



**FORT
PIERCE**

REDEVELOPMENT AGENCY

DEMOLITION GRANT



DEMOLITION GRANT PROGRAM

Table of Contents

1. Overview 3

2. Funding 3

3. Eligibility 3

4. Application Process 4

5. Eligible Activities 4

6. Ineligible Activities and Expenses 4

7. General Provisions 5

8. Disbursement of Funds 5

9. FPRA District Boundary Map 6

DEMOLITION GRANT PROGRAM

1. OVERVIEW

The Fort Pierce Redevelopment Agency (FPRA) Demolition Grant Program is established to assist in the removal of blighted, unsafe, vacant, or functionally obsolete structures within the FPRA District. The purpose of the program is to eliminate slum and blight conditions, improve public safety, enhance neighborhood aesthetics, and prepare sites for future redevelopment consistent with the FPRA Community Redevelopment Plan.

The program is intended to reduce the financial burden associated with demolition when rehabilitation of a structure is not financially feasible or when demolition is necessary to facilitate reinvestment and productive reuse of property. This initiative complements other FPRA revitalization and redevelopment efforts to maximize the impact of public investment.

2. FUNDING

Applications will be reviewed and approved on a first-come, first-qualified basis, while funds are available.

Grant awards may cover up to 100% of eligible demolition costs, subject to the following maximum amounts:

Up to \$15,000 for residential structures

Up to \$25,000 for commercial structures

Grant funds are provided on a reimbursement basis and will be disbursed only after all approved demolition activities have been completed in accordance with a Grant Agreement entered into between the FPRA Board and the Recipient.

3. ELIGIBILITY

- A. The property to be improved must be located within the FPRA District boundaries (see Boundary Map below at section 9).
- B. The structure must have been vacant for a minimum of **two (2) consecutive** years and be unsafe, substandard, or functionally obsolete, as determined by the City of Fort Pierce Building Official or Code Enforcement.
- C. The Applicant must be the property owner.
- D. The Applicant must be current on all City and County taxes, assessments, and fees and must not have outstanding code enforcement fines or liens at the time of application or reimbursement.
- E. The Applicant must have sufficient funds to fully fund the demolition (proof of funds is required). The Applicant is responsible for paying for any permits required to do the demolition. No grant funds can be used to pay any permitting fees. The Applicant shall incur all demolition costs and may receive reimbursement only after all improvements have been completed in accordance with the Grant Agreement.

DEMOLITION GRANT PROGRAM

4. APPLICATION PROCESS

The application period will remain open until all of the allocated funds are depleted. Submitted applications will be evaluated every 30 days.

A. The Applicant must submit a complete application with the following documentation:

1. Written determination or documentation issued by the City of Fort Pierce Building Official or Code Enforcement demonstrating that the structure is unsafe, substandard, or economically infeasible to rehabilitate. The structure must have been vacant for a minimum of two (2) consecutive years and be unsafe, substandard, or functionally obsolete.
2. Two (2) written estimates from two different licensed demolition 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.
3. Two (2) photos of the structure proposed for demolition
4. Proof of property ownership (copy of deed)
5. Hazardous materials survey and abatement plan, if applicable
6. Proof that property taxes and City obligations are current

B. Within 10 business days of receipt of the completed Application, a staff member will contact the Applicant to determine eligibility.

C. 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.

D. The FPRA Board will make the final determination and, if funding is approved, the FPRA Board may authorize the execution of a Grant Agreement

E. Written notification will be sent to all Applicants advising them of approval or denial of funding.

F. Staff will prepare the Grant Agreement to be executed by the Recipient and the FPRA Board following a vote to approve the Grant Agreement.

5. ELIGIBLE ACTIVITIES

Eligible activities include, but are not limited to:

- A. Demolition of eligible structures
- B. Removal and lawful disposal of debris
- C. Required asbestos or hazardous material abatement directly related to demolition
- D. Site clearance and rough grading necessary to render the site safe and buildable

6. INELIGIBLE ACTIVITIES AND EXPENSES

The following activities and expenses are not eligible for reimbursement:

- A. Permit fees, impact fees, or utility disconnection fees
- B. Site improvements unrelated to demolition (landscaping, tree removal, paving, fencing)
- C. New construction or redevelopment costs.
- D. Sweat equity or reimbursement for Applicant's own labor

DEMOLITION GRANT PROGRAM

E. Expenses incurred prior to execution of a Grant Agreement

7. GENERAL PROVISIONS

All funding provided under this program is on a reimbursement basis. The FPRA reserves the sole discretion to approve or deny applications based on the public benefit, elimination of blight, and consistency with redevelopment objectives.

Recipients must execute a Grant Agreement and complete the approved demolition within 180 days of the agreement's execution unless an extension is granted by the FPRA.

FPRA staff will conduct site inspections before reimbursement and may conduct follow-up inspections to ensure compliance. By participating in the program, Recipients agree to allow the FPRA and the City of Fort Pierce to photograph the property for reporting and promotional purposes.

There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria.

The FPRA is a public agency and is governed by the "Florida Public Records Law" under Florida State Statutes, Chapter 119. Any documents provided by the Applicant/Recipient may be subject to production by the FPRA upon receipt of a public records request, subject to any exemptions provided by Florida Law.

8. DISBURSEMENT OF FUNDS

The Recipient shall be responsible for all initial demolition costs and may be reimbursed only after the demolition has been completed. Reimbursement will occur upon FPRA's receipt of a determination confirming completion of the demolition. To initiate the reimbursement process, the Recipient must submit the following documents:

- A. Written notification from the Recipient that the project is complete.
- B. Completed FPRA Reimbursement Request Form.
- C. Before and after photos of the site.
- D. Two (2) photos of the property.
- E. Copies of all invoices. Detailed invoices should be on the company letterhead showing the name, address, and phone number of the licensed contractor. Invoices should include a date and should include a detailed breakdown of the scope of the work, including the line items specifying permit fees. **(Permit fees will not be reimbursed)**
- F. Proof of payment in full for demolition as approved.
- G. Copies of all required closed permits.
- H. Signed and completed W-9, as required by law, for the Recipient of the grant funds.

NOTE: The Finance Department shall process the reimbursement to the Recipient in accordance with the regular payment procedures of the City. No funds will be disbursed until all work is completed and all items set forth in this section have been submitted.

Please note that the reimbursement process may take approximately 45-60 days after the FPRA receives the necessary documentation. This timeframe allows for the review and verification of the submitted documents to ensure compliance with the program's requirements. The FPRA strives to process reimbursements in a timely manner and appreciates recipients' patience during the reimbursement period.

DEMOLITION GRANT PROGRAM

10. FPRA DISTRICT BOUNDARY MAP

