

FPRA RESOLUTION NO. 26-23

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, **TERMINATING THE GRANT AGREEMENT FOR COMMERCIAL FAÇADE IMPROVEMENT LOCATED AT 2203 ORANGE AVENUE FOR VIOLATION OF THE GRANT AGREEMENT TERMS BY THE RECIPIENT**; DIRECTING THAT NO FUNDS BE PAID TO THE RECIPIENT; DIRECTING THE FPRA CHAIR, EXECUTIVE DIRECTOR, AGENCY ATTORNEY, AND FPRA STAFF TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT THIS RESOLUTION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 12, 2024, the Fort Pierce Redevelopment Agency ("FPRA") and Ft. Pierce Police Athletic League, Inc., DBA St. Lucie Sheriff's PAL, ("Recipient") entered into a Grant Agreement for Commercial Façade Improvement ("Agreement") for the commercial façade located at 2203 Orange Avenue, Fort Pierce, FL 34950 (Parcel ID:2409-707-0001-000-8)("Property"); and

WHEREAS, the Agreement included Project Deadlines/Term for which the Recipient was required to receive the building permit within six months of the Effective Date and complete the Project within twelve months after the issuance of the building permits; and

WHEREAS, the Recipient failed to apply for the required approvals, building permits, and all other permits required within six months of the Effective Date; and

WHEREAS, the Recipient requested an extension of six (6) months to receive the building permits which would increase the time to complete the Project from eighteen (18) months to twenty-four (24) months; and

WHEREAS, on November 12, 2024, the Parties entered into a First Amendment of the Agreement ("Agreement") for Commercial Façade Improvement located at 2203 Orange Avenue, Fort Pierce, FL 34950; and

WHEREAS, pursuant to the First Amendment to the Agreement, as outlined in the attached First Amendment to Grant Agreement for Commercial Façade Improvement for the property located at 2203 Orange Avenue, the Recipient was required to obtain building permits within six (6) months of the Effective Date of the First Amendment. This deadline was no later than May 12, 2025; and

WHEREAS, pursuant to the First Amendment, the Recipient was required to obtain all required permits within six (6) months of the Effective Date of the First Amendment, with a deadline of May 12, 2025; and

WHEREAS, the Recipient again failed to apply for and obtain the required approvals and building permits, and all other permits required within six months of the Effective Date of the First Amendment; and

WHEREAS, the FPRA Director issued a formal written Notice of Default, pursuant to Section 10 of the Grant Agreement for Commercial Façade Improvement and the Recipient failed to respond to or cure the default within the 10-day period outlined in the Grant Agreement; and

WHEREAS, completion and/or occupancy, along with full operation of the services described in the Grant Agreement (as amended), was required by March 12, 2026; and

Approved as to Form and Correctness by CAO on 7/24/26.

WHEREAS, pursuant to the Agreement, the FPRA may terminate the Agreement in the event of failure by the Recipient to observe or perform any term or condition of this Agreement if such failure continues for ten (10) days after written notice thereof from the FPRA to the Recipient in accordance with Paragraph 13 of this Agreement; and

WHEREAS, on July 6, 2026, the Recipient submitted an email requesting termination of the Grant Agreement, stating that they are no longer pursuing the grant., attached hereto as Exhibit A.

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

SECTION 1. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION 2. The FPRA hereby terminates the Grant Agreement for Commercial Façade Improvement for the commercial façade located at 2203 Orange Avenue, Fort Pierce, FL 34950 due to the Recipient's violation of the Grant Agreement terms and conditions, and the Grantee's subsequent request to withdraw from the grant program. No Grant funds shall be paid or disbursed to the Recipient.

SECTION 3. The FPRA Chair, Executive Director, Agency Attorney, Agency Clerk, and staff are hereby directed to take any and all necessary steps and actions to carry out and enforce the intent of this Resolution.

SECTION 4. If any section, clause, phrase, word, or provision of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, whether for substantive or procedural reasons, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution which shall remain in full force and effect.

SECTION 5. This Resolution shall take effect upon approval by the Fort Pierce Redevelopment Agency Board.

IN WITNESS WHEREOF, this Resolution was duly adopted this ____ day of _____, 20__.

LINDA HUDSON, CHAIR

ATTEST:

LINDA W. COX, AGENCY SECRETARY

(CITY SEAL)

**APPROVED AS TO FORM
AND CORRECTNESS:**

SARA HEDGES, AGENCY ATTORNEY

From: [St Lucie PAL](#)
To: [Miriam Garcia](#)
Subject: Re: PAL Extension Request Letter
Date: Monday, July 6, 2026 12:19:15 PM
Attachments: [image001.png](#)
[image002.png](#)

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Dear Ms. Garcia,

As we continue to beautify the City of Fort Pierce through partnerships with the FPRA, at this time we are no longer going to pursue the grant. Our goal is to not only make an impact in the youths of Fort Pierce but also in the appearance in our city. As we have partnered with FPRA in previous projects as well as been awarded the Mayor's Gold Hammer, this project is a bit more complex. We are truly grateful for all you along with City Commissioner's and the Mayor do for the citizens of Fort Pierce and we look forward to continuing our partnership in the future.

St Lucie PAL
772-466-0606

On Wed, Jun 24, 2026 at 8:32 AM Miriam Garcia <mgarcia@cityoffortpierce.com> wrote:

Good morning, Mr. Pearson,

No, the attached letter was not provided to me to add in the agenda packet in June. I will add it to the July agenda packet.

The Board's concerns were based on the delays in obtaining the required building permits and the lack of communication from PAL as required under the Grant Agreement.

For reference, below is the timeline of events:

March 12, 2024 – Grant Agreement executed

- Permit Deadline: September 12, 2024 – Permit application was not submitted.
- Project Completion Deadline: September 12, 2025.

November 12, 2024 – First Amendment to Grant Agreement executed (extension requested by Keith)

- Permit Deadline: May 12, 2025.
- Project Completion Deadline: March 12, 2026.

August 29, 2025 – Last communication received from PAL regarding the grant.

September 12, 2025 – FPRA issued a Notice of Default by registered mail.

- No response was received from PAL.

April 28, 2026 – FPRA staff emailed PAL regarding termination of the Agreement.

- PAL subsequently contacted FPRA staff and requested assistance.

June 9, 2026 – The Second Amendment was presented to the FPRA Board.

- The Board voted to table the item and continue it to July 14, 2026, meeting.

The proposed Second Amendment was provided to you for review on June 2, 2026, and was returned by Kenneth Wilson on the same date. A copy is attached for your reference.

I encourage you to review the Second Amendment carefully, as it outlines the proposed revisions to the Agreement and the basis for the Board's consideration of the request at the July 14, 2026, meeting.

To better understand the Board's concerns and discussion regarding this matter, I encourage you to watch the June 9, 2026, FPRA Board meeting. I have included the link to the meeting video below for your convenience.

[Jun 09, 2026 FPRA Regular Meeting Agenda - Fort Pierce, FL](#)

The item is Agenda Item 8E and begins at approximately the 57:00-minute mark of the meeting recording.

Please let me know if you have any questions.

Kindest regards,

Miriam Garcia, FRA-RP | Redevelopment Specialist | City of Fort Pierce
Community & Economic Development

Phone: 772.467.3786 • Email: mgarcia@cityoffortpierce.com

100 North U.S. 1 Fort Pierce, FL 34950



From: St Lucie PAL <stluciepal@gmail.com>
Sent: Friday, June 19, 2026 9:41 AM
To: Miriam Garcia <mgarcia@cityoffortpierce.com>
Subject: Re: PAL Extension Request Letter

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Good morning Ms. Garcia,

At the present time I am traveling, and I do intent to attend the July 14th meeting. Was the attached document dated May 16, 2026, included in the packet the committee reviewed? Also, I see there is a 2nd amendment is that something new we need to complete?

Paul Pearson

772-465-1585

On Wed, Jun 17, 2026 at 1:03 PM Miriam Garcia <mgarcia@cityoffortpierce.com> wrote:

Good afternoon, Mr. Pearson,

I wanted to provide you with an update regarding the extension request for the Commercial Façade Grant.

Please note that the FPRA Board did not take action on the request at its June meeting and voted to continue the item to the July meeting.

The Board requested that Mr. Paul Pearson attend the meeting to answer questions regarding the delay in obtaining the required permits.

Please plan to attend the FPRA Board meeting on July 14, 2026, at 5:00 p.m. to address the Board's questions regarding the project and permit timeline.

Kindest regards,

Miriam Garcia, FRA-RP | Redevelopment Specialist | City of Fort Pierce
Community & Economic Development

Phone: 772.467.3786 • Email: mgarcia@cityoffortpierce.com

100 North U.S. 1 Fort Pierce, FL 34950



From: Miriam Garcia
Sent: Tuesday, June 2, 2026 2:03 PM
To: SLC Sheriff PAL <stluciep@gmail.com>
Subject: RE: PAL Extension Request Letter

Good afternoon,

Please see the attached Second Amendment to the agreement for the Commercial Façade project at 2203 Orange Ave. This will be presented at the June 9th FPRA meeting for their consideration.

Please review, sign, and have two witnesses sign as well. Once completed, please email it back to me so that we can add the signed amendment to the agenda.

If you prefer, to come in and sign it in person, please give me a call to make an

appointment so that we can coordinate.

Kindest regards,

Miriam Garcia, FRA-RP | Redevelopment Specialist | City of Fort Pierce

Community & Economic Development

Phone: 772.467.3786 • Email: mgarcia@cityoffortpierce.com

100 North U.S. 1 Fort Pierce, FL 34950



From: Miriam Garcia

Sent: Friday, May 15, 2026 11:40 AM

To: 'St Lucie PAL' <stluciepal@gmail.com>

Subject: RE: PAL Extension Request Letter

Good morning,

I have received your extension request. The City Attorney and I will prepare the Second Amendment to the Agreement.

Once the City Attorney has reviewed and approved the amendment, I will forward it to you for your review and signature. The amendment will be presented to the FPRA Board for consideration at the June meeting.

Kindest regards,

Miriam Garcia, FRA-RP | Redevelopment Specialist | City of Fort Pierce
Community & Economic Development

Phone: 772.467.3786 • Email: mgarcia@cityoffortpierce.com

100 North U.S. 1 Fort Pierce, FL 34950



From: St Lucie PAL <stluciepal@gmail.com>
Sent: Friday, May 15, 2026 10:55 AM
To: Miriam Garcia <mgarcia@cityoffortpierce.com>
Subject: PAL Extension Request Letter

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Hello Ms. Garcia,

As per our phone conversation attached is PAL's letter for a 6-month extension request.

Please confirm receipt of email.

Kind regards,

Paul Pearson