ANNUAL REPORT 2025

Laying the Groundwork

FORT PIERCE
REDEVELOPMENT AGENCY

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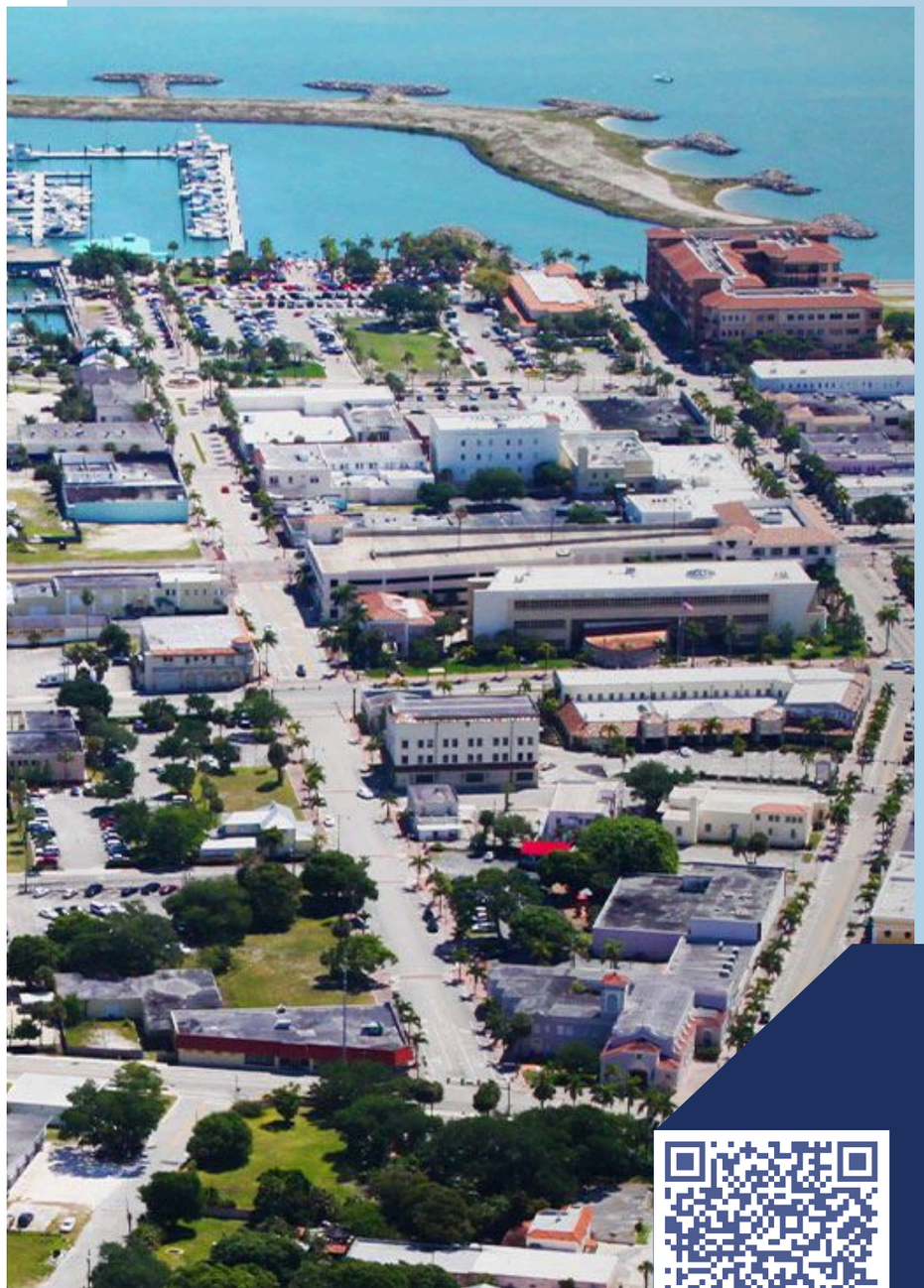
Fiscal Year Ending September 30, 2025

At a glance

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 2025.



OUR HISTORY

To guide the City in its efforts to redevelop both the physical and economic environment of its Downtown, the City established the Fort Pierce Redevelopment Agency (FPRA) in 1982 with the adoption of Ordinance No. H-239. Noting that other areas of the community also need targeted redevelopment activity as well, the City Commission expanded the boundaries of the Redevelopment Area in 1995 & 1996 to include the areas south of Atlantic Avenue to Citrus Avenue and Delaware Avenue. Seeing the success of the FPRA in encouraging redevelopment within the City's core and noting the state of decline for other areas of the City, the Commission substantially expanded the boundaries of the Redevelopment Area again in 2000 to include the neighborhoods west of 7th Street, the Port, and South Beach.

OUR MISSION

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 to explore the full Redevelopment Plan

FISCAL YEAR 2025 ANNUAL REPORT

Laying the Groundwork

Cornerstone of Change: FPRA at a Glance

The foundation begins with the FPRA itself, providing leadership, governance, and the framework necessary to move initiatives forward across its districts.



Blueprint for What's Next: Planning and Vision Initiatives

Clear, actionable planning continues to guide progress, ensuring that community vision translates into implementable projects ready for execution.





Building Strong Neighborhoods

Targeted investments and partnerships are expanding housing opportunities and reinvesting in neighborhoods, strengthening the fabric of the community.



"Laying the Groundwork" is more than a theme. It defines how the FPRA is approaching redevelopment. Each initiative, whether focused on housing, infrastructure, economic growth, or placemaking, is part of a coordinated effort to build a strong and lasting foundation for Fort Pierce. These are the steps that turn plans into action and position the community for sustained success.

Real progress begins long before results are visible. Fiscal Year 2025 marks a pivotal shift for the Fort Pierce Redevelopment Agency (FPRA), from planning to progress. While visioning and strategy remain essential, this year reflects a deliberate move toward implementation. Long-standing plans are being advanced, partnerships are aligning, and projects are beginning to take shape in visible, meaningful ways across the community.

Crafting Community Identity: Arts, Culture, and Placemaking

Public spaces are being enhanced through thoughtful placemaking, reinforcing Fort Pierce's identity and creating environments that bring people together.



Fueling Investment: Incentives and Economic Growth

Where strategic programs reduce barriers, encourage private investment, and support long-term reinvestment.





Strengthening Community Safety

Public safety initiatives are reinforcing a secure environment, supporting redevelopment efforts and ensuring that residents, businesses, and visitors feel confident and connected.





Connecting the City: Infrastructure and Mobility

Infrastructure improvements are strengthening connectivity, improving safety, and enhancing how people move through and experience Fort Pierce.





Leadership
GUIDING THE VISION



FPRA Board

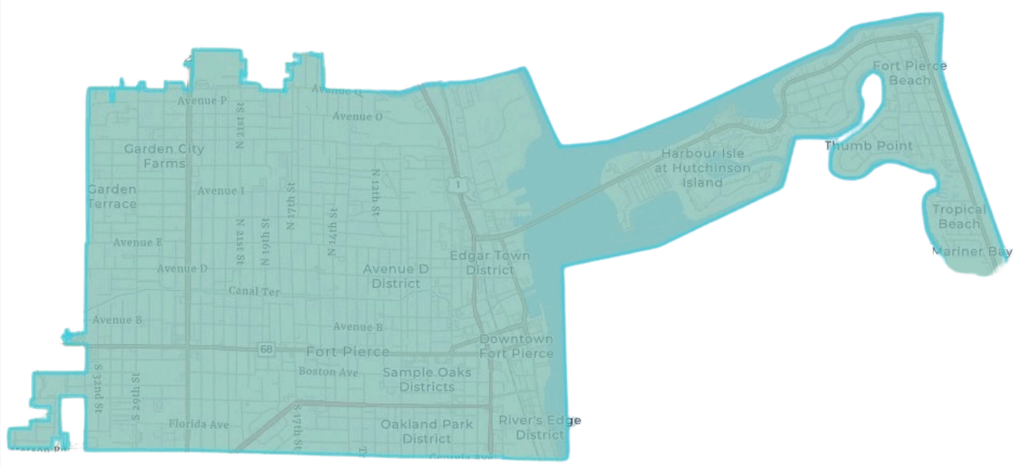
Board Members left to right: Arnold Gaines, Chris Dzadovsky, Chair Linda Hudson, Curtis Johnson, and Michael Broderick

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 CRA Advisory Committee provides recommendations and guidance on matters related to the goals of the Fort Pierce Redevelopment Agency and serves as a liaison between the FPRA Board and the community within the redevelopment district.

BUILDING STRONGER COMMUNITIES
DISTRICT BY DISTRICT



FPRA
STAFF



Richard D. Chess, MBA
FPRA DIRECTOR

FPRA staff implement the goals and strategies outlined in the Community Redevelopment Plan, guiding projects and initiatives throughout the redevelopment district. Proposed projects and activities are presented to the FPRA Board and CRA Advisory Committee for input, recommendations, and approval.



DID YOU KNOW?

The FPRA reinvests tax increment revenue funding directly back into the community, supporting projects, infrastructure, and programs that drive economic growth and reduce blight without increasing taxes.



Community & Economic Development Team

BLUEPRINT FOR THE FUTURE



PROJECT: Old St. Anastasia Master Plan
LOCATION: Peacock Arts District

The FPRA is transforming vision into action through the Old St. Anastasia Master Plan, a key initiative within the Peacock Arts District. Guided by extensive community engagement and stakeholder input, the project focuses on revitalizing the historic Old St. Anastasia School building and its surrounding properties into a vibrant, multi-use destination. The plan explores opportunities for adaptive reuse, cultural programming, and community-centered spaces while preserving the site's historic character. This effort reflects FPRA's commitment to transforming underutilized assets.

Key Highlights

- Preserves historic school building
- Guides future redevelopment opportunities
- Informed by community engagement
- Supports growth in the Peacock Arts District



PROJECT: Second Street Redevelopment
LOCATION: Downtown District

The FPRA continues moving from planning to implementation through the 2nd Street Redevelopment project, a key priority identified in the Downtown Master Plan. Shaped by extensive community input, the project reimagines the corridor as a more walkable, flexible space designed to support daily activity, local businesses, and events, while enhancing the overall look and feel of downtown. This effort reflects a broader shift toward executing long-standing plans and delivering visible improvements in the urban core.

Key Highlights

- Flexible street design for vehicles & events
- Pedestrian-friendly, curbless concept
- Streetscape enhancements
- Community engagement through outreach & surveys
- Implements the Downtown Master Plan vision



PROJECT: Lincoln Park Master Plan
LOCATION: Lincoln Park District

The FPRA is leading a renewed vision for the Lincoln Park neighborhood in partnership with the Treasure Coast Regional Planning Council, grounded in meaningful community engagement. Through direct input from residents, the planning process is identifying priorities for housing, amenities, and reinvestment, ensuring future investment reflects the needs of the community and benefits current residents. This effort lays the foundation for long-term revitalization while honoring the neighborhood's history and character.

Key Highlights

- Supports neighborhood stabilization
- Encourages infill housing & redevelopment
- Attracts and retains local businesses
- Revitalizes the Avenue D corridor
- Promotes sustainable, community-focused growth



PROJECT: Marina Square
LOCATION: Downtown District

As a key initiative of the Downtown Master Plan, the FPRA is advancing the transformation of Marina Square into a flexible, multi-use waterfront destination designed to support events, recreation, and everyday community use while strengthening connections between downtown and the Indian River.

Key Highlights

- Activates the waterfront & riverfront connections
- Designed for events, markets & daily use
- Flexible, multigenerational park space
- Ongoing stakeholder & community engagement
- Implements the Downtown Master Plan vision



PROJECT: Western Peninsula Charrette
LOCATION: South Beach District

The FPRA Board accepted the Western Peninsula Charrette as a guiding vision for the future redevelopment of the former wastewater treatment plant site and surrounding area. Developed through extensive public engagement, market analysis, and a collaborative design process, the charrette establishes a clear framework to guide future decision-making and investment. This vision positions the area for thoughtful, long-term redevelopment aligned with community priorities.

Key Highlights

- Conceptual framework for future redevelopment
- Community-driven through public charrette process
- Enhances waterfront access & connectivity
- Encourages compatible private investment
- Promotes resiliency and long-term planning

What's Next

Master Plans are laying the foundation for the future of Fort Pierce. Connecting neighborhoods, enhancing waterfronts, and supporting long-term growth.



Scan to learn more about the progress of the projects

BUILDING STRONG NEIGHBORHOODS


424 DOUGLAS CT.

PROJECT: Surplus Property
LOCATION: Lincoln Park District

The FPRA continues to advance neighborhood revitalization through the strategic disposition of surplus properties within the FPRA District. By making FPRA-owned parcels available for redevelopment, the program encourages private investment, supports infill housing, and returns underutilized land to productive use. In FY25, two surplus properties were successfully redeveloped with the construction of new single-family homes. The homes have since been sold and are now occupied by families, bringing new life to the neighborhood while contributing to housing availability and continued reinvestment in the community.



PROJECT: Avenue D Model Block
LOCATION: Lincoln Park District

The Avenue D Model Block represents a major milestone in advancing workforce housing through public-private partnership. In coordination with St. Lucie County, the FPRA helped lead a joint solicitation process that resulted in a ground lease with Pinnacle Communities to develop a 90-unit affordable housing project. This project directly addresses the growing demand for attainable housing while demonstrating a proactive, partnership-driven approach to redevelopment.



PROJECT: Oaks at Moore's Creek
LOCATION: Lincoln Park District

The Oaks at Moore's Creek Phase II continues to deliver new single-family homes along Means Court between Avenue B and Moore's Creek. Each home includes three bedrooms and two bathrooms, with floor plans ranging from approximately 1,200 to 1,700 square feet.
Four homes have been completed at 317, 314, 318, and 319 Means Court, marking a key milestone in the project's progress. These homes provide safe, high-quality, and attainable housing for income-qualified, first-time homebuyers, supporting homeownership and long-term stability.

CRAFTING COMMUNITY IDENTITY



PROJECT: Sunrise Center Event Space
LOCATION: Downtown District

The FPRA provided funding to support the development of conceptual designs for the transformation of the 4th floor of the Sunrise Center into a flexible community meeting and event space. The proposed concept envisions a modern, multi-purpose venue capable of hosting meetings, workshops, conferences, and community events. Key elements of the concept include flexible meeting areas, updated finishes, improved lighting, and technology to support presentations and programming. This project represents an opportunity to activate an underutilized space while supporting community engagement and activity within the FPRA District.



PROJECT: Florida Highwaymen Museum
LOCATION: Lincoln Park District

Renovations to the future City of Fort Pierce Florida Highwaymen Museum at 1234 Avenue D made significant progress between October 2024 and September 2025. Major structural, mechanical, and life safety upgrades were completed, including a new main entrance, rebuilt staircase, HVAC systems, electrical and plumbing work, fire sprinklers, and security systems. Interior improvements included updated kitchen and restrooms, new flooring and cabinetry, ADA enhancements, and modifications to support gallery spaces.

Exterior sitework advanced, and cultural elements were incorporated through a Highwaymen-themed mural and four mosaic benches for the paver garden. By the end of the period, the project was approximately 95% complete, with final inspections and finishing touches underway. Once complete, the museum will serve as a cultural anchor, enhancing the Avenue D corridor and creating new opportunities for residents and visitors.

FPRA MURAL PROGRAM

PROJECT: MURAL PROGRAM
LOCATION: FPRA

In Fiscal Year 2025, the FPRA Mural Program continued to grow, expanding beyond the Peacock Arts District into Downtown Fort Pierce, further enhancing the City's public art presence. Two standout properties were selected for this cycle, each bringing unique character and storytelling to their locations.

In Downtown, Sailfish Brewing Company, an iconic Fort Pierce destination, featured a vibrant underwater-themed mural by California-based artist Jesse Jentzen, capturing the essence of the area's coastal identity.

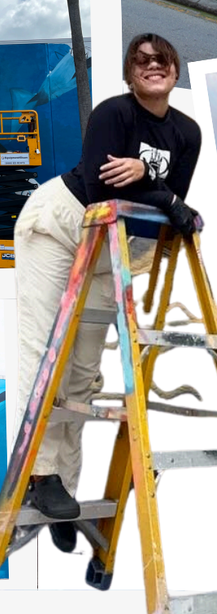
In the Peacock Arts District, Project LIFT, an organization dedicated to empowering youth through trade skills and education, featured a mural by artist Hannah Lorra. Her design, centered around a welder, thoughtfully incorporating elements of Fort Pierce while reflecting the organization's mission.



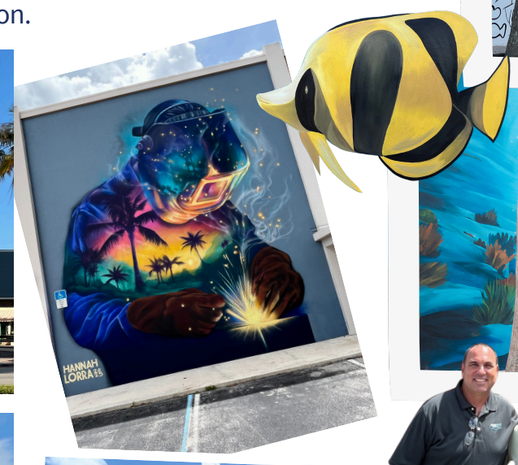






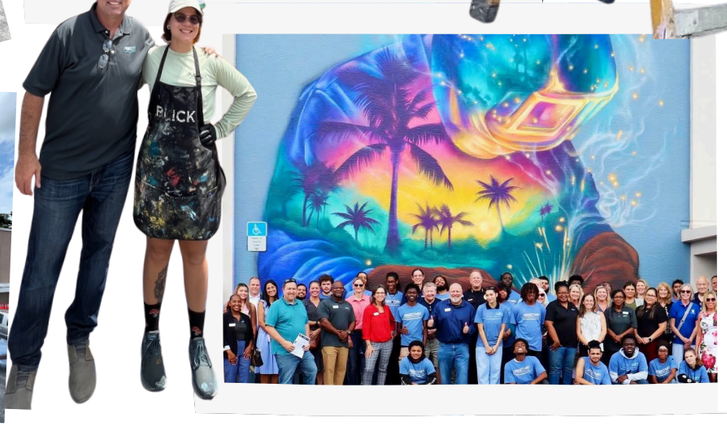














FUELING INVESTMENT

BEFORE





215 N 2nd Street — AFTER

PROGRAM: Commercial Facade Grants
LOCATION: FPRA

The FPRA Commercial Façade Grant Program continues to support property and business owners in improving the exterior appearance of commercial buildings within the FPRA District. During Fiscal Year 2025, eight (8) grants were awarded, representing a total funding commitment of $150,742 to support exterior renovations and aesthetic improvements that enhance the overall appearance of the district and encourage continued private investment.

FY 2025

$54,582.50 Invested in Local Businesses

FPRA supported 4 commercial façade projects in FY25, enhancing storefronts, increasing visibility, and strengthening the overall look and feel of the redevelopment district.

BEFORE





145 N US HWY 1 — AFTER

PROGRAM: Commercial Sign Grants
LOCATION: FPRA

The FPRA Commercial Sign Grant Program assists business and property owners in enhancing their storefronts by providing financial assistance for new or improved signage. Improved signage helps increase business visibility, strengthen branding, and contribute to the overall appearance of the redevelopment district.

FY 2025

$33,787.80 Invested in Local Businesses

FPRA supported 8 signage improvement projects in FY25, enhancing storefronts, increasing visibility, and strengthening the look and feel of the redevelopment district.





PROGRAM: Impact Fee Moratorium
LOCATION: FPRA

To encourage investment, the City implemented a targeted impact fee moratorium in key areas, creating more favorable conditions for development. This initiative supports project feasibility, promotes new construction, and accelerates private investment.

2020

Encourages Development

Adopted in 2020, the program reduces development costs to encourage investment and redevelopment within the FPRA.

CONNECTING THE COMMUNITY









PROJECT: Indian River Drive Corridor Improvements
LOCATION: Downtown District
Project Cost: $10,254,124
FPRA Contribution: $3,000,000

The Indian River Drive Improvements Project is a major investment in a key waterfront corridor connecting downtown to surrounding neighborhoods and destinations. Supported by FPRA and state funding, the project includes roadway reconstruction, enhanced pedestrian and bicycle facilities, streetscape upgrades, lighting, landscaping, and additional parking.

These improvements will enhance safety, accessibility, and mobility while creating a more attractive and functional gateway into downtown. The project supports the Downtown Master Plan and the continued revitalization of Fort Pierce's waterfront, with completion anticipated in February 2027.








PROJECT: JC Penney Parking Lot
LOCATION: Downtown District

As part of the Fort Pierce Redevelopment Agency's ongoing redevelopment efforts, key initiatives continue to enhance connectivity, economic development, and infrastructure throughout the city.

The renovation of the Old JCPenney parking lot was completed in FY24, delivering improved functionality and increased capacity to support activity in the downtown area. In FY25, additional enhancements—including the installation of dumpster enclosures and curbing—were finalized, giving the site a more cohesive and finished appearance.

The parking lot provides 87 spaces, including 6 ADA-accessible spaces, and enhances access for residents and visitors, supports nearby businesses, and contributes to the continued revitalization of the surrounding area.






PROJECT: Avenue D Parking Lot
LOCATION: Lincoln Park District

Construction of the Avenue D parking lot was completed, featuring permeable pavers, new landscaping, and the addition of two centrally located live oak trees. Final site amenities, including a custom bike rack and bench, enhance both functionality and visual appeal.

Located directly in front of the Police Substation and the Highwaymen Museum, the new parking lot significantly improves accessibility and convenience for visitors. This investment supports the Lincoln Park area by enhancing the visitor experience and contributing to the overall revitalization of the corridor.



PROJECT: Avenue D Corridor
LOCATION: Lincoln Park District

Project Cost: $4,072,873.50
PRA Contribution: $1,500,000

The Avenue D Reconstruction project reflects continued investment in critical infrastructure to support long-term redevelopment goals. By improving roadway conditions, safety, and functionality, the project enhances the corridor's usability for residents and businesses while positioning the area for future growth and reinvestment.

FREEBEE



PROGRAM: Freebee
LOCATION: FPRA

The program continues to be especially popular among working-age adults, with the highest usage among ages 21–34, followed closely by ages 35–50. These trends highlight Freebee's importance as a reliable transportation option for daily commutes, errands, and access to local businesses and waterfront destinations. As demand continues to grow, the service remains a key component in supporting economic activity, improving accessibility, and strengthening overall connectivity within the community.

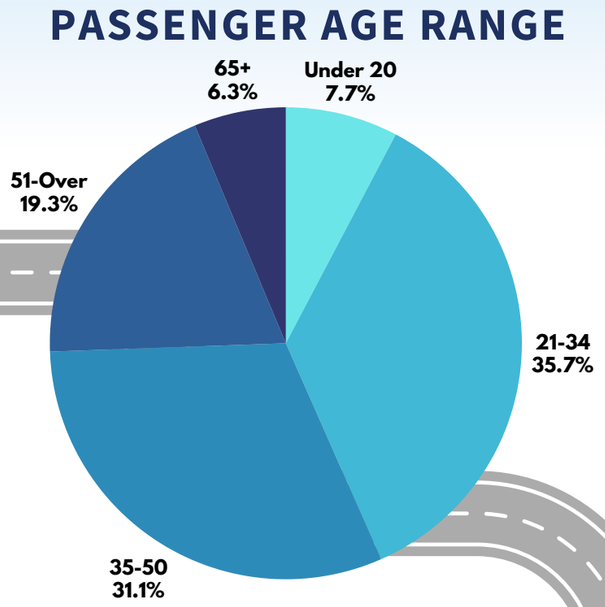
Passengers

74,011

54,371

Completed Rides





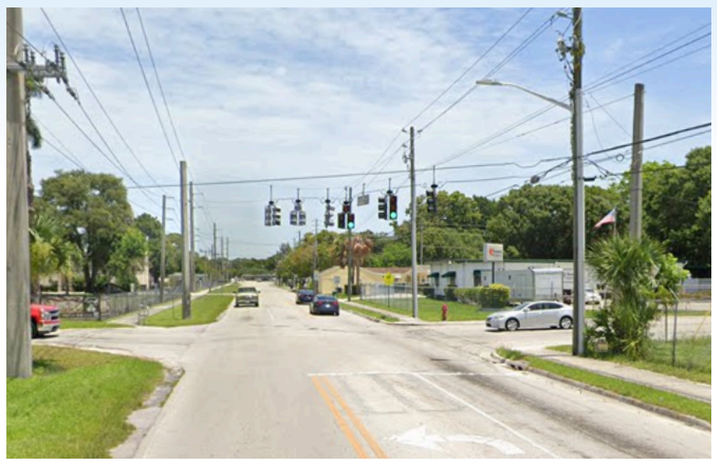


PROJECT: Harbour Pointe
LOCATION: Fisherman's Wharf District

Recognizing the waterfront as a defining community asset, the FPRA formalized a partnership with St. Lucie County through a waterways interlocal agreement to advance priority projects. This includes a commitment of up to $500,000 toward Harbour Pointe Park, supporting the development of a new boat ramp and improved waterfront amenities. The project expands public access to the water while reinforcing long-term goals to activate the waterfront and enhance public spaces within the redevelopment area.

Key Highlights

- Expands public boat ramp access
- Enhances waterfront connectivity
- Partnership with St. Lucie County
- FPRA funding up to $500,000
- First project under Interlocal Agreement



PROJECT: Delaware Avenue & 33rd Street Intersection Improvements
LOCATION: FPRA

The FPRA is partnering with St. Lucie County to advance targeted safety and connectivity improvements at the Delaware Avenue and 33rd Street intersection. Through this collaboration, the project reconfigures roadway geometry, enhances pedestrian facilities, and updates traffic operations to better serve both drivers and pedestrians. This investment addresses long-standing safety concerns while improving how residents move through the area, reinforcing the FPRA's commitment to safer, more connected neighborhoods.

Key Highlights

- Improves safety at a key intersection
- Enhances pedestrian access and walkability
- Upgrades traffic signals and roadway design
- Partnership with St. Lucie County
- FPRA funding up to $250,000



PROJECT: Smart City
LOCATION: Downtown District

Expanding digital connectivity across downtown Fort Pierce, the Smart City Initiative enhances how residents, businesses, and visitors access information and stay connected. Through expanded fiber infrastructure and public Wi-Fi in key areas like the River Walk Center, this effort strengthens everyday connectivity and supports a more accessible, connected downtown experience.

Key Highlights

- Expands public Wi-Fi in key downtown locations
- Enhances digital connectivity
- Partnership with Fort Pierce Utilities Authority (FPUA)
- Investment in fiber and wireless infrastructure
- Supports a more connected downtown experience

WAYFINDING & CONNECTIVITY

PROGRAM: Wayfinding Signage
LOCATION: FPRA

The FPRA Wayfinding Signage Program reached a major milestone in June 2025 with the installation of 35 directional signs, 13 district brand signs identifying key areas, and 11 parking signs throughout the FPRA. This comprehensive effort involved extensive planning, including design development, site selection, and identifying key destinations to best guide residents and visitors.

The final phase of the program includes seven gateway entrance signs, currently pending FDOT permit approval and anticipated for installation in mid-2026. These signs will feature solar-powered lighting, creating a welcoming and visually appealing entry experience into the City for both residents and visitors.

BEFORE

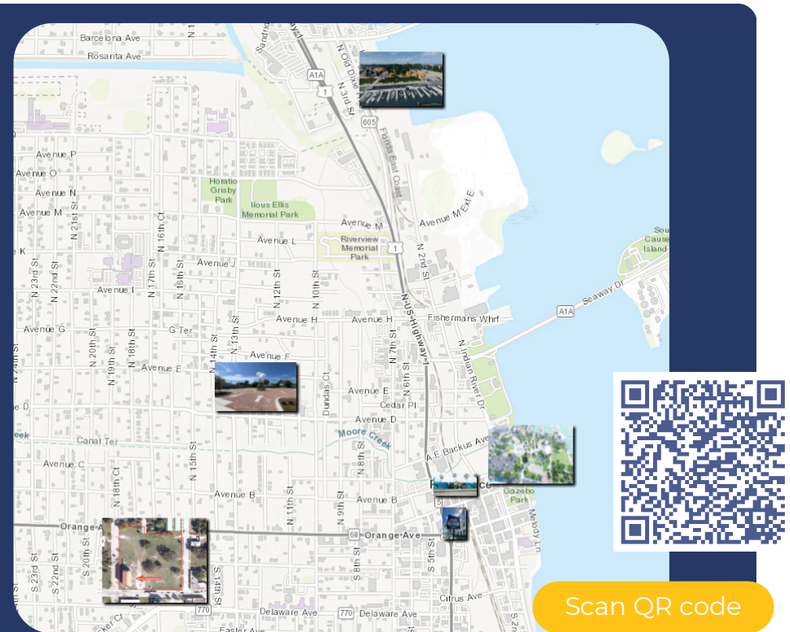




AFTER



FPRA PROJECT IMPACT MAP



FPRA staff, in coordination with the City's GIS team, developed an interactive map showcasing project locations across the redevelopment areas.

Fort Pierce



Lincoln Park



Fisherman's Wharf





South Beach





Peacock Arts District



Downtown





Fort Pierce Seaplane Base

STRENGTHENING COMMUNITY SAFETY

The FPRA continues to support enhanced police presence through special detail assignments in Downtown, Jetty Park, and North 25th Street, contributing to a safer and more welcoming environment across these key areas. The visible presence of officers serves as a strong deterrent to criminal activity, reducing opportunities for unlawful behavior and increasing overall public safety.

These dedicated details allow officers to become familiar with the unique characteristics of each area, improving response times and strengthening situational awareness. In addition to enforcement, officers actively engage with residents, businesses, and visitors through community outreach and day-to-day interactions, helping to build trust and foster positive relationships.

The program not only enhances safety but also contributes to community confidence and vitality. With a consistent and approachable law enforcement presence, residents and visitors feel more secure, encouraging greater participation, activity, and investment throughout the FPRA districts.













School Resource Officers

School Resource Officers (SROs) play a vital role in fostering a safe and supportive school environment. Beyond ensuring security, they serve as mentors and trusted role models, building meaningful relationships with students and offering guidance. Their presence helps deter potential threats while promoting a culture of respect, responsibility, and community.

Through regular engagement and a reassuring presence, SROs help students feel safe, confident, and supported. These positive interactions contribute to emotional well-being, strengthen students' sense of belonging, and encourage responsible decision-making. Overall, SROs support the well-rounded development of students, helping them grow into confident, responsible, and community-minded individuals.









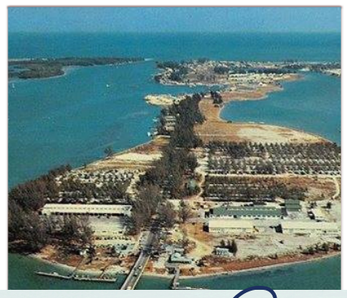






LINCOLN
-PARK-











SOUTH
BEACH
Fort Pierce

This is Fort Pierce

it's Fort Pierce













PEACOCK ARTS DISTRICT



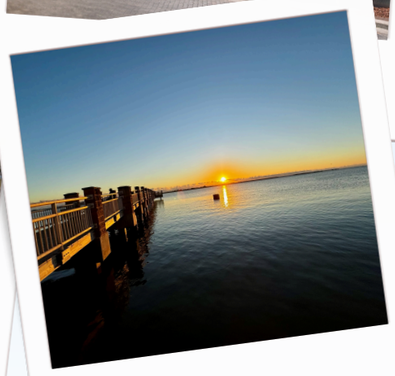


SHEDMAN'S MIRACLE
PORT DISTRICT





DOWNTOWN
FORT PIERCE



FISCAL YEAR ENDED SEPTEMBER 30, 2025

FINANCIAL STATEMENT

Fort Pierce Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID	383

Registered Agent	Mr. Richard Chess
Mailing Address	100 North U.S. 1 Fort Pierce, Florida 34954
Office Address	P.O. Box 1480
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Fax	(772) 489-8042
Email	rchess@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	4
Total number of Activities completed	14
Current Year Taxable Value in CRA	$ 1,369,882,184.00
Actual expended increment revenue	$ 12,658,345.00
Base Year Taxable Value in CRA	$ 311,043,186.00
Current Year Tax Increment Value	$ 1,058,838,998.00
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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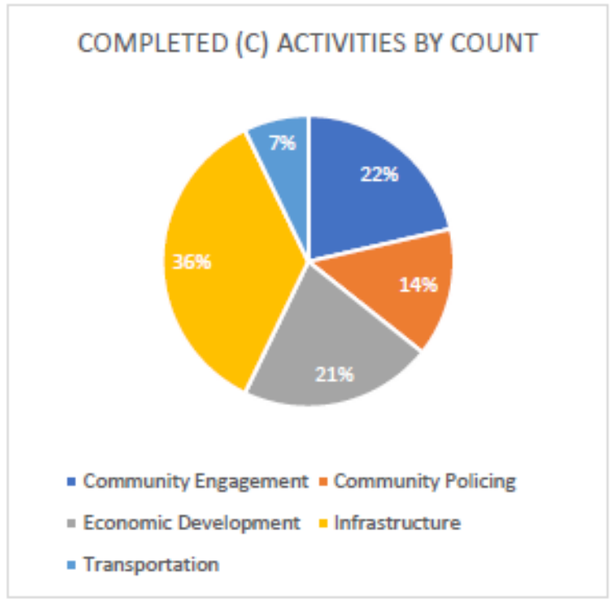

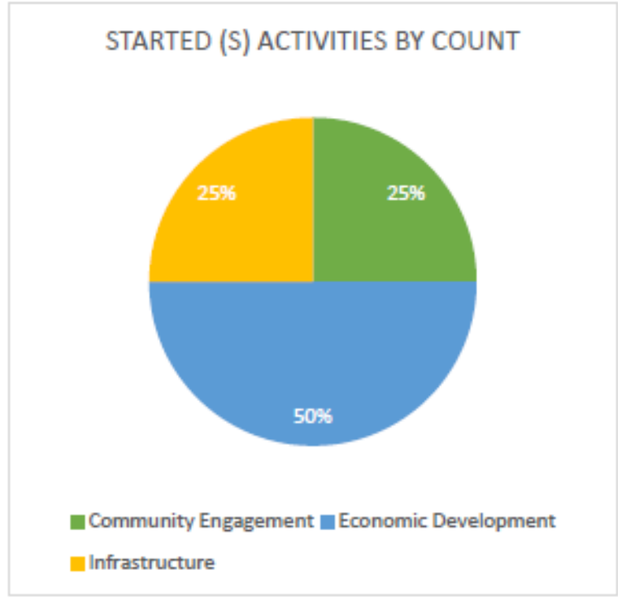

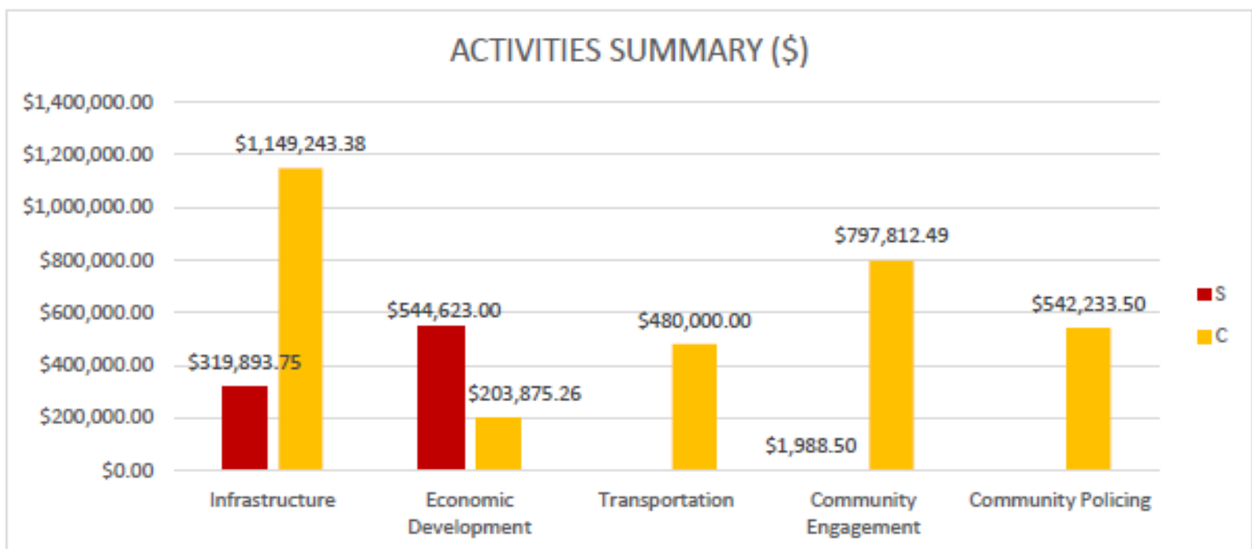

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