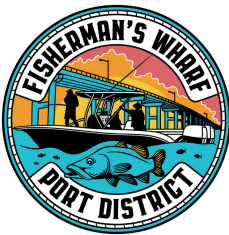
Lincoln Park is one of the oldest communities in Fort Pierce. As the city expanded beyond the original Fort established in 1800’s, a settlement called Edgartown emerged and over time, the community developed a bustling commercial district. During its heyday in the 1950s and 1960s, Avenue D was the main corridor in the Village of Lincoln Park – it was St. Lucie County’s bustling center for African American-owned shops, restaurants, businesses and a theater. Today, the area is experiencing revitalization, celebrating its rich cultural history and making progress to again become the center of pride for the community.



South Beach, Fort Pierce’s second most populated district with 4,310 residents and a median age of 62, is a prime waterfront location bordered by the Fort Pierce Inlet, Intracoastal Waterway, and the Atlantic Ocean. Its proximity to downtown, civic amenities, museums, research facilities, an international port, and an airport offers a strong foundation for attracting the tourism and hotel industry. The city’s vision is to develop a world-class destination with a resort hotel, fostering a pedestrian-friendly, mixed-use urban experience that blends with nature.



The Fisherman’s Wharf District, part of the Port of Fort Pierce, holds significant development potential as one of Florida’s 15 deep-water seaports. Currently underutilized, the area could serve as an economic anchor connecting Downtown, Lincoln Park, and South Beach Districts. The Master Plan envisions transforming the district into a vibrant space with boating, dining, and recreation, linking the port to the growing downtown waterfront.



The Fort Pierce Community Redevelopment Plan presents a four (4) point Action Plan that focuses on:

- Restoring the Neighborhoods within the Redevelopment Area;
- Fostering Arts and Culture;
- Re-Setting the Economic Base of the Fort Pierce Redevelopment Area; and,
- Connecting Neighborhoods, Destinations and Employment Centers.



Scan the QR Code to read more on the plan

# FINANCIAL STATEMENTS

FISCAL YEAR ENDED SEPTEMBER 30, 2024

## Fort Pierce Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

383

Registered Agent	Mr. Nicholas Mimms
Mailing Address	100 North U.S. 1 Fort Pierce, Florida 34954
Office Address	P.O. Box 1480
Telephone	(772) 467-3000
Fax	(772) 489-8042
Email	nmimms@cityoffortpierce.com
Website	www.cityoffortpierce.com/169/Fort-Pierce-Redevelopment-Agency
County(ies)	St. Lucie
Local Governing Authority	City of Fort Pierce
Date Created / Established	Wednesday, December 8, 1982
Creation Documents	City Ordinance H-239
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Monday, October 15, 2018

Total number of Activities started	3
Total number of Activities completed	9
Current Year Taxable Value in CRA	\$ 1,226,797,927.00
Actual expended increment revenue	\$ 10,478,355.00
Base Year Taxable Value in CRA	\$ 311,043,186.00
Current Year Tax Increment Value	\$ 915,754,741.00
Total amount expended for low and middle income affordable housing	\$ -

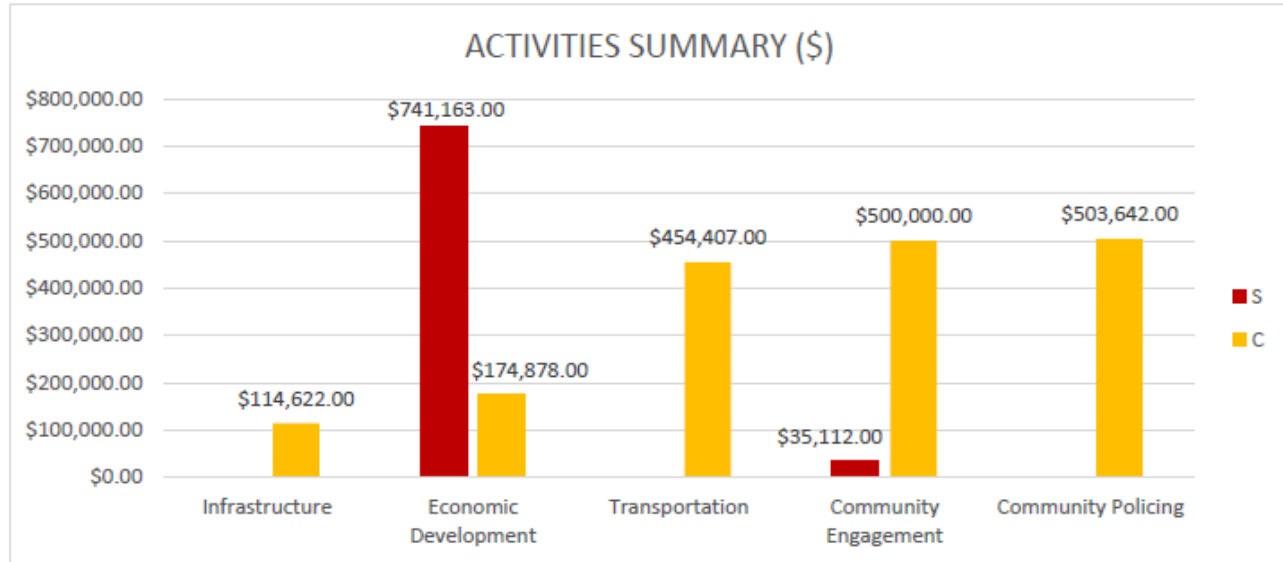
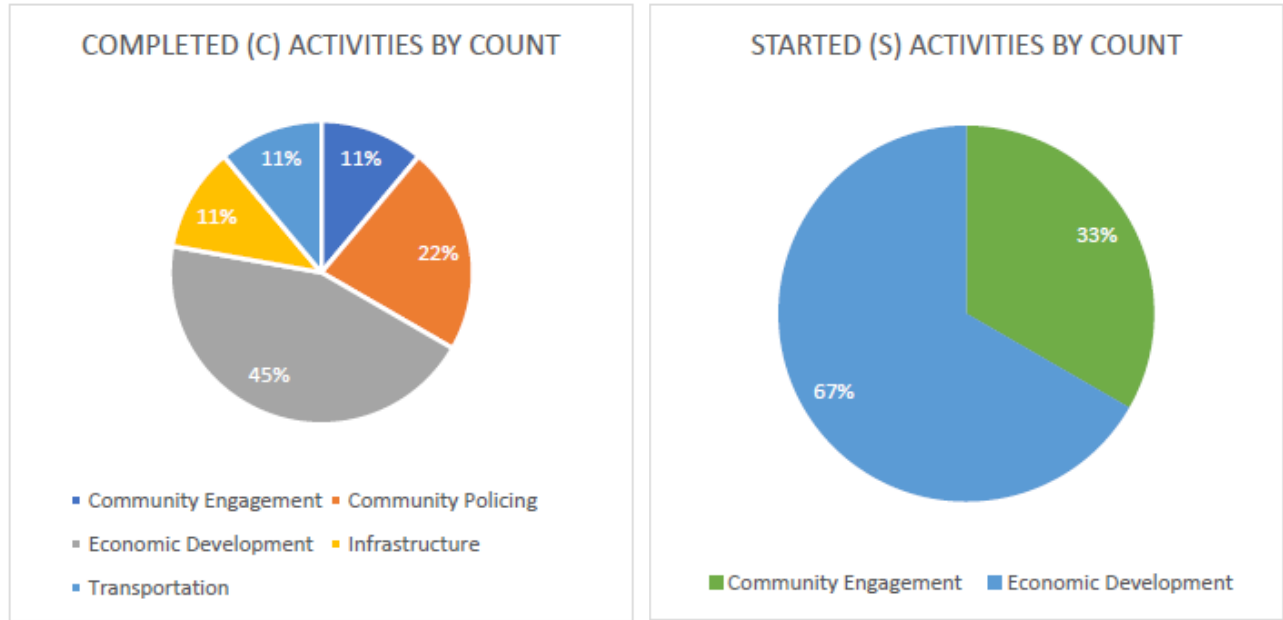
The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

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# FINANCIAL STATEMENTS

FISCAL YEAR ENDED SEPTEMBER 30, 2024



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Our Vision in Action **2024**  
**PROJECTS IN PROGRESS**





# RESTORING NEIGHBORHOODS

FPRA ACTION POINT #1



Fort Pierce is one of Florida's historic cities with an expansive neighborhood grid network. The restoration of Fort Pierce's neighborhoods is a key strategy to revitalizing the Fort Pierce Redevelopment Area. The vision for these neighborhoods includes improving the public areas within and connecting the neighborhoods with multi-modal streets and tree-lined sidewalks, encouraging and enabling increased home ownership, and encouraging and enabling private sector development of new residential units to update existing development patterns.

Building on the vision for neighborhood revitalization, efforts like the restoration of Old St. Anastasia play a crucial role in preserving Fort Pierce's historic charm while fostering new growth. This holistic approach not only strengthens the connection between the city's past and future but also enhances the overall appeal of the community. Recently sold surplus properties are transforming vacant lots into vibrant new homes for families. In addition, the Western Peninsula Charrette held last year is paving the way for a revitalized causeway and marina area, with the potential to boost tourism in Fort Pierce. Efforts like the colorful window graphics at the Sunrise Center have also contributed to enhancing the community's sense of place and pride, turning a once-blank canvas into an inviting and visually striking entrance.





# OLD ST. ANASTASIA

## EXTERIOR RESTORATION



In Fiscal Year 2024, the exterior restoration of Old St. Anastasia was successfully completed, marking a major achievement in preserving one of Fort Pierce's most historically significant buildings.

On August 8, 2023, the Fort Pierce Redevelopment Agency selected Innovative Masonry Restoration, LLC to carry out the restoration work, ensuring that the building's rich architectural heritage would be honored and preserved for future generations.

The restoration focused on revitalizing the exterior of Old St. Anastasia while preserving the building's original beauty and historical integrity. Efforts were made to retain the building's unique architectural features, with careful attention given to the windows, façade, roof, and other key structural elements.





## RESTORING NEIGHBORHOODS

FPRA Goal 12 - The FPRA shall enhance and develop the Peacocks Arts District

FPRA Goal 13 - The FPRA shall celebrate and support historic preservation within the Redevelopment Area

Looking ahead to Fiscal Year 2025, even greater developments are on the horizon. With the exterior restoration now complete, the next step is to seek a proposal from a consultant under the continuing services contract to create a conceptual development plan for the Old St. Anastasia site.

This plan will encompass community engagement, a feasibility study, historic preservation efforts, and concept development for the three parcels. This marks a thrilling chapter in the long-awaited revitalization, and we are excited to see the continued progress.



# WESTERN PENINSULA CHARRETTE

## RESTORING NEIGHBORHOODS

FPRA Goal 3 - The FPRA shall identify stakeholders and partners to assist in the implementation of the Redevelopment Plan Goals, Policies and Projects/Activities.

FPRA Goal 12.5 The Fort Pierce Redevelopment Agency shall evaluate opportunities to utilize and improve City-owned sites, facilities and public spaces to accommodate and encourage outdoor events, activities, performances and festivals.

The Treasure Coast Regional Planning Council (TCRPC), in partnership with the Fort Pierce Redevelopment Agency, held its Western Peninsula Charrette in 2024.

This important workshop marked the beginning of a five-day charrette process aimed at creating an updated vision for the Island Wastewater Treatment Plant and the surrounding area. With plans underway for the plant's relocation, the charrette was a unique opportunity to envision and design waterfront assets that align with community aspirations for both the public properties north and south of Seaway Drive and the adjacent private property.



# The Sunrise Center



# SUNRISE CENTER

WINDOW GRAPHICS

The window graphics installed on the first floor of the Sunrise Center have made a significant impact on promoting Downtown Fort Pierce and welcoming both residents and visitors. As part of an ongoing effort to enhance the visual appeal and vibrancy of the district, these graphics serve as both a functional and artistic element in the heart of our downtown.

The presence of colorful and informative displays has caught the attention of travelers, contributing to a heightened sense of vibrancy and energy in the area.



## RESTORING NEIGHBORHOODS

FPRA Goal 10 -The Fort Pierce Redevelopment Agency shall enhance the Agency's community presence and awareness and develop the area as a regional destination



# SURPLUS PROPERTY

## PROPERTIES UNDER CONSTRUCTION



### RESTORING NEIGHBORHOODS

FPRA Goal 5 - The FPRA shall diversify area housing stock, improve substandard homes and provide a mix of above and below market rate housing.

FPRA Goal 6 - The FPRA shall support affordable housing alternatives to the area's traditional single-family housing market.

The sale of surplus properties plays a pivotal role in transforming Fort Pierce's neighborhoods and driving revitalization efforts within the FPRA and the broader City of Fort Pierce. Through the strategic sale and development of surplus properties, the FPRA continues to align with its mission to revitalize neighborhoods and support sustainable urban growth in Fort Pierce.

Grantees of these properties are required to follow development timelines outlined in the sale agreements. A typical timeline includes:

01 - Within 6 Months of  
Property Acquisition



Apply for all necessary  
approvals and permits

02 - Within 60 Days of  
Permit Approval



Begin construction on the  
property

03 - Within 12 Months  
of Permit Approval



Obtain a Certificate of  
Occupancy



727 S. 11th Street

**UNDER CONSTRUCTION**

- 727 S. 11<sup>th</sup> Street
- 1409 Avenue J
- 2002 Avenue M
- 424 Douglas Court
- 426 Douglas Court

**PROPERTIES SOLD**

- 424 Douglas Court
- 426 Douglas Court
- 612 N. 25<sup>th</sup> Street
- 1204 Avenue E
- 604 S. 6<sup>th</sup> Street
- 1620 Avenue E
- 706 N. 20<sup>th</sup> Street



424 Douglas Court



426 Douglas Court



1409 Ave J



2002 Ave M

# FOSTERING ARTS & CULTURE

FPRA ACTION POINT #2



Fort Pierce has a long arts and culture history. From literary giants (Zora Neale Hurston) to establishing “The Last Great American Art Movement of the 20th Century” (The Florida Highwaymen), the City continues to embrace and encourage arts and culture within the community. The vision for the Fort Pierce Redevelopment Area includes improving public art areas and outdoor gathering and performances spaces while also supporting assets like the Sunrise Theatre and the Peacock Arts District.

Building on this strong foundation, the Peacock Arts District Mural Program has been tremendously successful, leaving a lasting impact on the local art scene with its stunning murals. In a similar vein, a Request for Proposals has been issued for the Sunrise Theatre, a key community entertainment hub. Through this process, a new management company may be selected to enhance and expand the theatre's offerings, further enriching the cultural landscape of Fort Pierce. Furthermore, the new Highwaymen Museum is approaching completion of a major renovation project, both inside and out. This renovation will offer visitors an enhanced experience, showcasing the artwork and history of the renowned Highwaymen artists. Not only will this revitalization celebrate Fort Pierce’s cultural heritage, but it will also attract new visitors, making the museum a central point for art enthusiasts and history buffs alike. Together, these initiatives highlight Fort Pierce's commitment to fostering a thriving arts and culture scene, while ensuring its historical treasures are preserved for generations to come.





# HIGHWAYMEN MUSEUM

**AN ANCHOR OF FORT PIERCE'S RENAISSANCE**



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 Florida Highwaymen Museum.

The transformation of the Jackie L. Caynon, Sr. Building into the Florida Highwaymen Museum is a cornerstone of Fort Pierce's redevelopment efforts. Situated in the Lincoln Park Historic District, the project preserves the legacy of the iconic African American artists while revitalizing the neighborhood.

The upgrades to the building include modern HVAC systems, fortified security infrastructure, impact windows, fire suppression, and an art garden. Once complete, the museum will enhance community engagement, boost economic growth, and reflect Fort Pierce's commitment to blending cultural preservation with meaningful transformation.





## FOSTERING ARTS & CULTURE

FPRA Goal 11 - The Fort Pierce Redevelopment Area will become well known for its arts and cultural activities, amenities and events.

FPRA GOAL 13 - The Fort Pierce Redevelopment Agency shall celebrate and support historic preservation and cultural heritage activities within the Redevelopment Area.



## DID YOU KNOW?

The Florida Highwaymen were a group of African American artists active in the 1950s to 1980s, known for painting vibrant landscapes of Florida. They sold their artwork along highways and to local businesses, bypassing traditional galleries. The group, including artists like Harold Newton and James Gibson, became famous for their unique style that captured the beauty of Florida's natural scenery. Despite facing racial and economic challenges, they created a lasting legacy and are now recognized as a significant part of Florida's art history.





# **SUNRISE THEATRE**



The 2023-24 season introduced several new initiatives aimed at enhancing the Sunrise Theatre's reach and customer experience. These included a stronger focus on marketing strategies, upgrading theatre equipment, collaborating more closely with the Sunrise Theatre Foundation, and improving patron experiences.



To engage a younger audience, the Sunrise Theatre ramped up its digital marketing efforts, increased its presence on Facebook, YouTube, and Google with targeted ads for specific events. This strategy contributed to a 43% increase in ticket sales and a 40% boost in membership, while also offering a diverse range of performances—something for everyone throughout the season.

Additionally, a new ticketing platform and an updated website further supported growth. The website was redesigned to be more user-friendly for ticket buyers and visitors, while the revamped ticketing platform provided deeper insights into patron demographics, enabling more effective marketing. The ticket purchasing process was also simplified, making it easier for customers to buy tickets.



## FOSTERING ARTS & CULTURE

FPRA Goal 11 - The Fort Pierce Redevelopment Area will become well known for its arts and cultural activities, amenities and events.

The Sunrise Theatre not only expanded its lineup of shows and performances but also revamped its children's programming to focus more on community involvement and local partnerships. The theatre teamed up with StageFright Academy, a small business in Fort Pierce, to produce an in-house summer camp providing campers with multiple theatre-focused workshops, adding an educational dimension to the experience. This change allowed participants to develop a deeper appreciation for theatre while fostering their creative talents in a more comprehensive and community-driven environment.

The Sunrise Theatre remains a central hub in downtown Fort Pierce, serving as one of the area's top attractions. With its wide variety of shows and events, it draws visitors who support local businesses and restaurants before and after performances.





# MURAL PROGRAM



The FPRA Mural Program continues to thrive, bringing vibrancy and beauty to the heart of Fort Pierce. By transforming public spaces with striking and meaningful artwork, the program has significantly impacted the community and neighborhood. The revitalization of the Orange Avenue corridor is a prime example, with underutilized areas now transformed into welcoming, artistic landmarks.

These murals not only enhance the neighborhood's aesthetic appeal but also attract visitors and instill a sense of pride in local residents.

Beyond its physical and economic effects, the program has sparked a wave of excitement on social media, with thousands of likes, shares, and comments as the community enthusiastically celebrates the murals. This strong online support highlights the powerful, positive influence public art can have on a neighborhood.

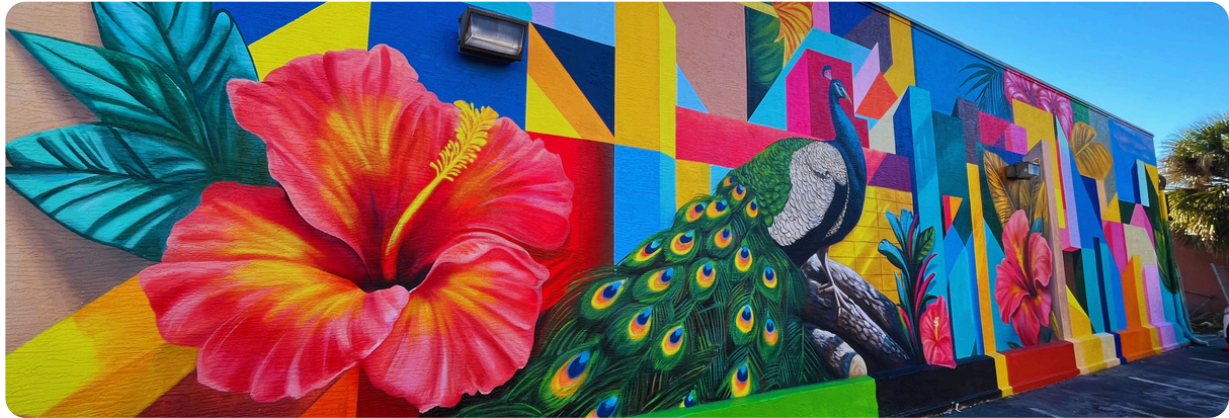


## FOSTERING ARTS & CULTURE

FPRA Goal 11 - The Fort Pierce Redevelopment Area will become well known for its arts and cultural activities, amenities and events.



Scan the QR Code for more info on the program



# RE-SET THE ECONOMIC BASE

## FPRA ACTION POINT #3



Fort Pierce's economic landscape reflects both challenges and opportunities for growth, particularly within the Fort Pierce Redevelopment Area. While the median annual income of households in Fort Pierce is below the state average, this presents a unique opportunity to focus on strategies that can help elevate the community and create new avenues for economic development.

To that end, FPRA has launched programs that support property improvements, such as grants for renovating building facades, refreshing exterior paint, and installing new signage. These efforts help improve the city's aesthetics, attracting new businesses and customers, and increasing local property values, which in turn contributes to the overall economic vitality of the community. In addition to these programs, the FPRA has implemented an Impact Fee Moratorium to reduce the financial barriers for new businesses and developers. By temporarily waiving impact fees, which are typically required to fund infrastructure projects, the moratorium makes it more affordable for entrepreneurs to establish or expand their operations in Fort Pierce. These initiatives help stimulate investment, create jobs, and ultimately improve household incomes, supporting the city's long-term economic growth and development.



# IMPACT FEE MORATORIUM INCENTIVE

In the past year, the city waived a total of \$94,003.14 in impact fees, demonstrating our commitment to fostering a business-friendly environment, stimulating economic growth, and supporting the ongoing revitalization of key redevelopment areas. This strategic decision is designed to reduce the financial burden on developers, encouraging investment, and ensuring that our community continues to thrive. By strategically waiving impact fees, we are not only supporting immediate economic activity but also laying the foundation for future growth and a more vibrant, connected community. As we move forward, we remain committed to creating a sustainable, attractive environment for businesses, residents, and visitors alike in the FPRA redevelopment area.



## RE-SET THE ECONOMIC BASE

FPRA Goal 7 -The Fort Pierce Redevelopment Agency shall evaluate regulatory and financial incentives for potential implementation that encourages private sector investment and business development within the Redevelopment Area.



Scan the QR Code for  
more info on the program



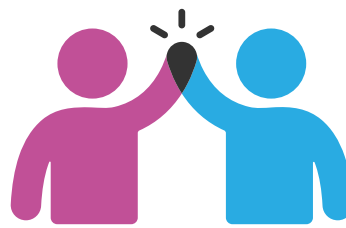
# Impact Fees

Waived **\$94,003.14**



## WHO BENEFITS

- ✓ Homeowners
- ✓ Developers
- ✓ Business Owners



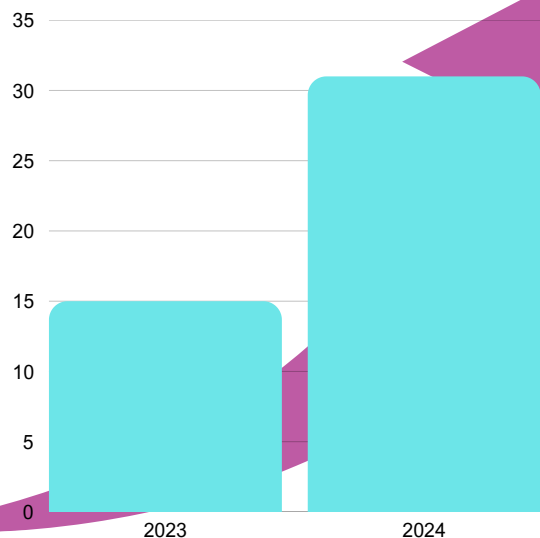
## IMPACT FEE MORATORIUM



**Ordinance  
24-041**

Provides a Moratorium on the imposition and collection of City Impact Fees within the Fort Pierce Redevelopment Area until **November 2025**.

## BUILDING PERMIT COMPARISON WITHIN THE FPRA



# COMMERCIAL FACADE GRANT PROGRAM



## RE-SET THE ECONOMIC BASE

FPR Goal 7 -The Fort Pierce Redevelopment Agency shall evaluate regulatory and financial incentives for potential implementation that encourages private sector investment and business development within the Redevelopment Area.

The FPR Commercial Façade Grant Program supports property and business owners in enhancing the exterior appearance of commercial buildings within the FPR District. In Fiscal Year 2024, six (6) grants were awarded to properties at 710 Orange Avenue, 701 Atlantic Avenue, 215 N 2nd Street, 500 Orange Avenue, 2203 Orange Avenue, and 207 Orange Avenue, with expected completion in 2025. Upon project completion, a total of \$85,000 in funding will be provided, contributing to the revitalization and economic growth of the district. We are excited to see these enhancements come to life and contribute to the district's continued revitalization.



Scan the QR Code for  
more info on the program

# BLUE BIRD BISTRO BRINGS NEW ENERGY TO DELAWARE AVE

After three years of dedication and hard work, Mr. Bey's vision for the historic 1920s building on Delaware Avenue has come to life. The Blue Bird Bistro and Wine Bar, now a standout piece of the neighborhood, was made possible in part by the Commercial Façade Grant, which Mr. Bey was awarded in 2022.

“The Commercial Façade Grant has been instrumental in the successful opening of Blue Bird Bistro & Wine Bar. By providing the necessary financial support, this grant has enabled us to enhance the exterior appearance of our establishment, creating an inviting and aesthetically pleasing environment for our guests.

Darryl Bey  
Owner of the Blue Bird

Through his commitment and expertise, Mr. Bey has transformed the once-aging structure into a vibrant masterpiece, blending historic charm with modern flair. The building, which once stood as a quiet relic of the past, now serves as a beacon of revitalization for the area. The project not only elevates the building itself but has also helped redefine the entire stretch of Delaware Avenue.



**BEFORE**



**AFTER**



809 Delaware Avenue

# COMMERCIAL SIGN GRANT PROGRAM



## RE-SET THE ECONOMIC BASE

FPRA Goal 7 -The Fort Pierce Redevelopment Agency shall evaluate regulatory and financial incentives for potential implementation that encourages private sector investment and business development within the Redevelopment Area.

The FPRA Commercial Sign Grant Program helps business owners enhance their properties by providing financial assistance for new or improved signage. In Fiscal Year 2024, the program awarded nine (9) applicants a total of \$36,156.50, supporting business visibility and district revitalization. This initiative continues to strengthen the FPRA's commitment to economic development and community enhancement.

BEFORE



117 N. 5th St.



AFTER



Scan the QR Code for  
more info on the program



— ” —

After 10 years, the Commercial Sign Grant gave us the boost we needed. The grant was a huge help to our business expanding and the exposure.

— ” —

**TREVOR HORVATH**

CAPTAIN'S GALLEY  
OWNER

BEFORE



825 N. Indian River Drive



AFTER

# PAINT REFRESH GRANT PROGRAM



## RE-SET THE ECONOMIC BASE

FPRA Goal 7 -The Fort Pierce Redevelopment Agency shall evaluate regulatory and financial incentives for potential implementation that encourages private sector investment and business development within the Redevelopment Area.

The FPRA Paint Program continues to enhance the visual appeal of properties within the Fort Pierce Redevelopment Area by providing financial assistance for exterior painting improvements. In Fiscal Year 2024, the program successfully awarded funding to twenty (20) applicants, supporting both commercial and residential properties. A total of \$16,436.56 was allocated to assist property owners in revitalizing their buildings, contributing to the overall beautification and revitalization efforts of the FPRA district.

BEFORE



1217 Avenue J



AFTER



Scan the QR Code for  
more info on the program

BEFORE



118 N 9th St.



AFTER

BEFORE



1214 N 13th St.



AFTER

BEFORE



1531 Delaware Ave.



AFTER

# CONNECTING THE COMMUNITY

## FPRA ACTION POINT #4



The Fort Pierce Redevelopment Area is characterized by its expansive gridded neighborhood network and a close proximity to downtown and the waterfront. This network provides an opportunity to connect the neighborhoods to downtown, the waterfront, to arts, historical and cultural destinations and employment centers. The vision for the Fort Pierce Community Redevelopment Area includes connecting the neighborhoods, amenities and destinations with streetscape improvements, trail-heads, multi-modal roadways, multi-use paths and tree-lined sidewalks.

Building on this vision, the FPRA is taking concrete steps to enhance navigation and visual appeal within the area. New wayfinding signs, set to be installed soon, will reflect the City's unique character, guiding both residents and visitors, promoting local businesses, and contributing to a welcoming atmosphere. Additionally, the Freebee program, a free, on-demand, 100% electric transportation service, has expanded with a new vehicle, further supporting sustainable transportation and increasing connectivity between neighborhoods. These efforts align closely with the City's broader redevelopment goals, boosting mobility, economic growth, and accessibility. To further enhance the area's functionality, a newly upgraded parking lot will improve access and accommodate the growing foot traffic, ultimately driving the success of local businesses and contributing to the revitalization of the area.



# COMPREHENSIVE WAYFINDING SIGNAGE PROGRAM

## CONNECTING THE COMMUNITY

FPRA Goal 10.4 The Fort Pierce Redevelopment Agency shall use the 'brand' to develop unique features in the Community Redevelopment Area (e.g. wayfinding signs, paver patterns/styles, shade structures, transit stops, amenities, etc.) and incorporate these items into the built environment.

The Comprehensive Wayfinding Signage Program is an exciting new initiative by the Fort Pierce Redevelopment Agency that will enhance the city's visual identity and help define its various districts. These new signs will serve as a welcoming brand for each district, providing clear direction for residents and visitors alike.

The program is designed not only to inform visitors about which district they are entering but also to create a cohesive and inviting atmosphere throughout the city.

The production of these wayfinding signs is scheduled for April 2025, marking an important milestone for the FPRA. This program will be a significant step toward better connecting the neighborhoods and improving overall navigation throughout the FPRA.



# INFRASTRUCTURE IMPROVEMENTS

## PARKING



FPRA Goal 18.3 The FPRA will evaluate and support the improvement and management of public parking facilities in the South Beach district and other districts of the Redevelopment Area to accommodate special events and outdoor activities.

As part of Fort Pierce Redevelopment Agency ongoing redevelopment efforts, several key initiatives are improving connectivity, economic development, and infrastructure throughout the city.

One of the standout projects is the renovation of the Old JCPenney parking lot, which enhances both the area's aesthetic and functionality while providing vital infrastructure to accommodate increased foot traffic. This upgrade improves access for residents and visitors alike, supports local businesses, and contributes to the revitalization of surrounding neighborhoods. The newly renovated parking lot offers a total of 87 spaces, including 6 ADA spaces and additional beautification enhancements like dumpster enclosures and landscaping.

The FPRA also maintains a parking lease in the South Beach District, adding additional parking to ease parking constraints at the beach and supports local businesses.

In Fiscal Year 2025, construction will begin on the Avenue D and Means Court parking lot in Lincoln Park, enhancing connectivity and fostering a more vibrant atmosphere for both businesses and the community.





# FREEBEE

ON DEMAND TRANSPORTATION

Launched in February 2023 as a one-year pilot program, Freebee was designed to provide convenient, door-to-door transportation for residents and visitors, connecting them to local businesses, beaches, and events in Fort Pierce. Initially operating Thursday through Sunday, the program quickly proved successful in meeting the needs of the community by offering a free, eco-friendly transportation option.

After eight months of positive feedback and strong community support, St. Lucie County applied for a Florida Department of Transportation (FDOT) grant, which successfully secured funding to extend the program for an additional three years, starting in June 2024. As a result, Freebee expanded its hours of operation from Monday through Sunday and its boundaries to include all of the FPRA, making it available every day of the week.



Paul Carswell, a frequent rider of Freebee, enjoys the convenience of the service for his daily commute. In this photo, Paul was picked up from his home and taken to the Law Library in Downtown



## CONNECTING THE COMMUNITY

FPRA Goal 15 - The Fort Pierce Redevelopment Agency shall connect the Redevelopment Area's cultural and artistic Hubs (Downtown, Marina, Fisherman's' Wharf, Beachside District, Lincoln Park and Peacock Arts Districts) to the Waterfront's artistic and cultural amenities.



Scan the QR Code for more info on the program

# Passengers

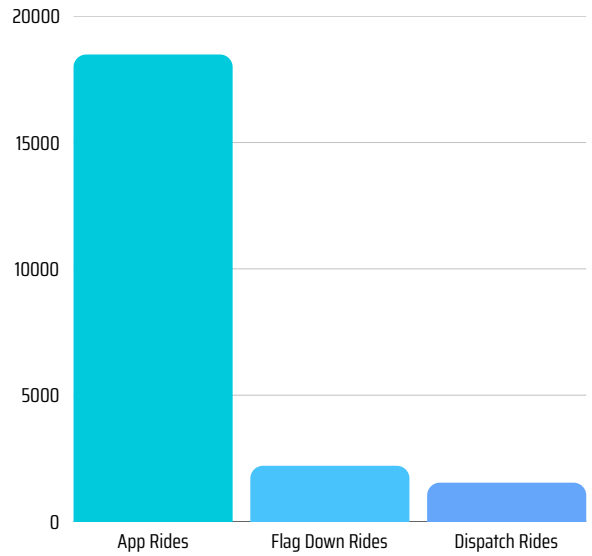
# 33,226



# 22,229

## Completed Rides

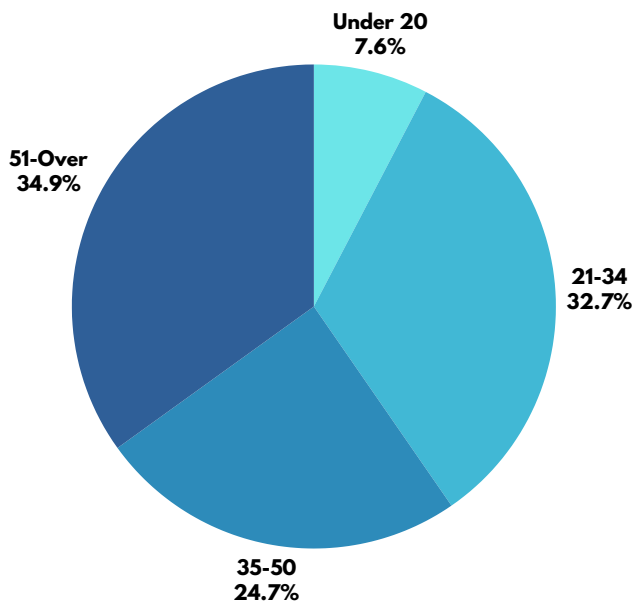
## RIDES



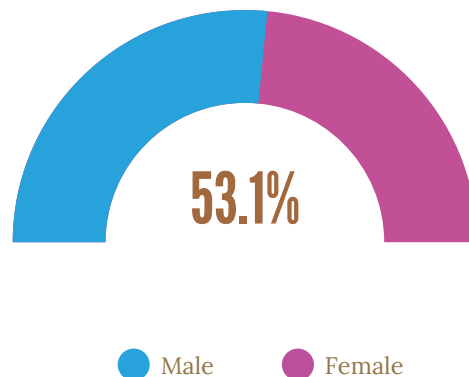
# Teslas Save 3.4

## METRIC TONS OF CO2 PER YEAR

## PASSENGER AGE RANGE



## PASSENGER GENDER



\*Data is from October 1, 2023 to September 30, 2024

# COMMUNITY POLICING

## PROGRAM



### CONNECTING THE COMMUNITY

FPRA Goal 14 - The Fort Pierce Redevelopment Agency shall support law enforcement and social service providers that are located within the Redevelopment Area and that serve residents of the Community Redevelopment Area.

FPRA Goal 23 - The Fort Pierce Redevelopment Agency shall improve public safety and perception of safety within the Redevelopment Area.

In alignment with the FPRA's mission to enhance public safety and improve the perception of safety within the Redevelopment Area, the FPRA Board has implemented several key initiatives throughout the past few years.

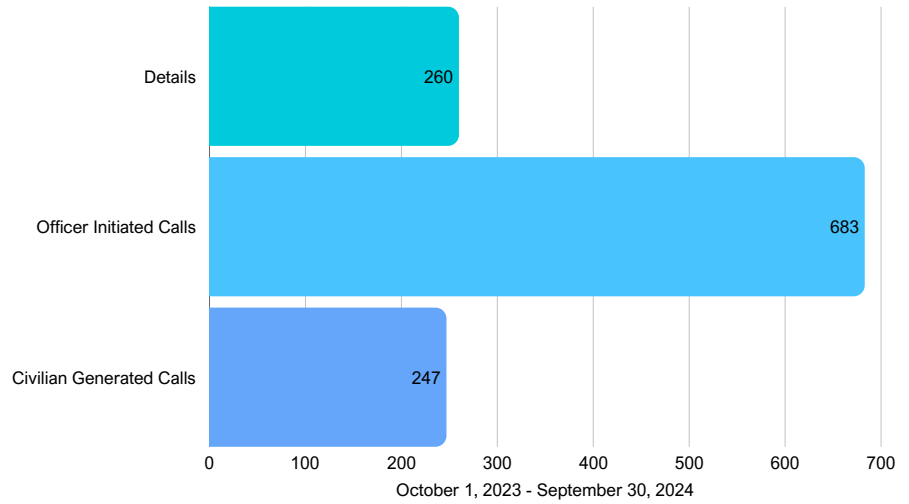
In 2022, the Downtown Detail was launched, providing businesses with a heightened sense of security and fostering better communication between local businesses and law enforcement. This initiative was aimed at ensuring a safer environment for both residents and business owners in the downtown area.

Building on that success, the Jetty Park Detail was established in late 2023. This detail specifically addressed concerns around nightlife safety, aiming to protect both the public and local businesses from late-night disturbances. It has been well-received, with an increase in both safety and customer satisfaction in the area.

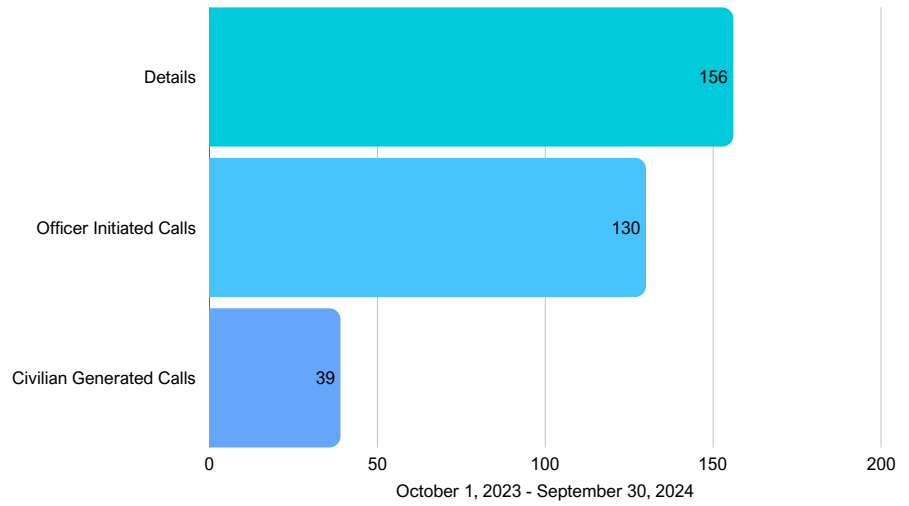
Most recently, in July 2024, the North 25th Street Detail was introduced to address ongoing noise disturbances reported by residents in the neighborhood. This proactive approach has significantly reduced complaints and fostered a more peaceful environment.



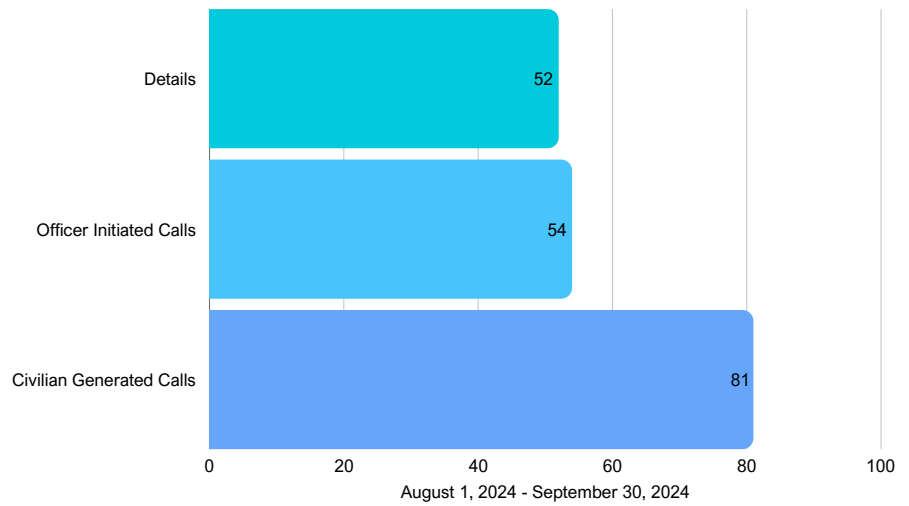
# DOWNTOWN DETAIL



# JETTY PARK DETAIL



# NORTH 25<sup>TH</sup> DETAIL



# SCHOOL RESOURCE OFFICERS

## PROGRAM

School Resource Officers (SROs) are essential in creating a safe and supportive school environment. In addition to maintaining security, they act as mentors and trusted figures, offering guidance and building positive relationships with students. Their presence not only deters potential threats but also fosters a culture of respect, responsibility, and community.

By actively engaging with students and serving as a reassuring presence, SROs help children feel safer and more confident. This positive interaction has lasting effects, promoting emotional well-being, improving students' sense of belonging, and encouraging them to make responsible choices. Ultimately, SROs contribute to the holistic development of children, helping them grow into responsible, engaged citizens with a strong sense of self-worth and community.

### CONNECTING THE COMMUNITY

FPRA Goal 14 - The Fort Pierce Redevelopment Agency shall support law enforcement and social service providers that are located within the Redevelopment Area and that serve residents of the Community Redevelopment Area.

FPRA Goal 23 - The Fort Pierce Redevelopment Agency shall improve public safety and perception of safety within the Redevelopment Area.





# REDEVELOPMENT AT WORK



## Modular Home Construction

The FPRA is undertaking the modular home build to utilize a vacant surplus lot for housing development, addressing the need for diverse and affordable housing options. By partnering with a contractor to install modular/manufactured homes, the project aims to encourage infill development, improve neighborhood aesthetics, and increase homeownership opportunities within the redevelopment area. In 2024, an RFQ was issued to establish a pool of pre-qualified contractors from which to solicit proposals for upcoming projects.



## Improving Efficiency in Professional Services Procurement

In 2023, FPRA staff collaborated with the city's Purchasing Division to issue an RFQ for professional continuing services, streamlining the process for securing consultants for specialized projects. In 2024, FPRA successfully executed contracts with multiple licensed professional firms in architecture, environmental services, engineering, hydrology, landscape architecture, and urban planning. Since then, FPRA has engaged several of these firms on various projects, ensuring a more efficient and seamless process.



## Avenue D Model Block

In April 2023, the City of Fort Pierce, FPRA and St. Lucie County entered into an interlocal agreement to collaboratively develop the Avenue D Model Block. Identified in the FPRA Redevelopment Plan, this project calls for affordable housing and ample opportunities for renters and owners to set down roots in Fort Pierce.



## Indian River Drive Department of Commerce Grant

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 along Indian River Drive in Downtown Fort Pierce. The critical infrastructure improvements include water, wastewater, electric, fiber, natural gas, roadway, and sidewalk improvements. The FPRA will be providing the upfront costs for the project which will be reimbursed by the grant.



### Advancing Grant Opportunities

Since August 2024, the FPRA, in collaboration with Innovant Consulting, has advanced funding opportunities to align with Fort Pierce's redevelopment goals. By identifying 31 grants, streamlining application processes, and assisting with reporting, such as the FL DOS African American Cultural & Historical Grant, these efforts have supported priorities like beautification, public safety, and cultural revitalization. Ongoing work focuses on expanding funding pipelines and aligning initiatives with community needs to promote sustainable growth.



### FPRA Monthly Programs and Activities Report

In an effort to keep residents informed of FPRA programs, projects and initiatives, the FPRA produces and distributes a monthly programs and activities report. This report is emailed by the City Communications staff to all subscribers as well as distributed to the CRA Advisory Committee and FPRA Board.



### FPRA Project Impact Map

The FPRA Impact Map in GIS has allowed stakeholders to visualize projects, making it easy to understand the geographic distribution and scope of redevelopment efforts. It also offers staff a way to analyze trends and evaluate project effectiveness; which may include identifying any overlap or where services may be lacking. The map also promotes transparency with the community by allowing citizens to see where and how funds are spent.



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