

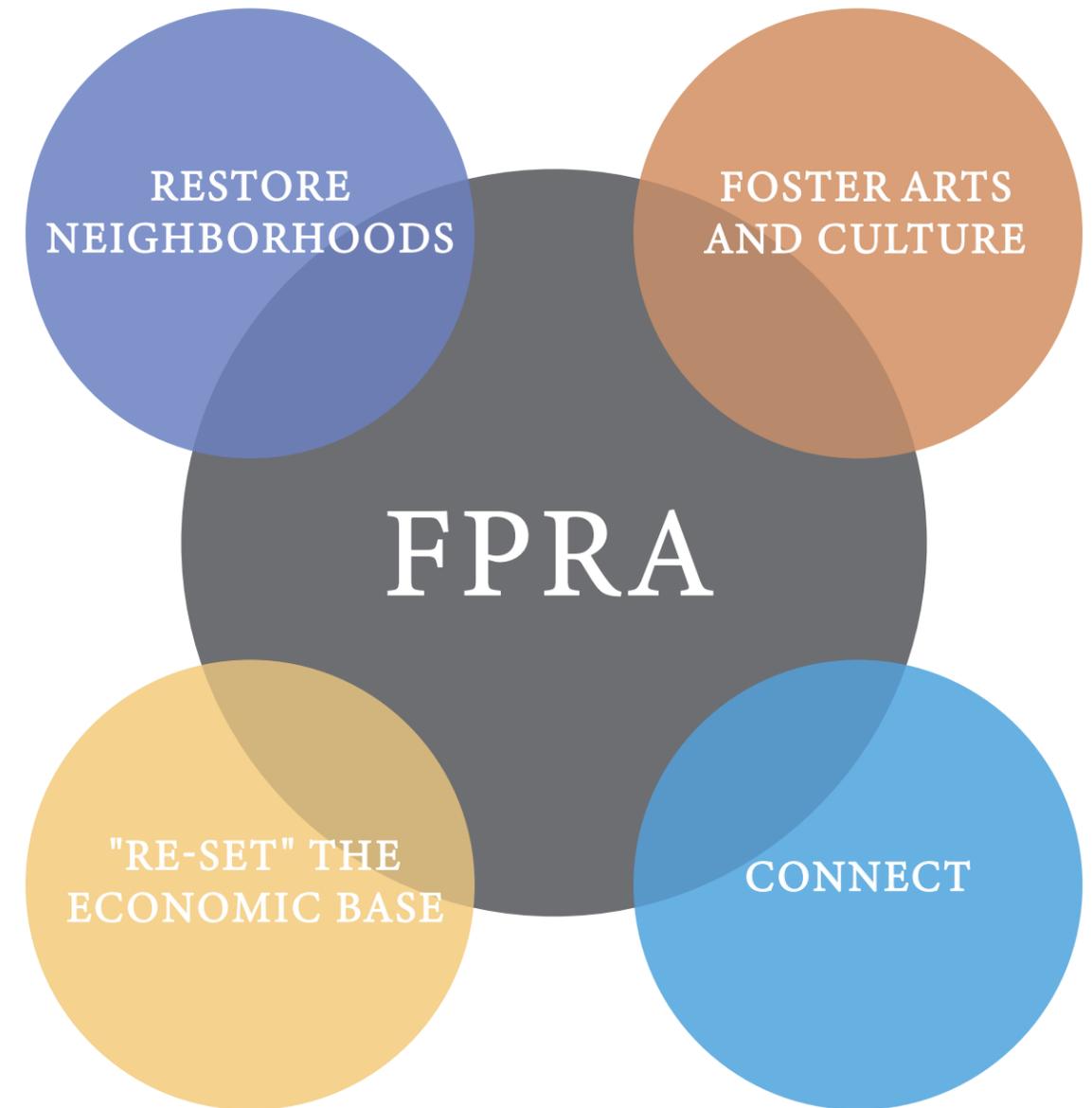


FPPRA

Redevelopment Plan

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EXECUTIVE SUMMARY

The 2020 FPRA Community Redevelopment Plan builds upon the previous accomplishments of the Fort Pierce Redevelopment Agency. These successes include the restoration of the Fort Pierce Marina, the beautification and development of Moore’s Creek, restoration of the Sunrise Theatre and the rehabilitation for redevelopment of the former HD King Power Plant site. The 2020 FPRA Plan update addresses contemporary challenges to investment and redevelopment within the Fort Pierce Redevelopment Area, identifies targeted investment areas and provides a vision for the continuing redevelopment of the Fort Pierce Redevelopment Area.

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.

HISTORICAL PERSPECTIVE

The City of Fort Pierce, named after a local Second Seminole War military fort of the same name, was first incorporated in 1901 with few area amenities other than a small number of homes and a general store (as pictured to the right). However, the City quickly exploded in size and population with the construction of local rail stations in 1915, which rapidly spurred the construction of new homes, schools, stores, and government buildings in the proceeding decades. Many of the historic Mediterranean-style structures that still stand today were built during this time, such as Old City Hall (1925) and the First United Methodist Church (1926). This growth largely continued through World War II, where the City was also home to an active naval combat training facility. Although Fort Pierce capitalized on the post-war development boon for several decades, investment ground to a halt during the 1980's American recession. During this time, many neighborhoods fell into disrepair, homes and businesses were abandoned, and many residents were without gainful employment for extended periods of time.



Figures 1, 2, 3, and 4 from State Archives of Florida. See Appendix for full source information.

ESTABLISHMENT OF THE COMMUNITY REDEVELOPMENT AGENCY

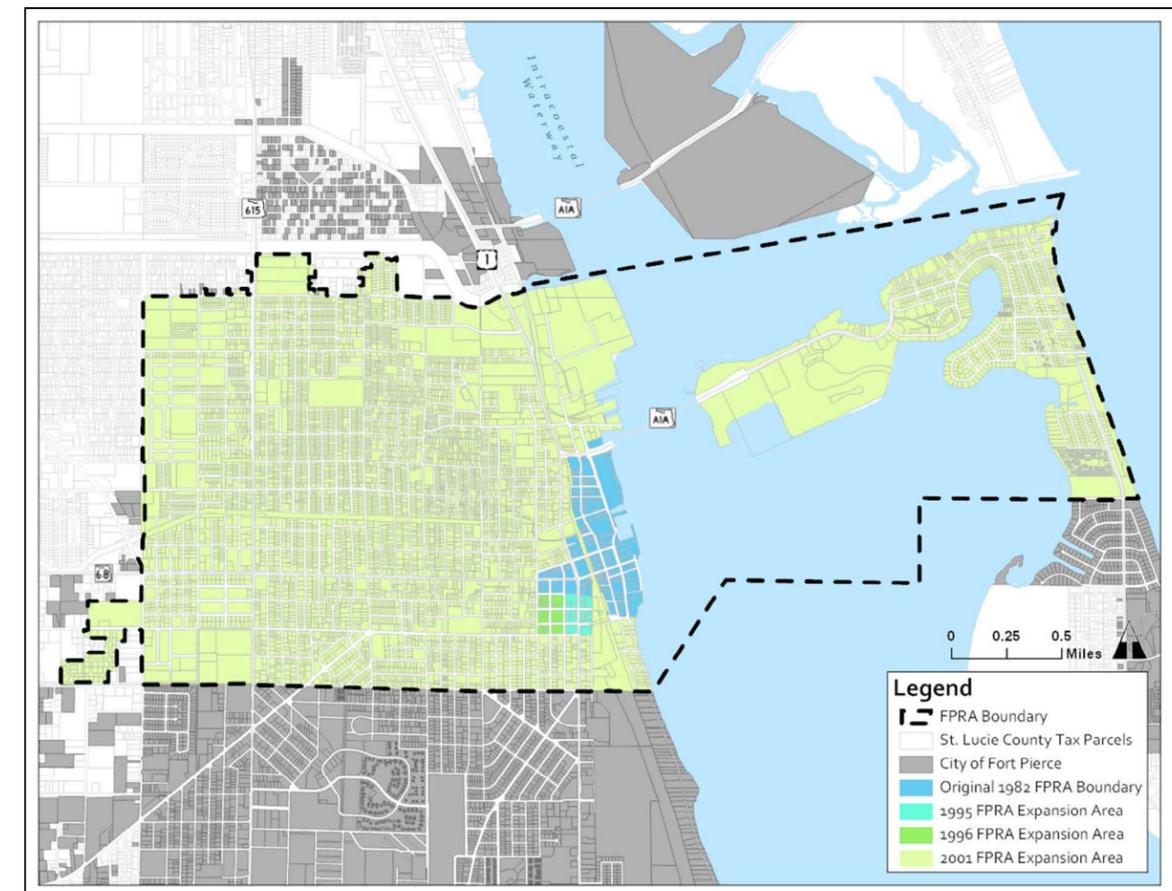
Thus, the City began to strategically focus its recovery efforts on Downtown Fort Pierce and viewed revitalization and rehabilitation of its central core as a principal strategy in combating declining economic conditions throughout the City. To guide the City in its efforts to redevelop both the physical 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. The boundary for the original Redevelopment Area (as well as all subsequent expansions) are found on the map on the following page. One year later, the FPRA updated their Redevelopment Plan to include new strategies for supporting redevelopment in the 21st century.

LOOKING TO THE FUTURE

CURRENT STATE OF THE FPRA

Nearly two decades later, the original plan is in need of an update. Since 2001, the Redevelopment Area has experienced an economic recession, the collapse and recovery of the housing market, and multiple, catastrophic hurricanes. Despite these challenges, the FPRA has continued to realize many successes, such as the restoration of the Fort Pierce Marina, the beautification and development of Moore's Creek, and the rehabilitation and potential redevelopment of the former HD King Power Plant site. Now in 2020, the Community Redevelopment Plan is being updated once again to ensure that contemporary barriers to investment continue to be identified and addressed while supporting targeted redevelopment opportunities.

Fort Pierce Redevelopment Area Boundary and Subsequent Expansions



FOUR POINT ACTION PLAN

A Vision for the Fort Pierce Redevelopment Area

Ideas and input gathered through the Neighborhood Listening Sessions, Community Open House, Stakeholder Interviews and the On-line Survey responses identified four (4) key points to guide the future improvements and redevelopment of the Fort Pierce Redevelopment Area. These Four Points should act as the guiding strategies for the Fort Pierce Redevelopment Agency when considering potential programming, capital projects and annual work plans.

1 Restore Neighborhoods

Fort Pierce is one of Florida's historic cities with an expansive neighborhood grid network. The City's historic mainland neighborhoods have experienced declining home ownership and lack of private sector investment over several decades. 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.

2 Foster Arts and Culture

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"¹ (The Florida Highwaymen), the City continues to embrace and encourage arts and culture within the community². The community-wide positive economic impacts associated with arts and cultural activities have been well documented³. The redevelopment

potential presented by a vibrant arts community and culture is a compelling and achievable opportunity for the Fort Pierce Redevelopment Agency. The vision for the Fort Pierce Redevelopment Area includes improving the public art areas and outdoor gathering and performance spaces, connecting cultural assets and neighborhoods through complete streets, and supporting the implementation of the City's Arts and Culture Master Plan. The vision includes a vibrant Peacock Arts District, whose vacant storefronts, homes and buildings become galleries, residences for artists, performance and creator spaces. It includes activated streets with restaurant, boutique and hospitality uses surrounding the Sunrise Theatre, the Historic Lincoln Theater and throughout the Peacock Arts District. This economic activity affects adjacent Lincoln Park and Downtown, acting as one component of "Re-Setting" the economic base of the Fort Pierce Redevelopment Area.

3 "Re-Set" the Economic Base

Fort Pierce's economic condition is reflected in the economic conditions of the Fort Pierce Redevelopment Area. Households in Fort Pierce have a median annual income of \$28,025, which is less than the median annual income of the State of Florida of \$50,883 and less than the median annual income across the entire United States of \$60,336. The Fort Pierce economy, as represented by the most common job groups and by number of people living in Fort Pierce, FL, are Office & Administrative Support Occupations (2,303 people), Sales & Related Occupations (2,277 people), and Construction & Extraction Occupations (1,450 people). The downtown and waterfront businesses are significantly impacted by seasonal variations in resident population and visitors. The decline of the industrial and commercial activities at the Port of Fort Pierce has also significantly impacted the Fort Pierce Redevelopment Area and its residents. The reactivation of the Port Facility by Derecktor

Fort Pierce for a mega-yacht repair facility will provide significant direct job opportunities and will create demand for support and supply vendors to locate in close proximity to the

shipyards. The mixed-use and hospitality redevelopment of the former HD King power plant site and the growing recognition of Downtown Fort Pierce as a regional cultural and tourism destination will continue to drive the local economy and stabilize employment opportunities for residents of the Fort Pierce Redevelopment Area.

The "Re-Set" of the Fort Pierce Redevelopment Area's economic base will include the industrial component of the reactivated Port and Wharf areas, complemented with a growing citywide tourism and cultural/hospitality related business component and a burgeoning local small business and professional services component in the downtown and Peacock Arts District.

The vision for the Fort Pierce Redevelopment Area includes connecting neighborhoods to jobs downtown, and along the waterfront and connecting neighborhoods to businesses, galleries, restaurants and boutiques, Beachside, in Lincoln Park and the Peacock Arts District through multi-modal streetscape improvements. The vision includes the support, development and growth of local businesses, entrepreneurs and small businesses within the Redevelopment Area.

4 Connect

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 positive economic and safety impacts of improved connections via bicycle trails, paths and complete streets are well documented^{4,5}. 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. The vision includes the anticipated development of additional residential units, small businesses and private sector investment along these connections and near destinations.



The following Conceptual Master Plans graphically presents the potential locations of public realm and infrastructure improvements designed to facilitate the implementation of the Four-Point redevelopment strategy for the Fort Pierce Redevelopment Area.

¹ Painting isn't Just One Man's Treasure, St. Petersburg Times, August 20, 2005

² Arts and Culture Master Plan, City of Fort Pierce, 2017

³ The Power of American Arts and Culture, Citylab, Richard Florida March 28, 2019

⁴ Economic Benefits of Trails, Conservation Tools.org, Pennsylvania Land Trust Association, 2018

⁵ Complete Streets Stimulate the Local Economy, Smart Growth America, 2018.



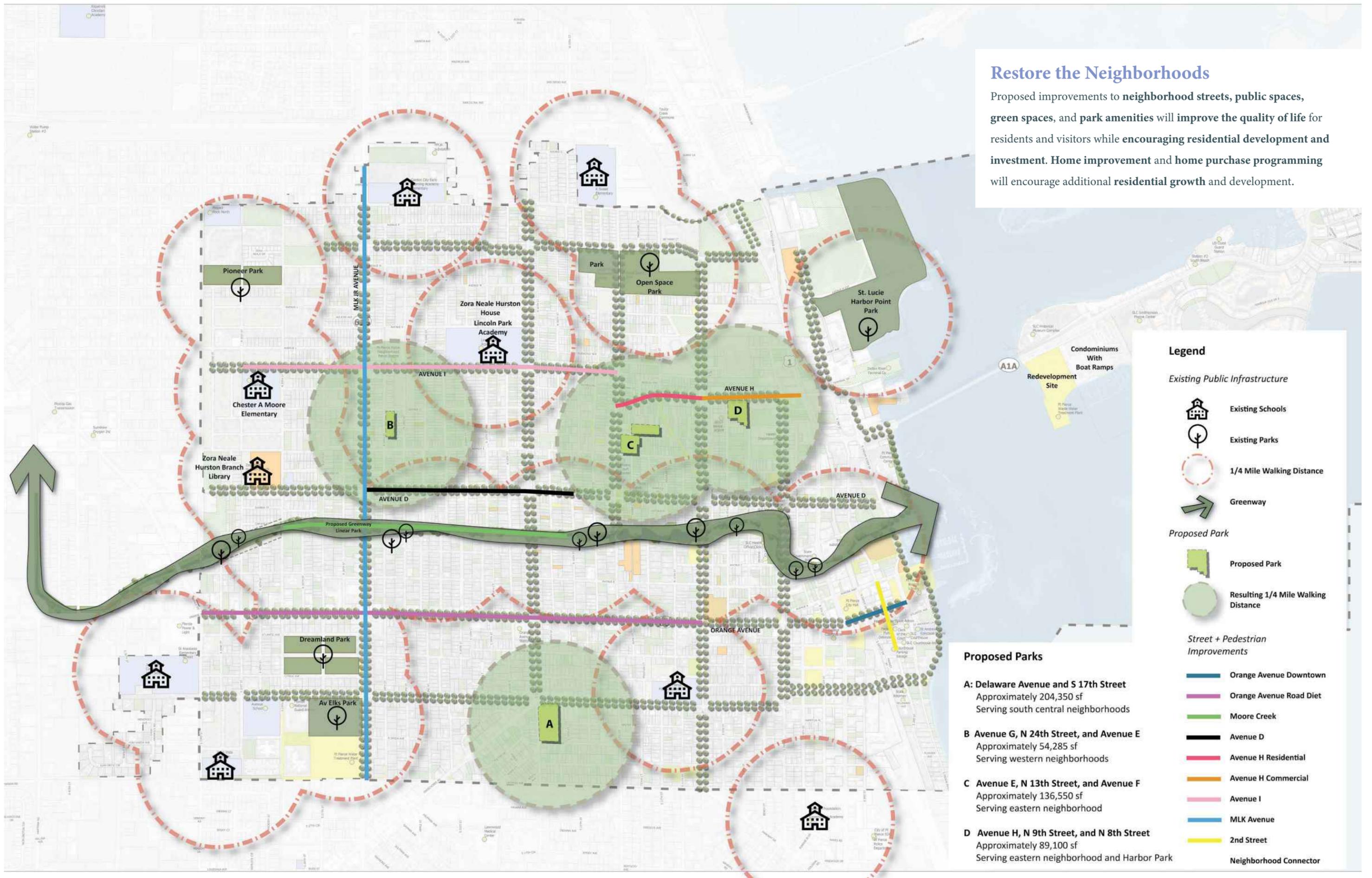
The vision for the neighborhoods within the Fort Pierce Redevelopment Area includes **improving the public areas** within the neighborhoods and **connecting the neighborhoods with multi-modal streets and tree-lined sidewalks**. The FPRA will encourage and enable **increased home ownership** and **encourage and enable private sector development** of new **residential units** and neighborhood supporting uses.

RESTORE

Neighborhoods

Restore the Neighborhoods

Proposed improvements to neighborhood streets, public spaces, green spaces, and park amenities will improve the quality of life for residents and visitors while encouraging residential development and investment. Home improvement and home purchase programming will encourage additional residential growth and development.



Legend

Existing Public Infrastructure

- Existing Schools
- Existing Parks
- 1/4 Mile Walking Distance
- Greenway

Proposed Park

- Proposed Park
- Resulting 1/4 Mile Walking Distance

Street + Pedestrian Improvements

- Orange Avenue Downtown
- Orange Avenue Road Diet
- Moore Creek
- Avenue D
- Avenue H Residential
- Avenue H Commercial
- Avenue I
- MLK Avenue
- 2nd Street
- Neighborhood Connector

Proposed Parks

- A:** Delaware Avenue and S 17th Street
Approximately 204,350 sf
Serving south central neighborhoods
- B:** Avenue G, N 24th Street, and Avenue E
Approximately 54,285 sf
Serving western neighborhoods
- C:** Avenue E, N 13th Street, and Avenue F
Approximately 136,550 sf
Serving eastern neighborhood
- D:** Avenue H, N 9th Street, and N 8th Street
Approximately 89,100 sf
Serving eastern neighborhood and Harbor Park

MOORE'S CREEK

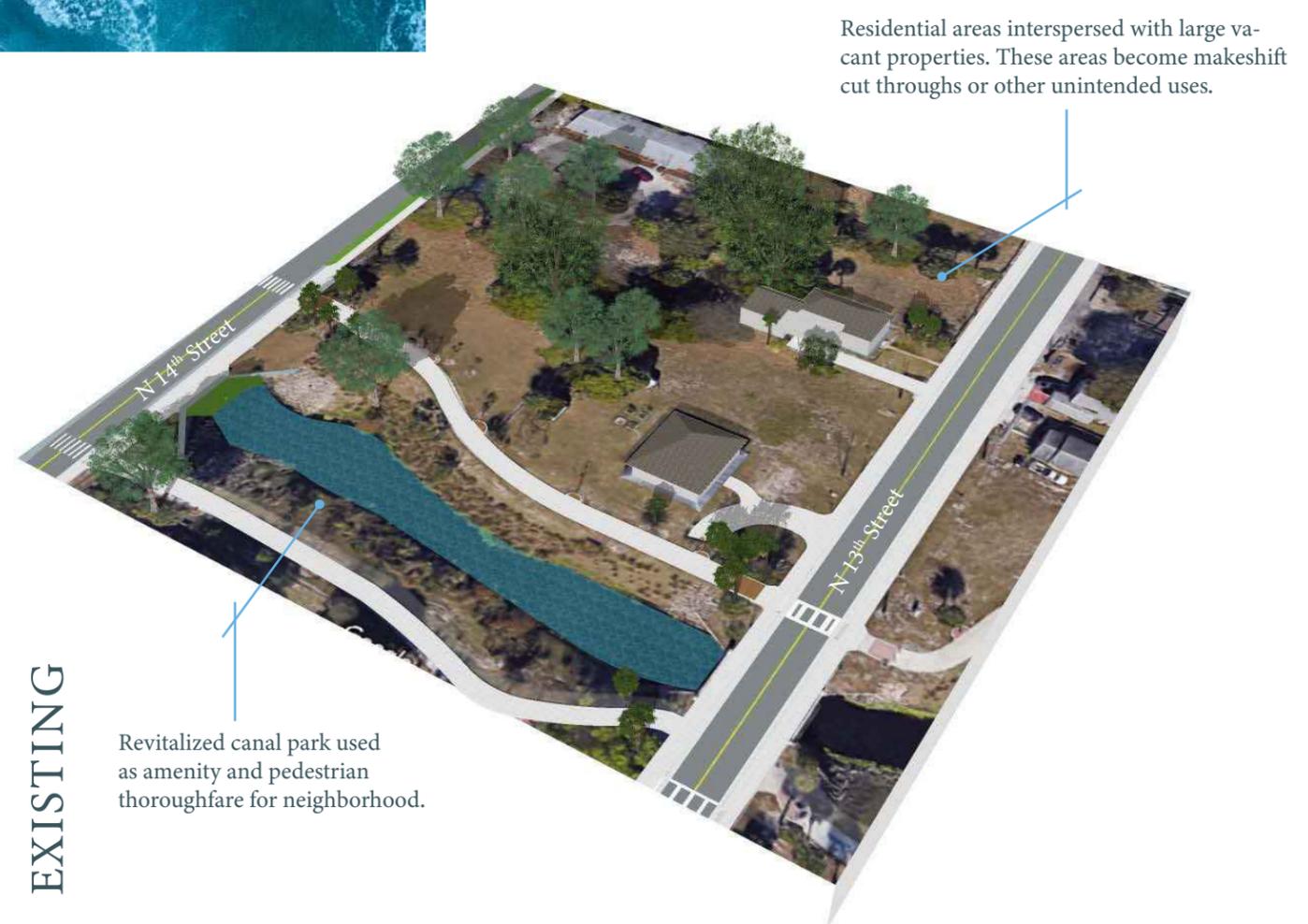
Model Block

OVERVIEW

The FPRA has unique natural assets in the Moore's Creek waterway. Moore Creek serves as a green artery, moving from west to the inlet in the east. The meandering Creek moves through the neighborhoods of Fort Pierce, yet these neighborhoods are splintered, dotted with numerous vacant lands. The first 'model block' seeks to rectify this issue and more fully utilize this asset.

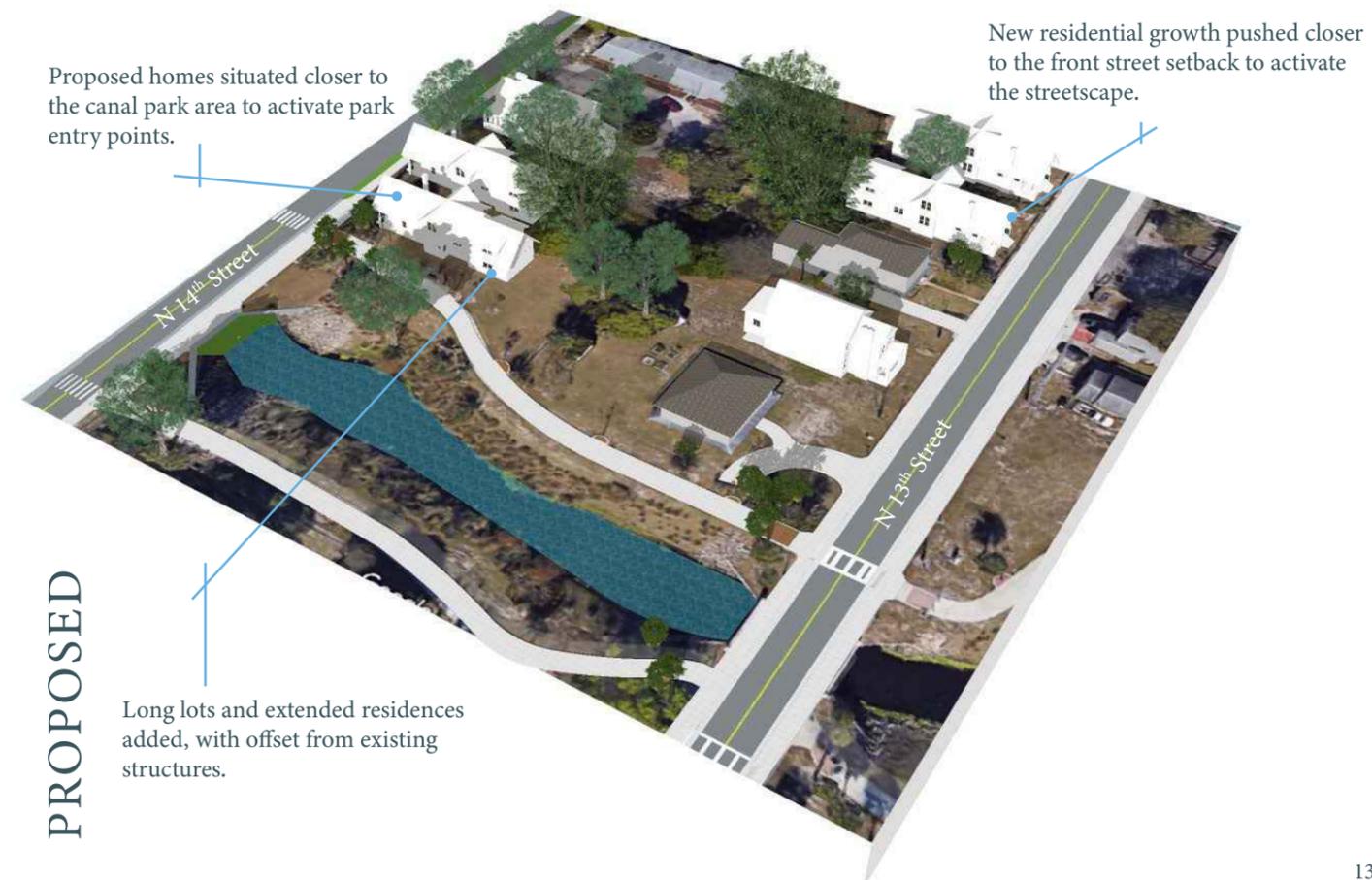
Elongated lots with rectangular homes are proposed to capitalize on the available vacant parcels. This will allow for higher density residential communities throughout the Fort Pierce Redevelopment Area. New homes will feature varied, shallow front setbacks, to activate the streetscape and take advantage of recent improvements. New residents will increase neighborhood activity along the Moore's Creek greenway and its pedestrian system. Moore's Creek is a community amenity for the new residents of the FPRA.

Finally, ample space will be allocated to the adjacent lands surrounding Moore Creek, enabling future growth of the existing park system.



EXISTING

Revitalized canal park used as amenity and pedestrian thoroughfare for neighborhood.



PROPOSED

Long lots and extended residences added, with offset from existing structures.

AVENUE D *Model Block*

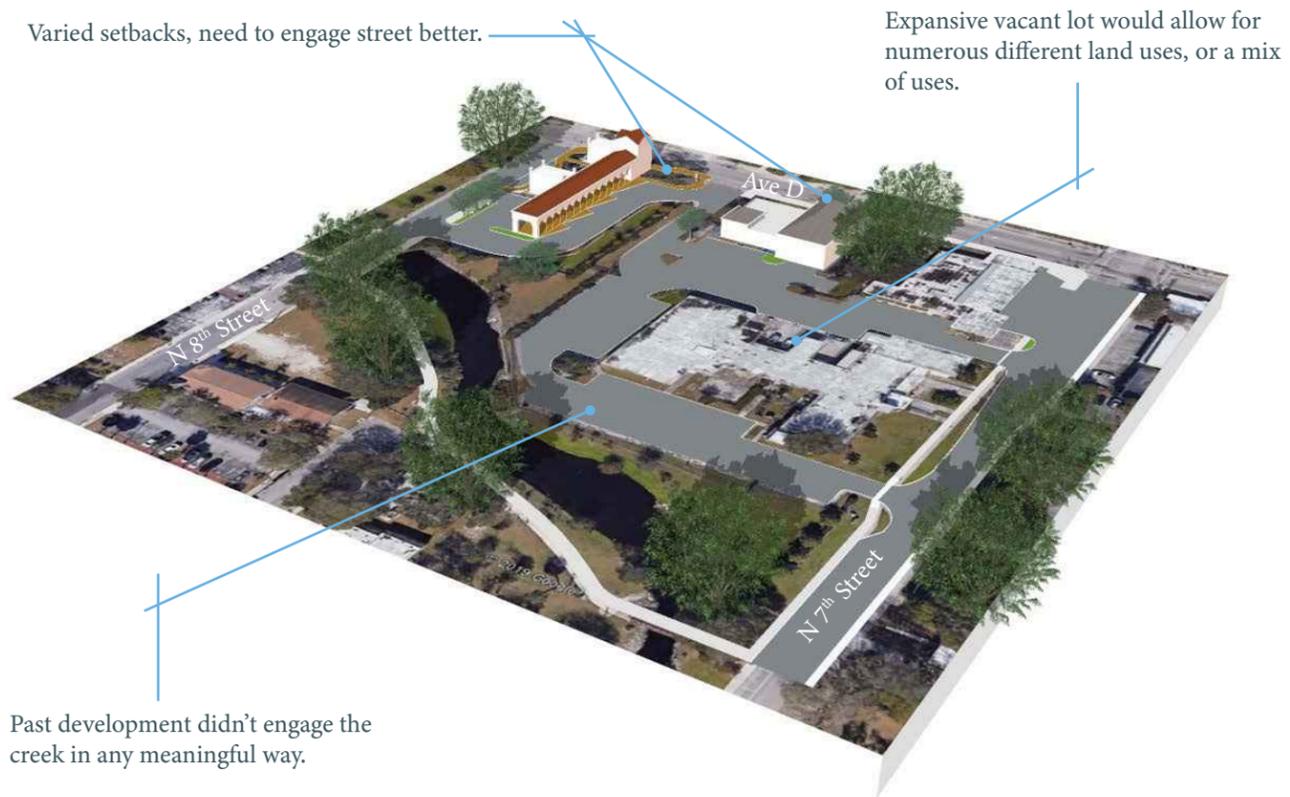
OVERVIEW

Local retail markets depend on local consumers and residents to activate them. The Avenue D ‘model block’ seeks to help mitigate the affordable housing issue in Fort Pierce, and Florida. No longer are large vacant lots simply used as residual, symptomatic spaces for parking lots and service areas. The proposed model block includes low apartment buildings and provides ample opportunities for renters and owners to set down roots in Fort Pierce. The model block also provides existing residents options in their living experience.

Capitalizing on the existing green corridor, the residences are oriented to highlight views towards Moore’s Creek and the downtown area. Large parking lots have been diminished and landscaping helps to break the ‘heat island’ up into smaller, more manageable spaces.

Additional retail and commercial structures are proposed immediately adjacent Avenue D. Here, a Multi-Modal central station is finally afforded a population for its use, and commercial opportunities to further the reach of a major retail thoroughfare.

EXISTING



PROPOSED



NEIGHBORHOOD RETAIL

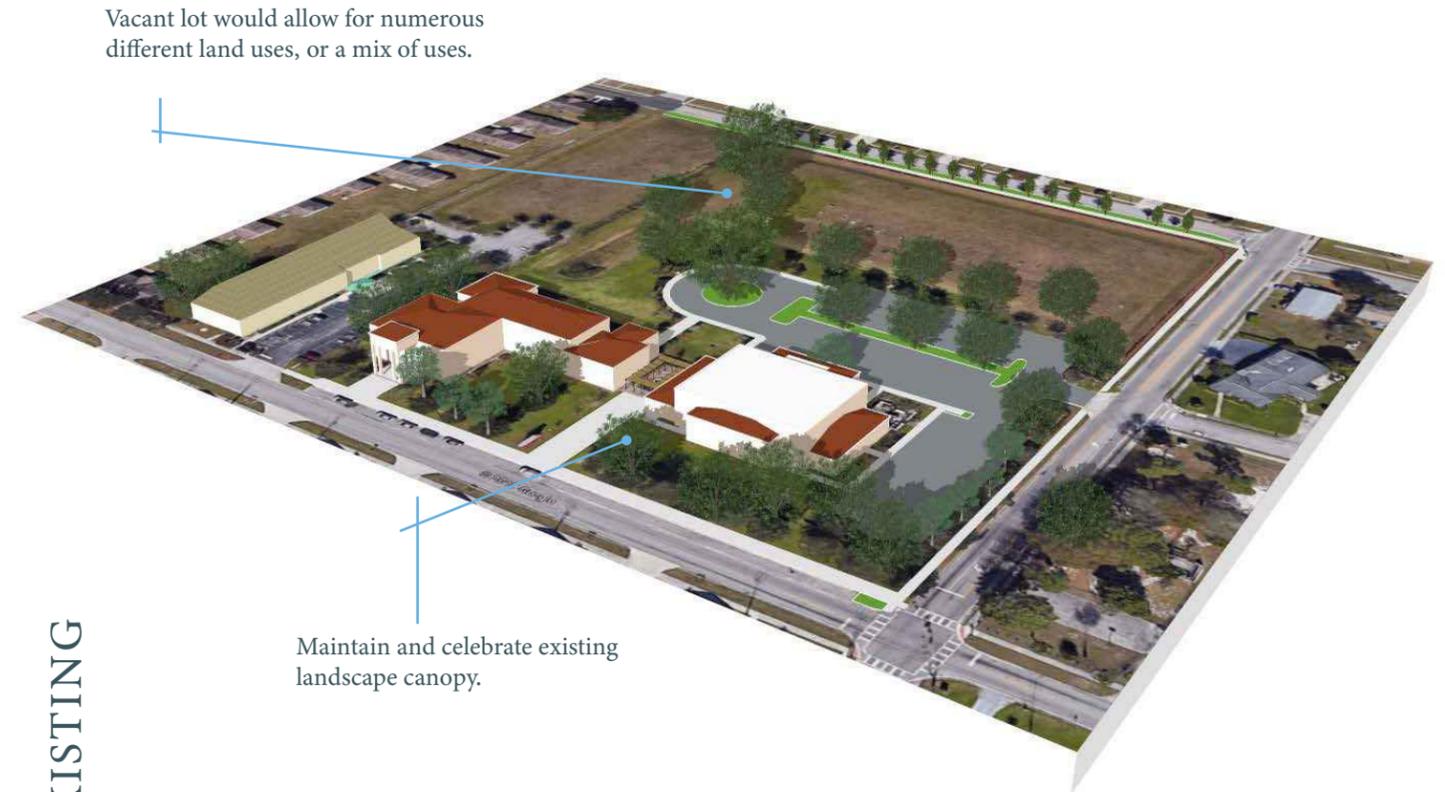
Model Block

OVERVIEW

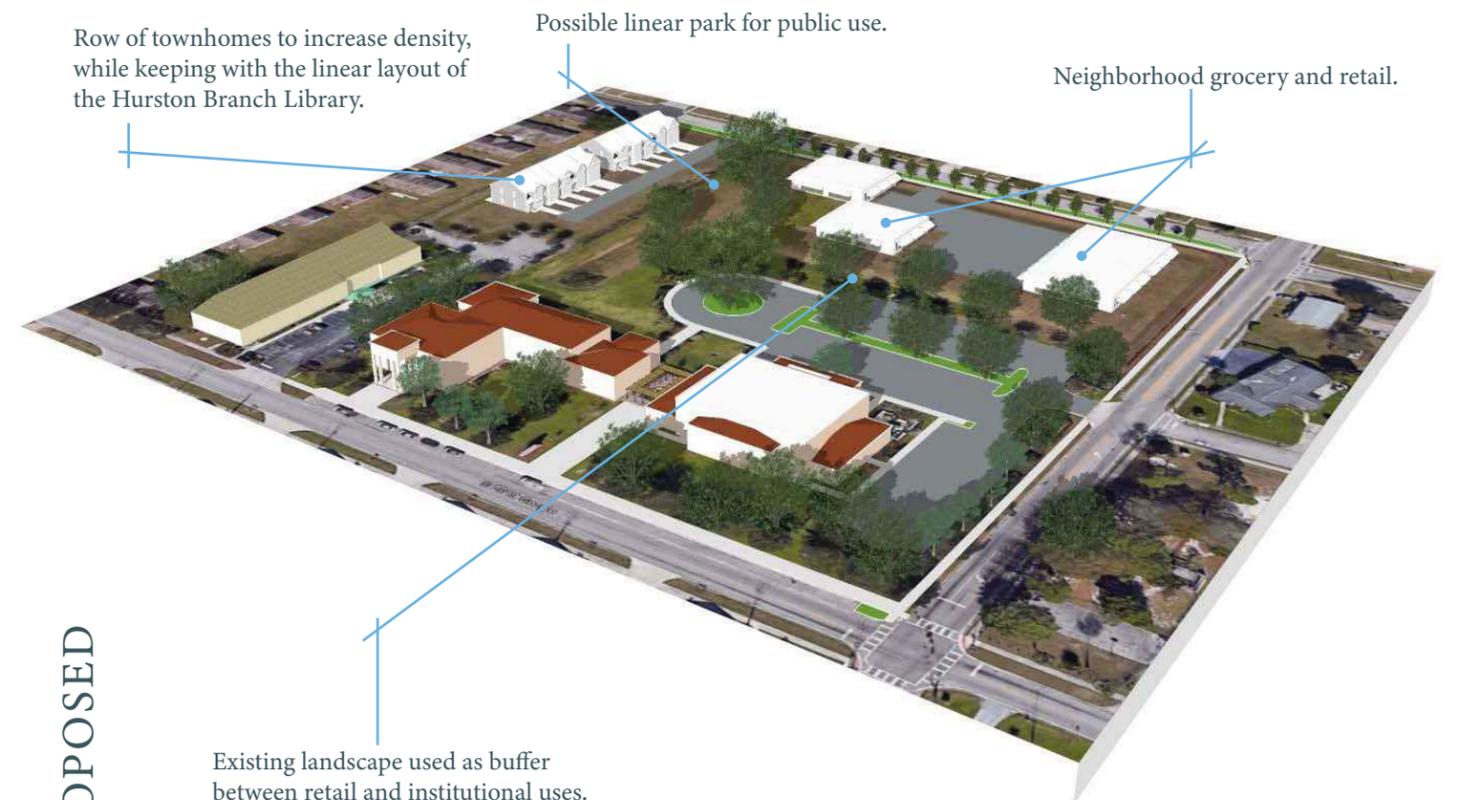
Kickstarting growth and serving the existing neighborhoods, throughout the FPRA, is the forefront of this plan. Existing institutions and attractions must be respected, while future development may 'play off of' and leverage the existing infrastructure and site layout. Here, residual, underdeveloped lands can be transformed into neighborhood retail and grocery stores that serve the neighborhoods they reside in and surrounding neighborhoods.

Long, linear lots can also play numerous roles including increasing housing options for residents, or solidifying the existing park system with linear or pocket parks. Existing shade and canopy trees must also be maintained and celebrated to help create welcoming, comfortable spaces for residents and visitors.

This mixed use block serves as a prototype for all larger parcels, providing variable combinations of uses to better serve the residents and business owners in Fort Pierce.



EXISTING



PROPOSED

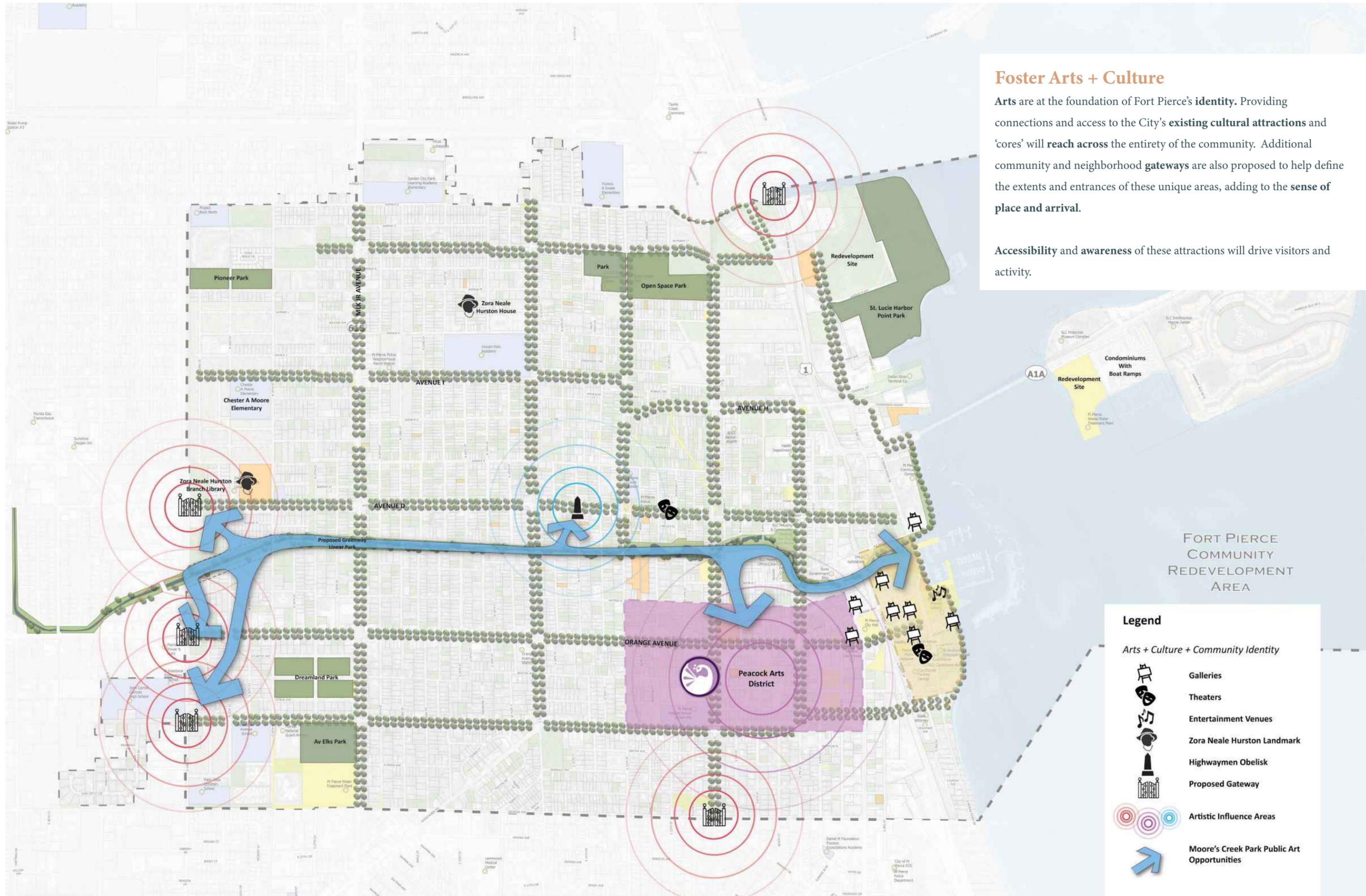


The vision for the Fort Pierce Redevelopment Area includes **improving the public art areas and outdoor gathering and performance spaces, connecting cultural assets** and neighborhoods through complete streets. The vision includes a **vibrant Peacock Arts District**, whose vacant storefronts, homes and buildings become **galleries, residences for artists, performance and creator spaces.**

The **Sunrise Theatre**, the **Historic Lincoln Theatre** and the **Peacock Arts District** become **destinations** along **activated streets** with restaurant, boutique and hospitality uses. The future arts and cultural activities within the Redevelopment Area will be a key component of “Re-Setting” the economic base of the Fort Pierce Redevelopment Area.

FOSTER

Arts and Culture



Foster Arts + Culture

Arts are at the foundation of Fort Pierce's **identity**. Providing connections and access to the City's **existing cultural attractions** and 'cores' will **reach across** the entirety of the community. Additional community and neighborhood **gateways** are also proposed to help define the extents and entrances of these unique areas, adding to the **sense of place and arrival**.

Accessibility and **awareness** of these attractions will drive visitors and activity.

- Legend**
- Arts + Culture + Community Identity*
- Galleries
 - Theaters
 - Entertainment Venues
 - Zora Neale Hurston Landmark
 - Highwaymen Obelisk
 - Proposed Gateway
 - Artistic Influence Areas
 - Moore's Creek Park Public Art Opportunities

FORT PIERCE
COMMUNITY
REDEVELOPMENT
AREA



The vision for the Fort Pierce Redevelopment Area includes **connecting neighborhoods to jobs downtown**, and along the waterfront and connecting neighborhoods to **businesses, galleries, restaurants and boutiques**, Beachside, in Lincoln Park and the Peacock Arts District through **multi-modal streetscape improvements**. The FPRA will **support the development and growth of local businesses, entrepreneurs and small businesses** within the Redevelopment Area through public infrastructure investments and programming.

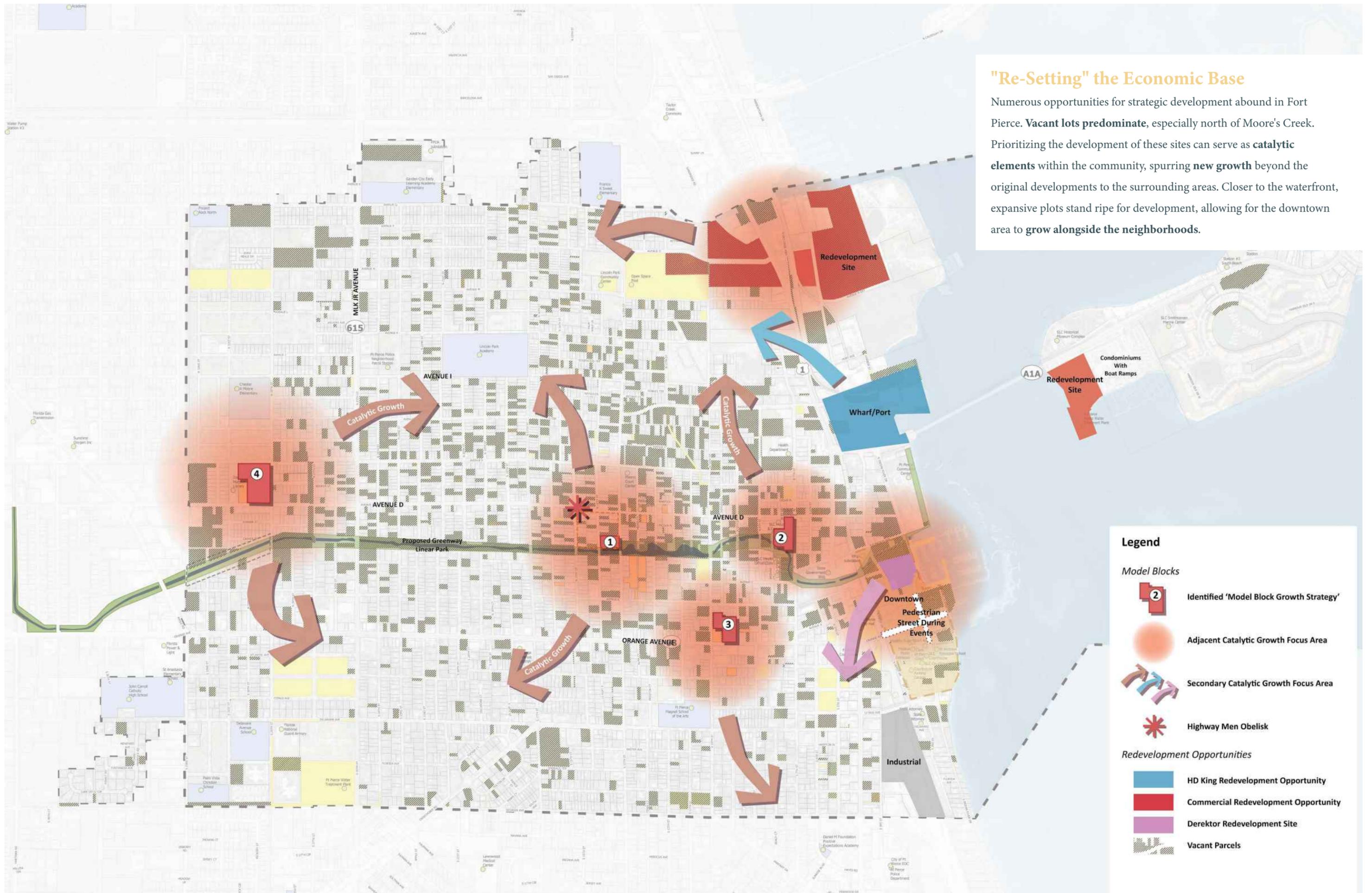
The “**Re-Set**” of the Fort Pierce Redevelopment Area’s economic base will include the **industrial component** of the reactivated Port and Wharf areas (Derecktor Fort Pierce), complemented with a **growing citywide tourism and cultural/hospitality related business** component (HD King Site) and a **burgeoning local small business and professional services** component in the downtown and Peacock Arts District.

RE-SET

the Economic Base

"Re-Setting" the Economic Base

Numerous opportunities for strategic development abound in Fort Pierce. Vacant lots predominate, especially north of Moore's Creek. Prioritizing the development of these sites can serve as **catalytic elements** within the community, spurring **new growth** beyond the original developments to the surrounding areas. Closer to the waterfront, expansive plots stand ripe for development, allowing for the downtown area to **grow alongside the neighborhoods**.



Legend

Model Blocks

- 2 Identified 'Model Block Growth Strategy'
- Adjacent Catalytic Growth Focus Area
- Secondary Catalytic Growth Focus Area
- Highway Men Obelisk

Redevelopment Opportunities

- HD King Redevelopment Opportunity
- Commercial Redevelopment Opportunity
- Derekor Redevelopment Site
- Vacant Parcels

ANASTASIA HALL

Model Block

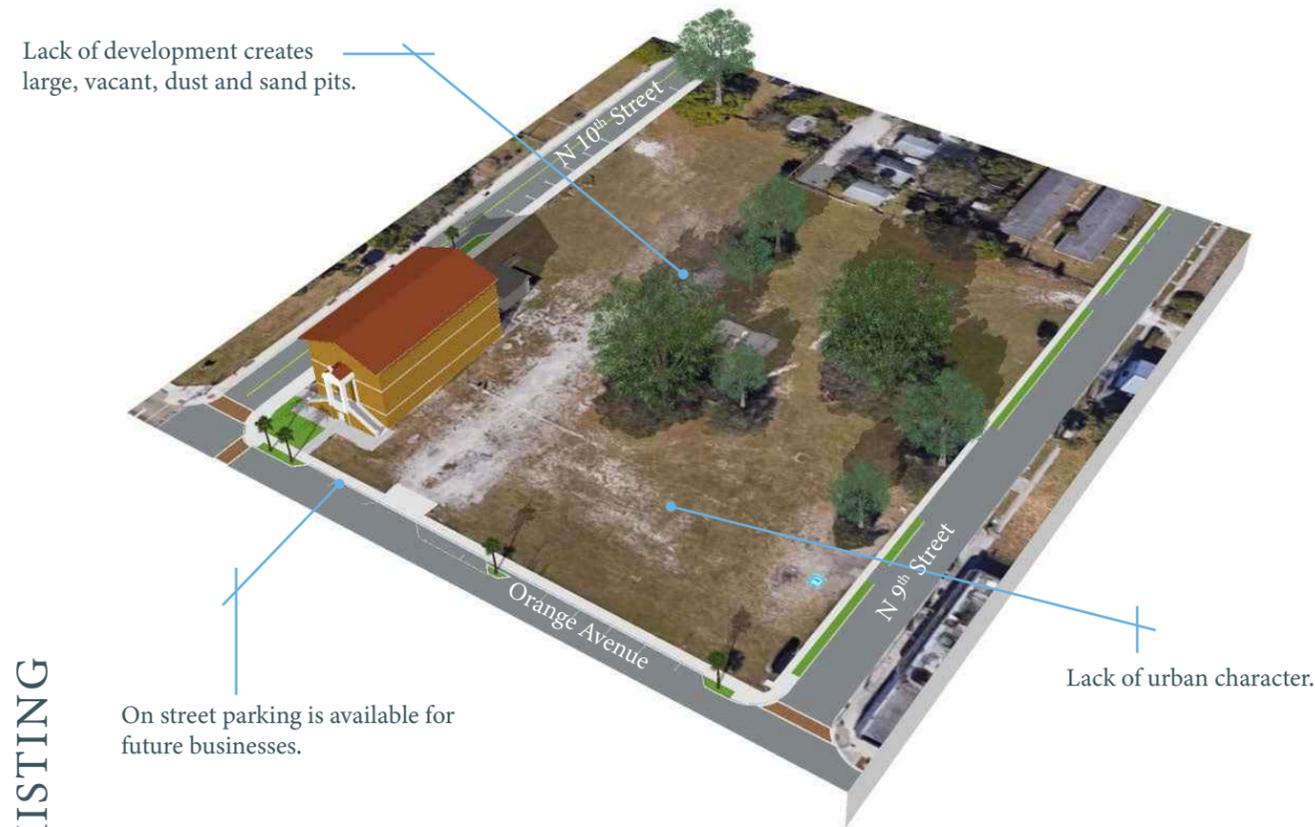
OVERVIEW

Celebrating the existing to reveal the new is at the foundation of growth in Fort Pierce. Here, at the corner of 10th and Orange Avenue, stands a testament to the architectural history and story of the community. This aesthetic history must be preserved and respected.

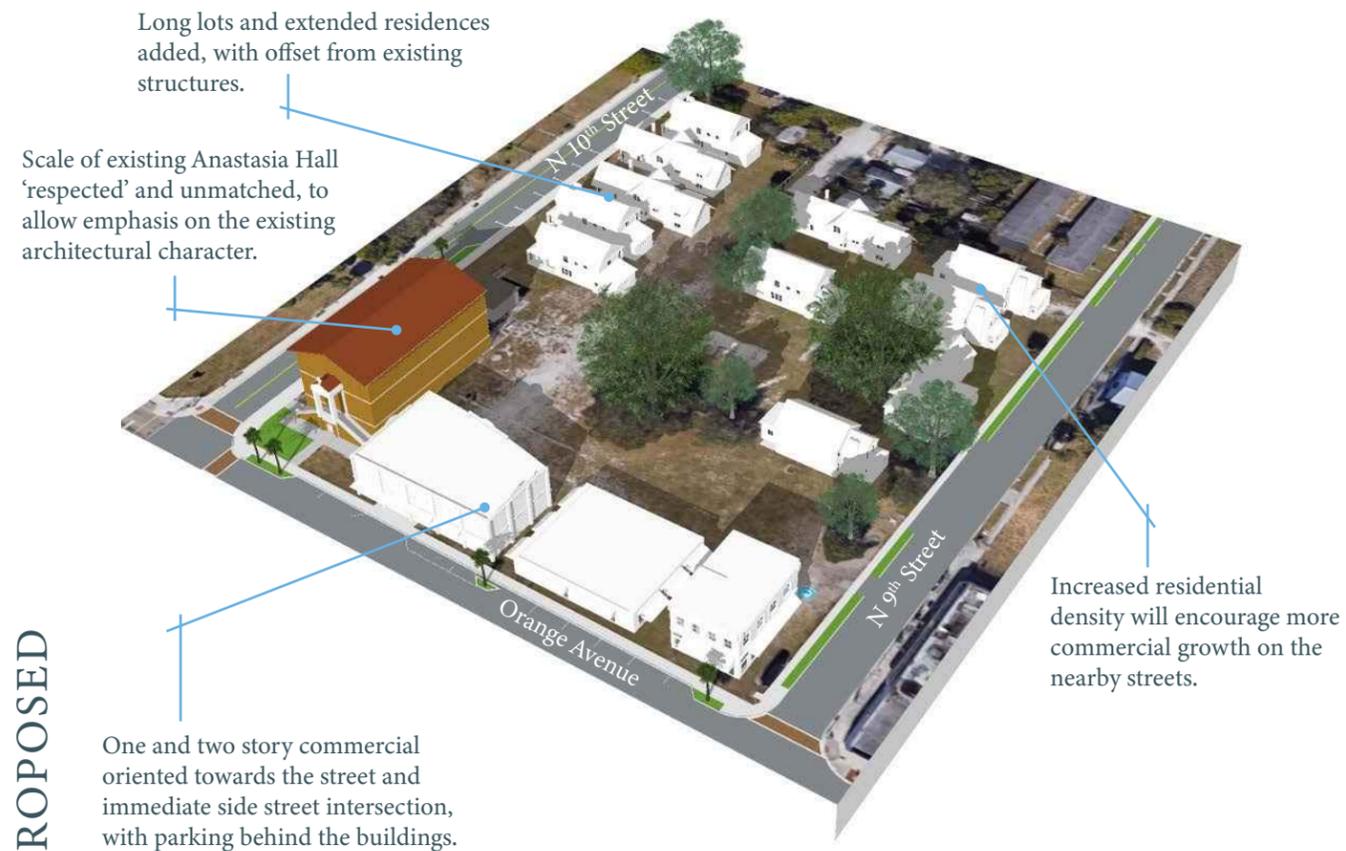
Additional commercial structures are proposed, pushed to the front setback to better engage the street while setting new development apart from historic, adding weight and gravity to the existing architecture.

The large block is further broken up by introducing residences in the northern portion of the block. Elongated lots allow for increased residential density while increasing housing options for residents. These homes also serve as a 'soft transition' into the existing neighborhoods, incrementally reducing development intensity from commercial to multifamily to single family home.

EXISTING



PROPOSED



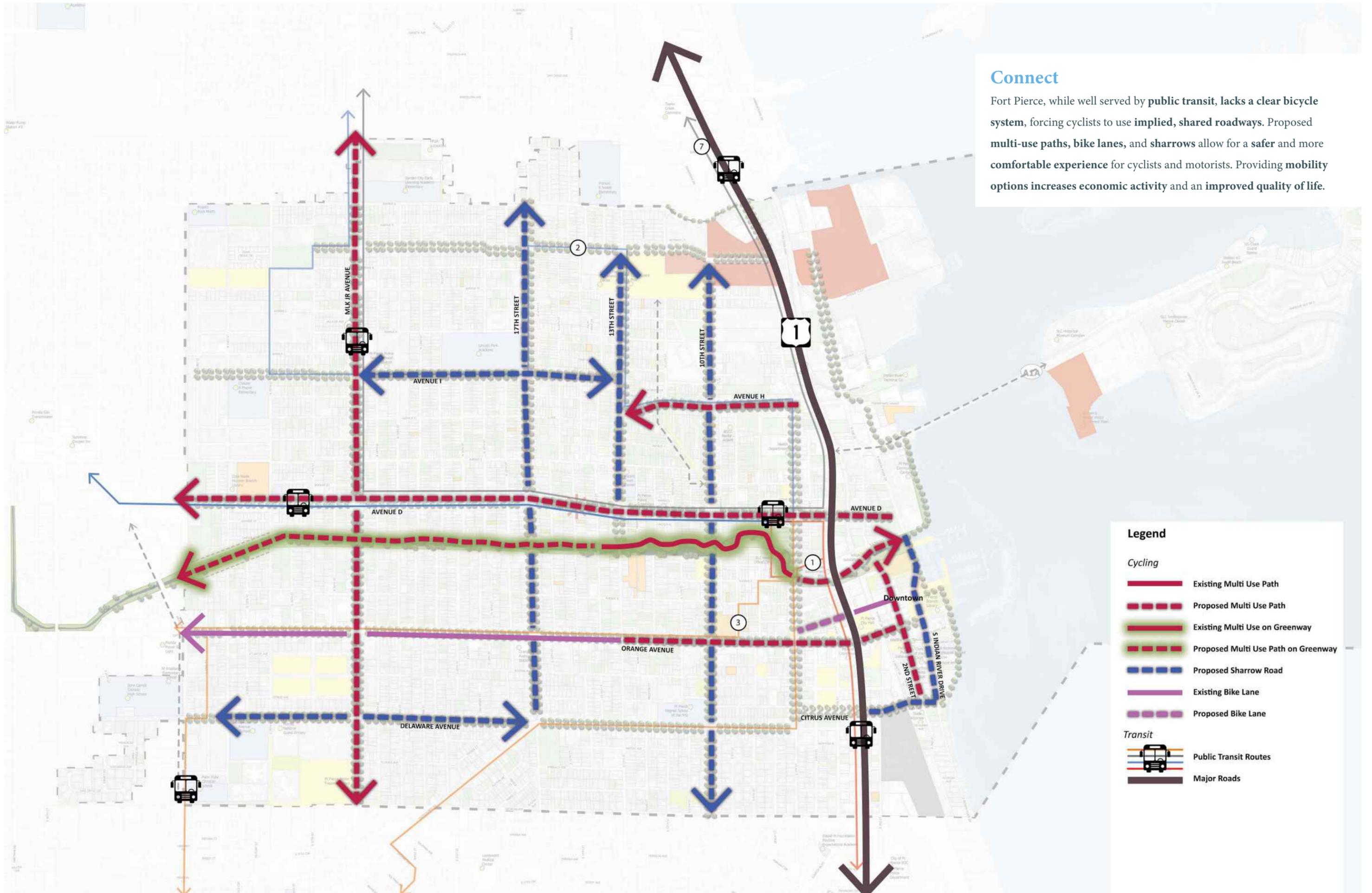


The vision for the Fort Pierce Community Redevelopment Area includes **connecting the neighborhoods, amenities and destinations** with **streetscape improvements, trail-heads, multi-modal roadways, multi-use paths** and **tree-lined sidewalks**. The **positive economic benefits** associated with these improvements and redevelopment programming will benefit current residents and encourage future residents and investors to the area. The vision includes the **anticipated development of additional residential units, small businesses** and **private sector investment** along these connections and near destinations.

CONNECT *the Community*

Connect

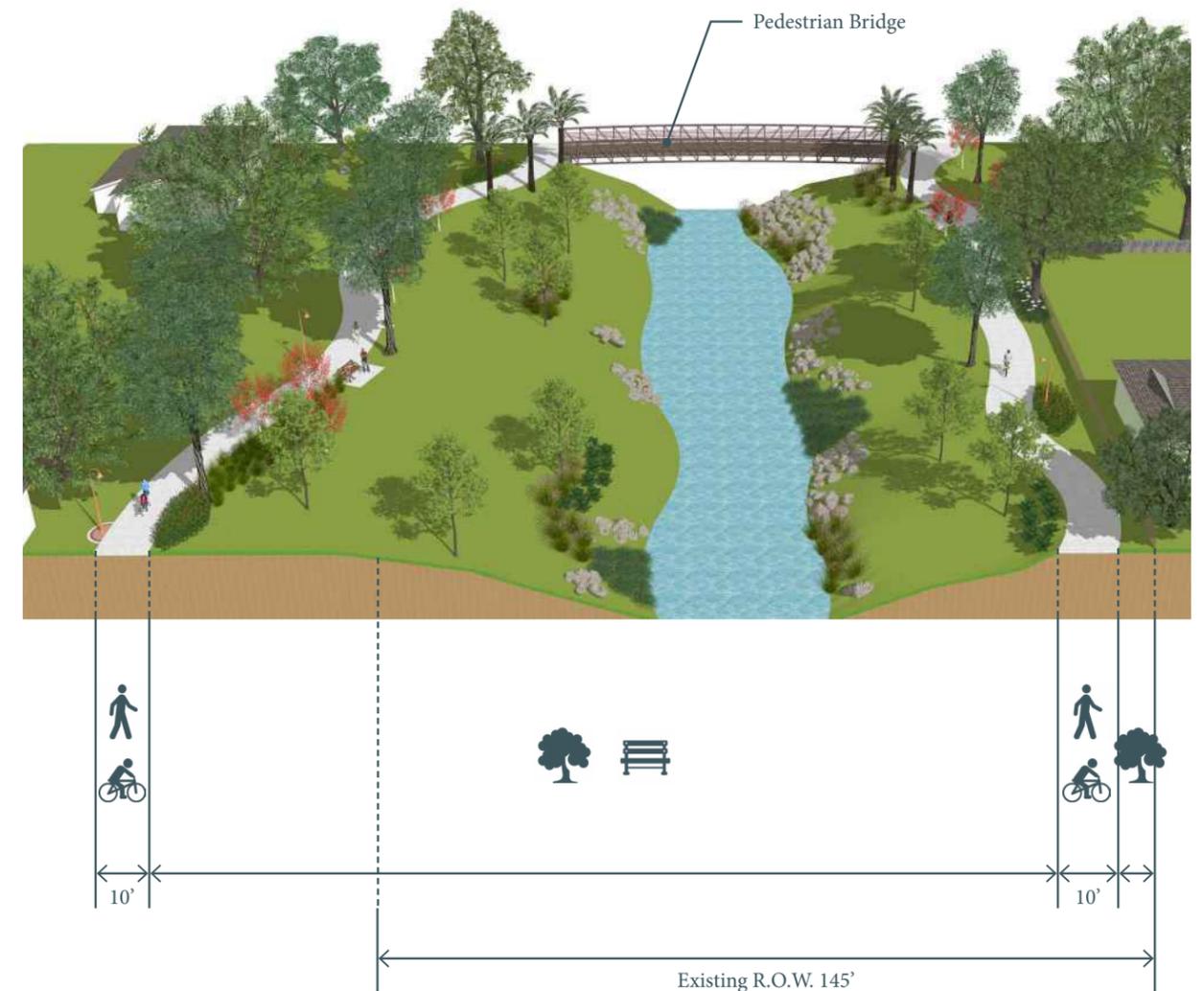
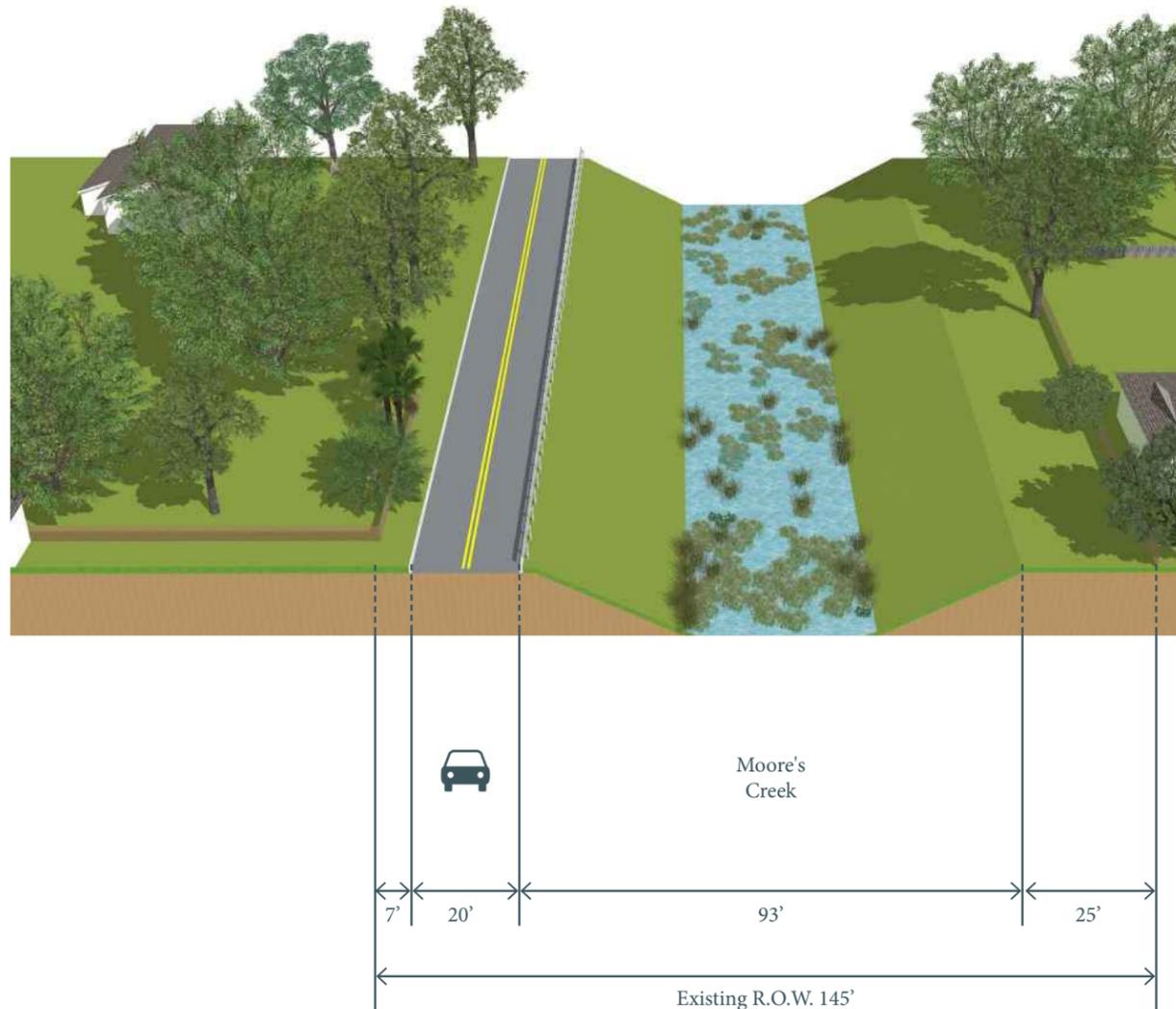
Fort Pierce, while well served by public transit, lacks a clear bicycle system, forcing cyclists to use implied, shared roadways. Proposed multi-use paths, bike lanes, and sharrows allow for a safer and more comfortable experience for cyclists and motorists. Providing mobility options increases economic activity and an improved quality of life.



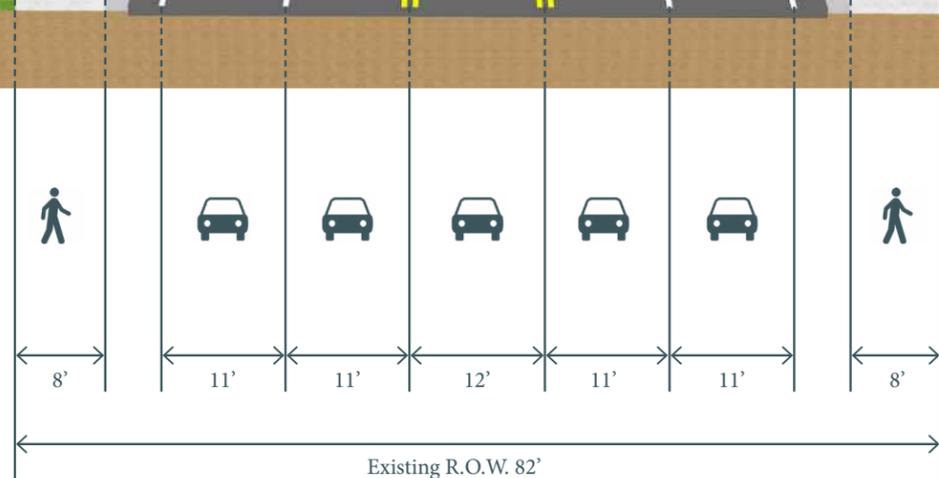
CURRENT *Condition*



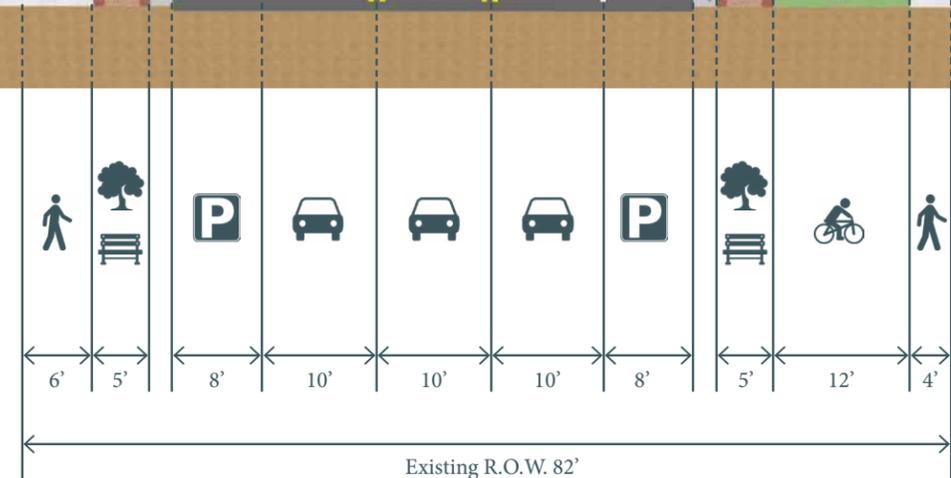
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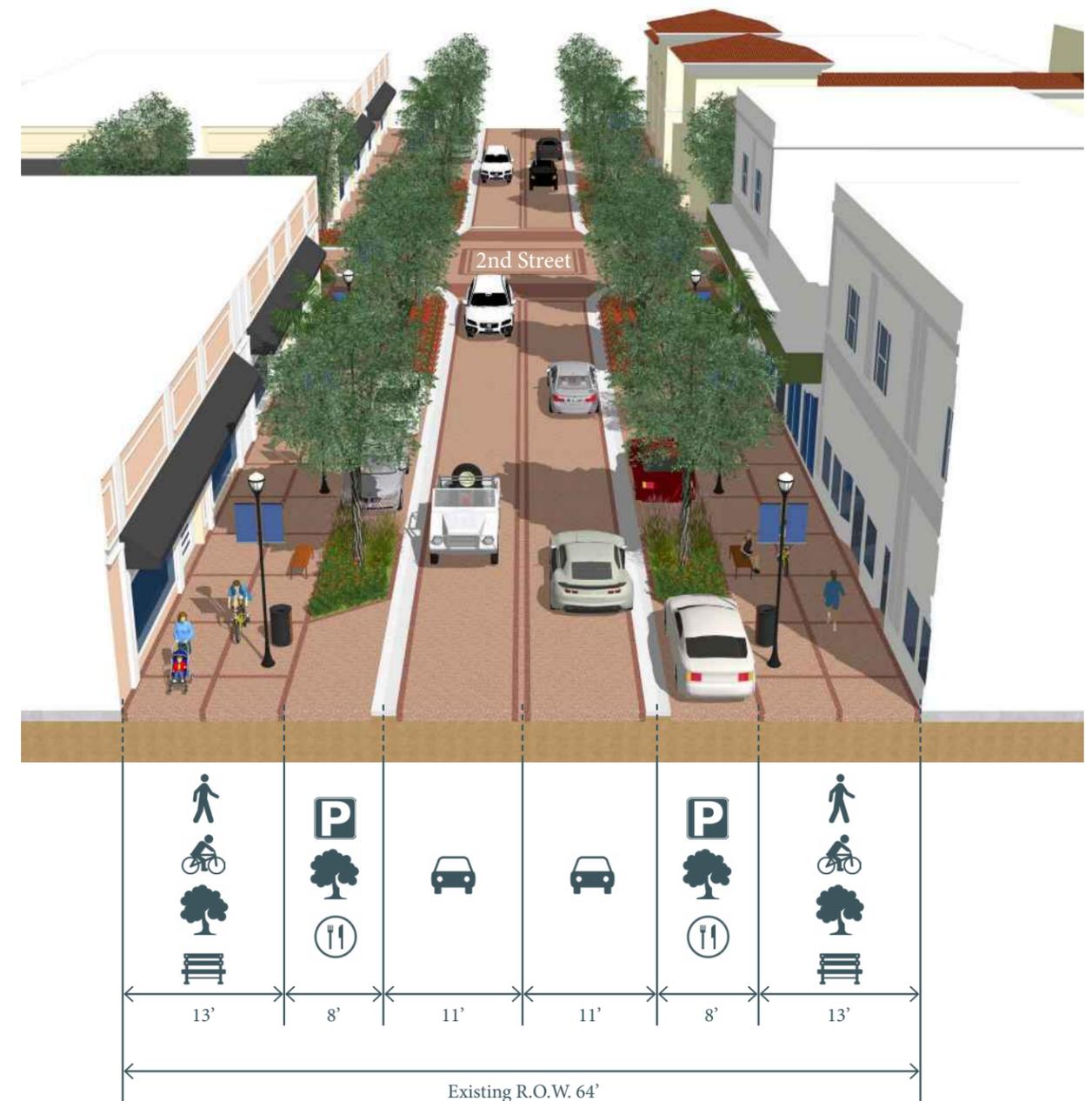
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CURRENT *Condition*



Proposal





Proposal

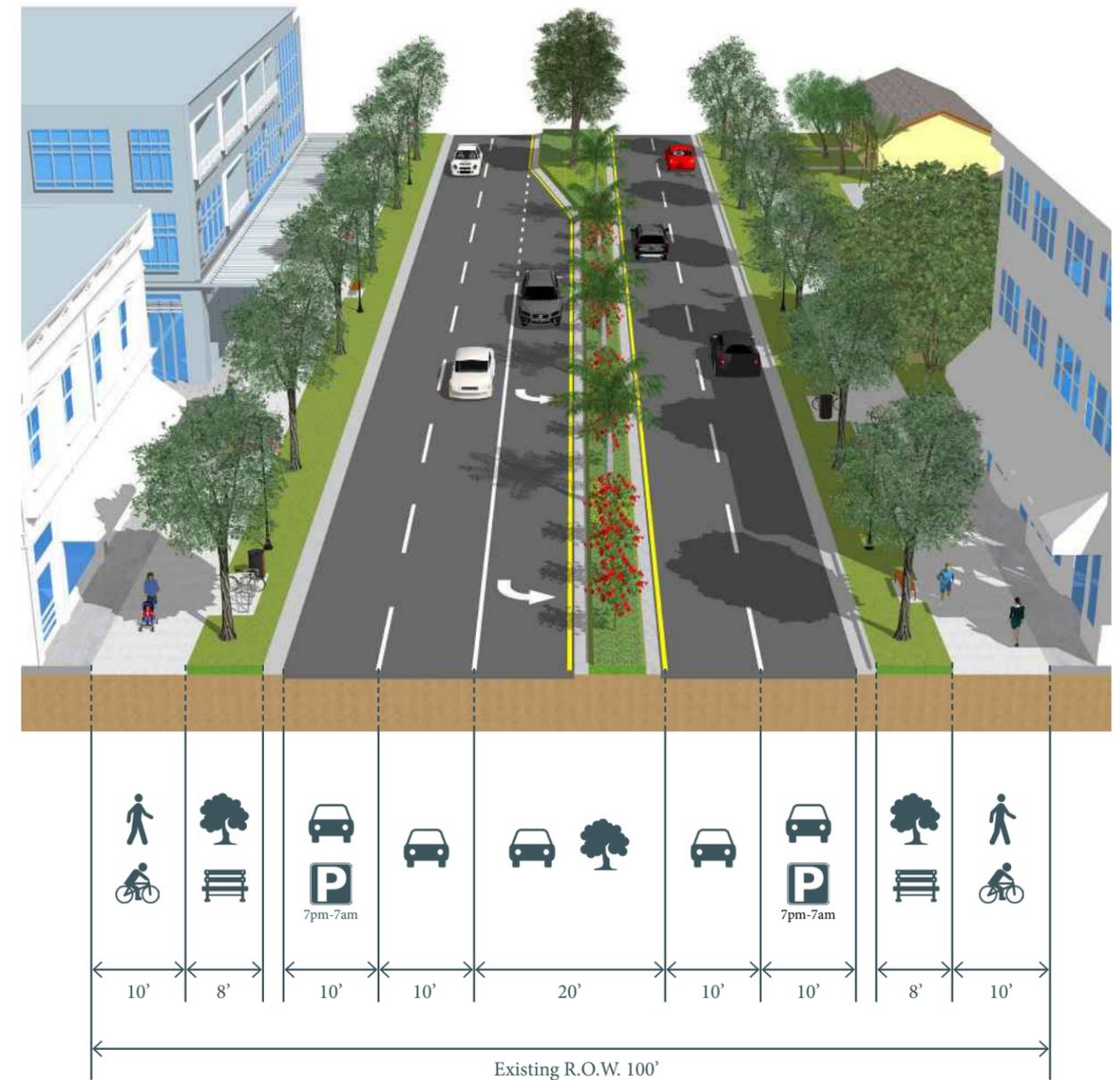
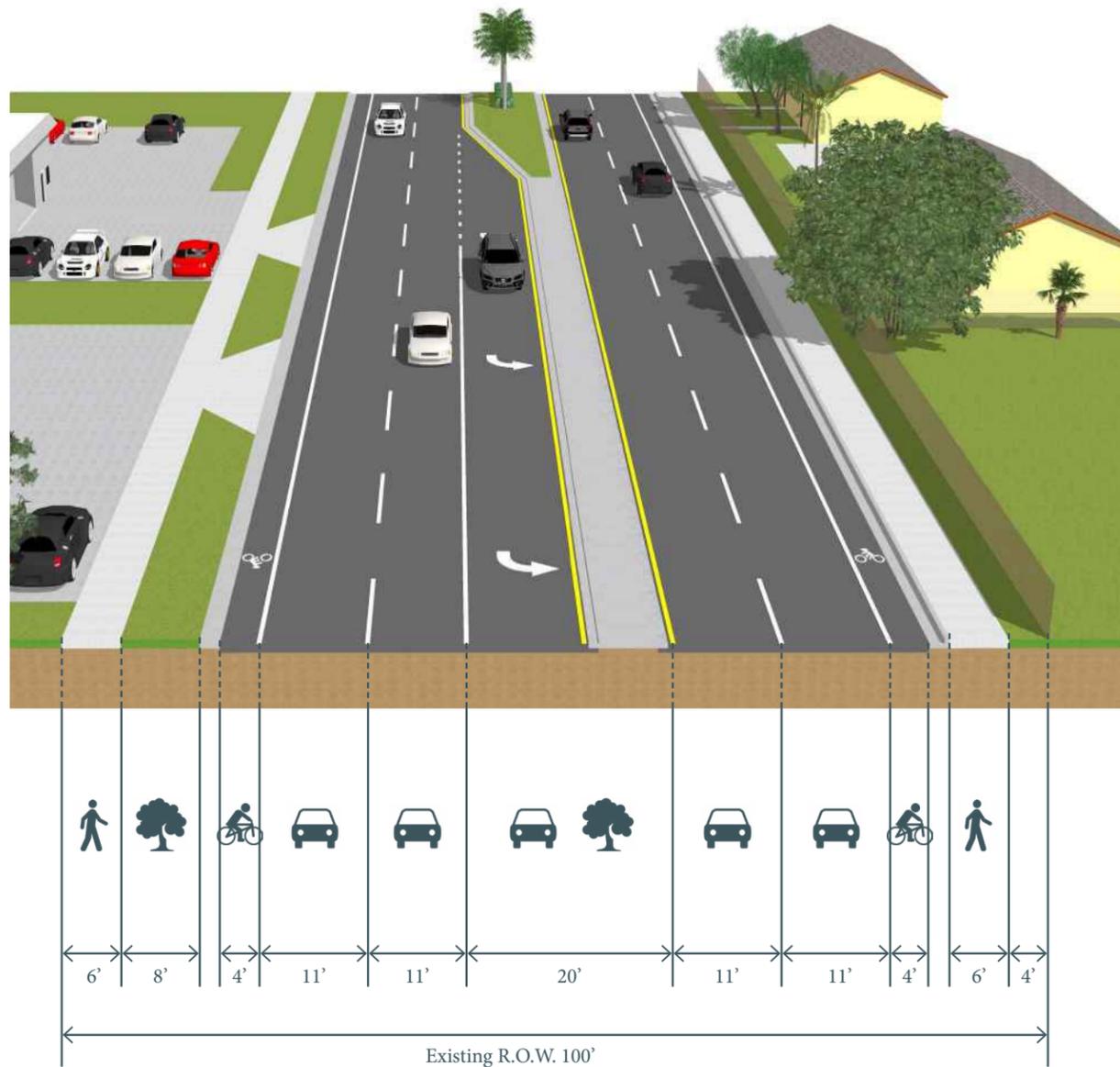


NIGHT-TIME TRANSFORMATION

CURRENT *Condition*



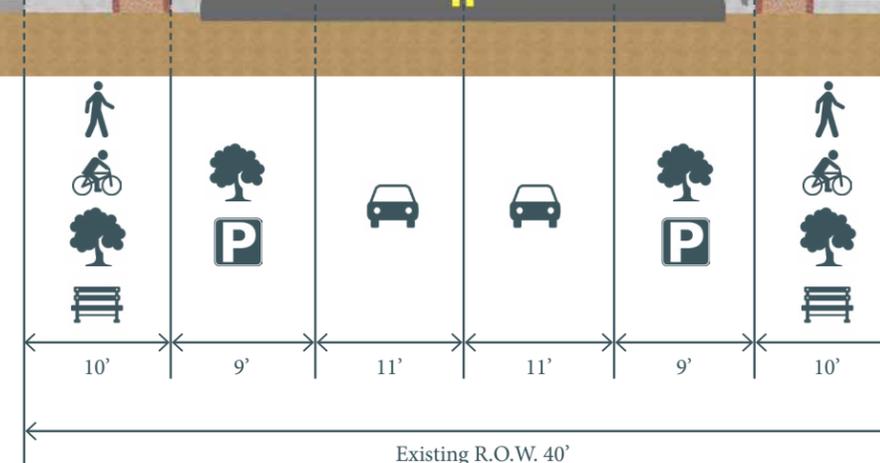
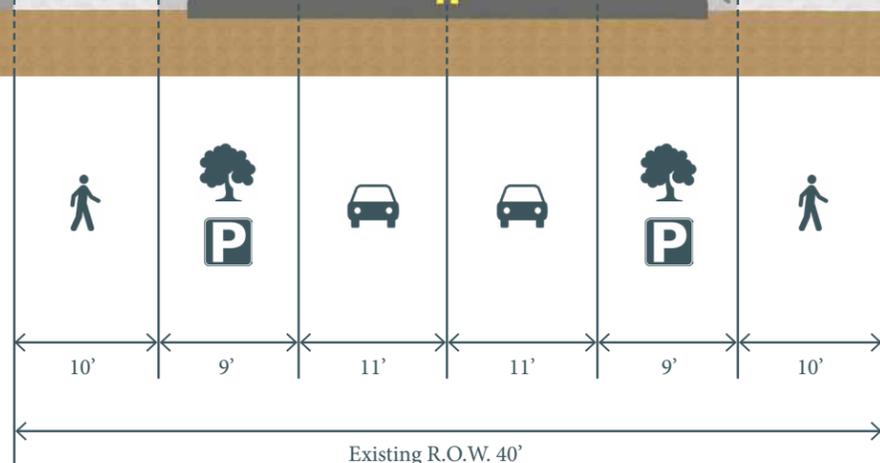
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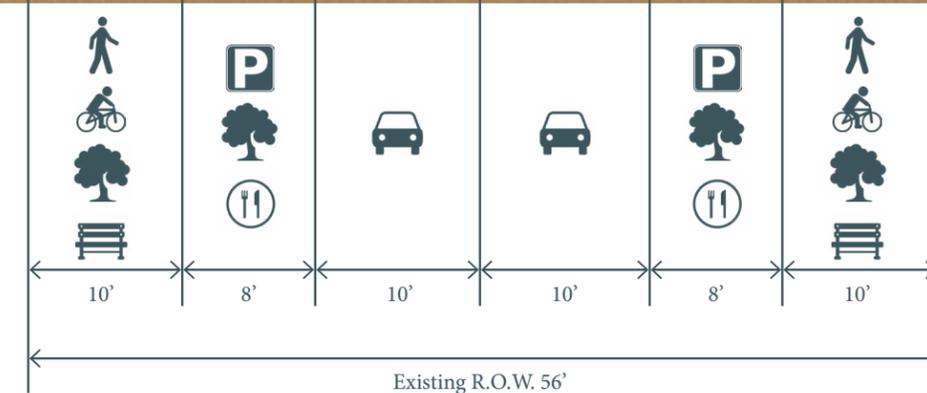
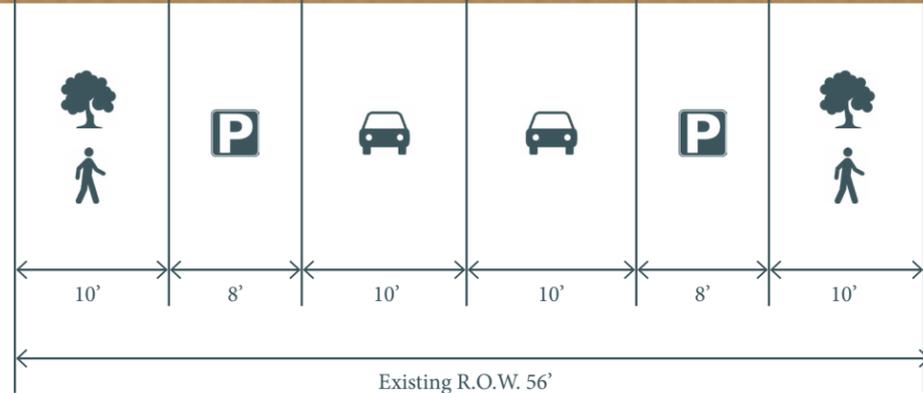
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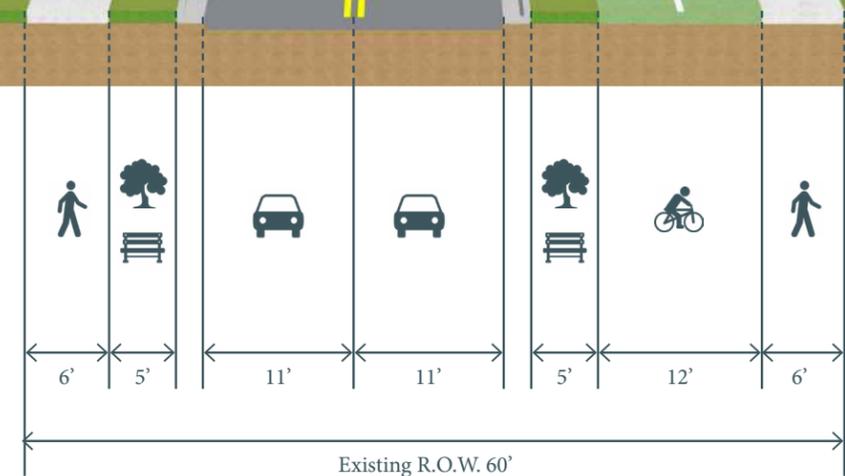
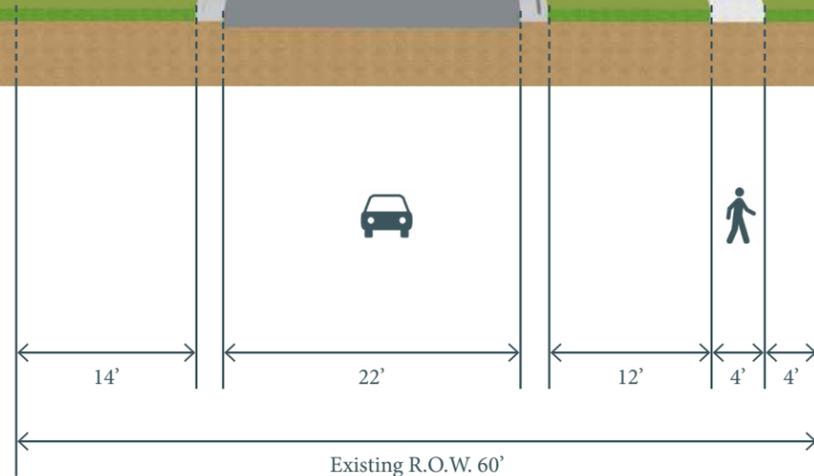
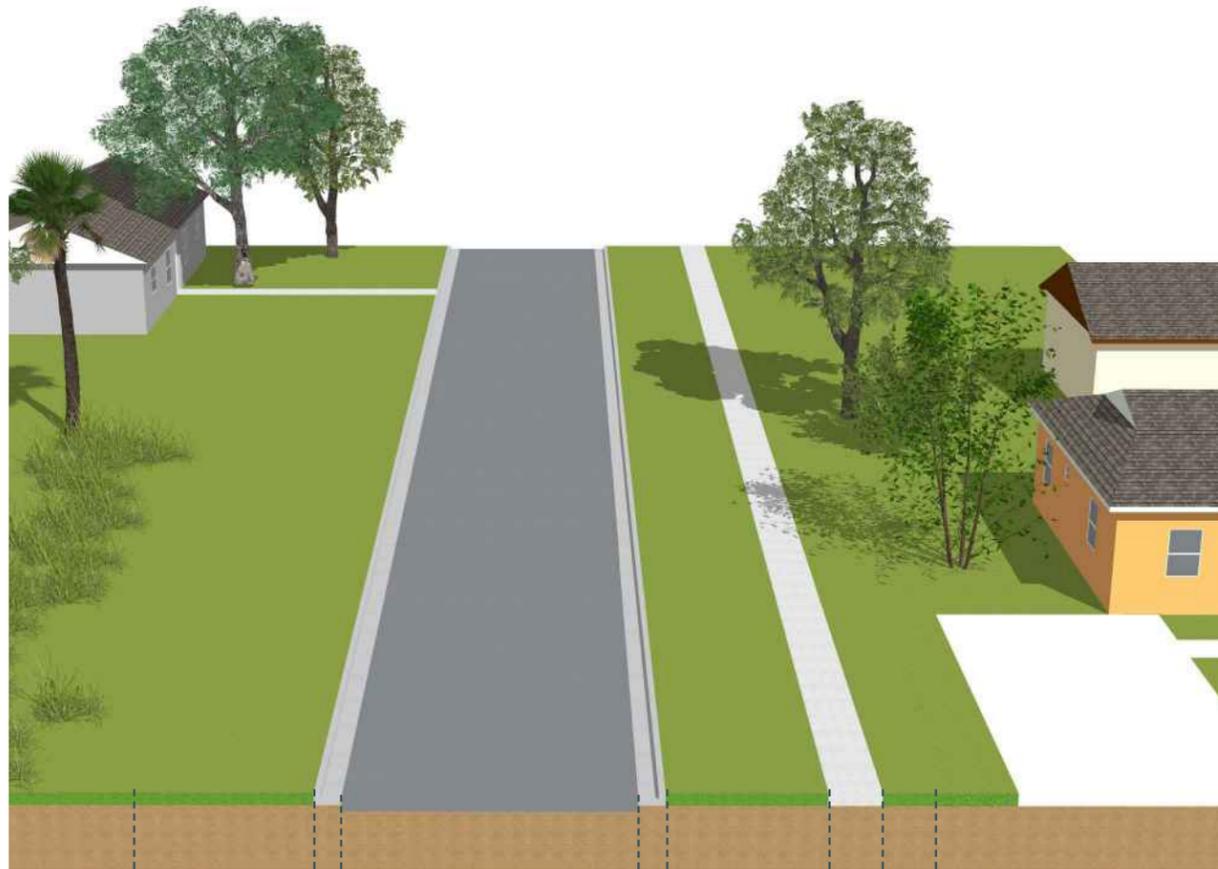


NIGHT-TIME TRANSFORMATION

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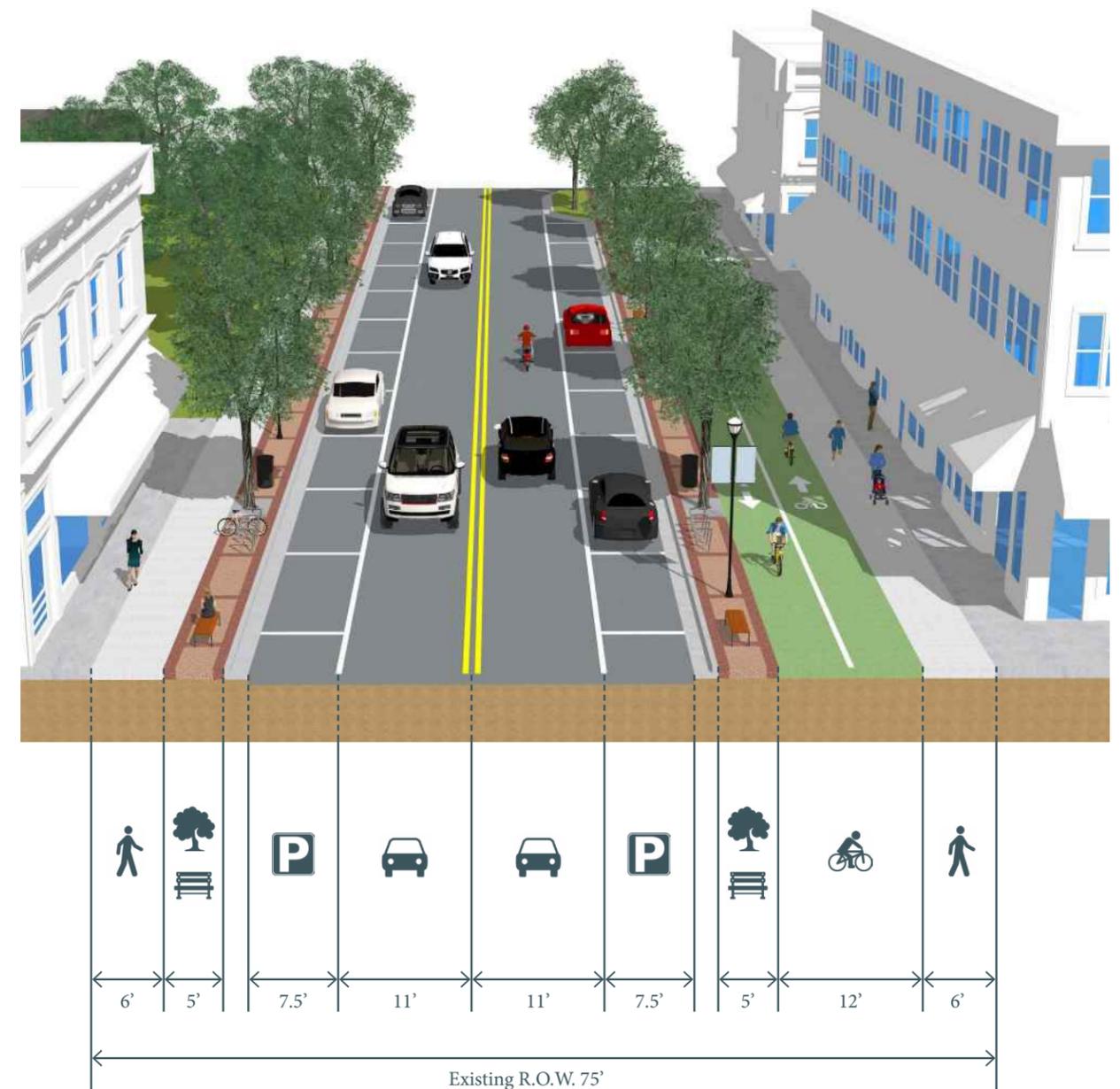
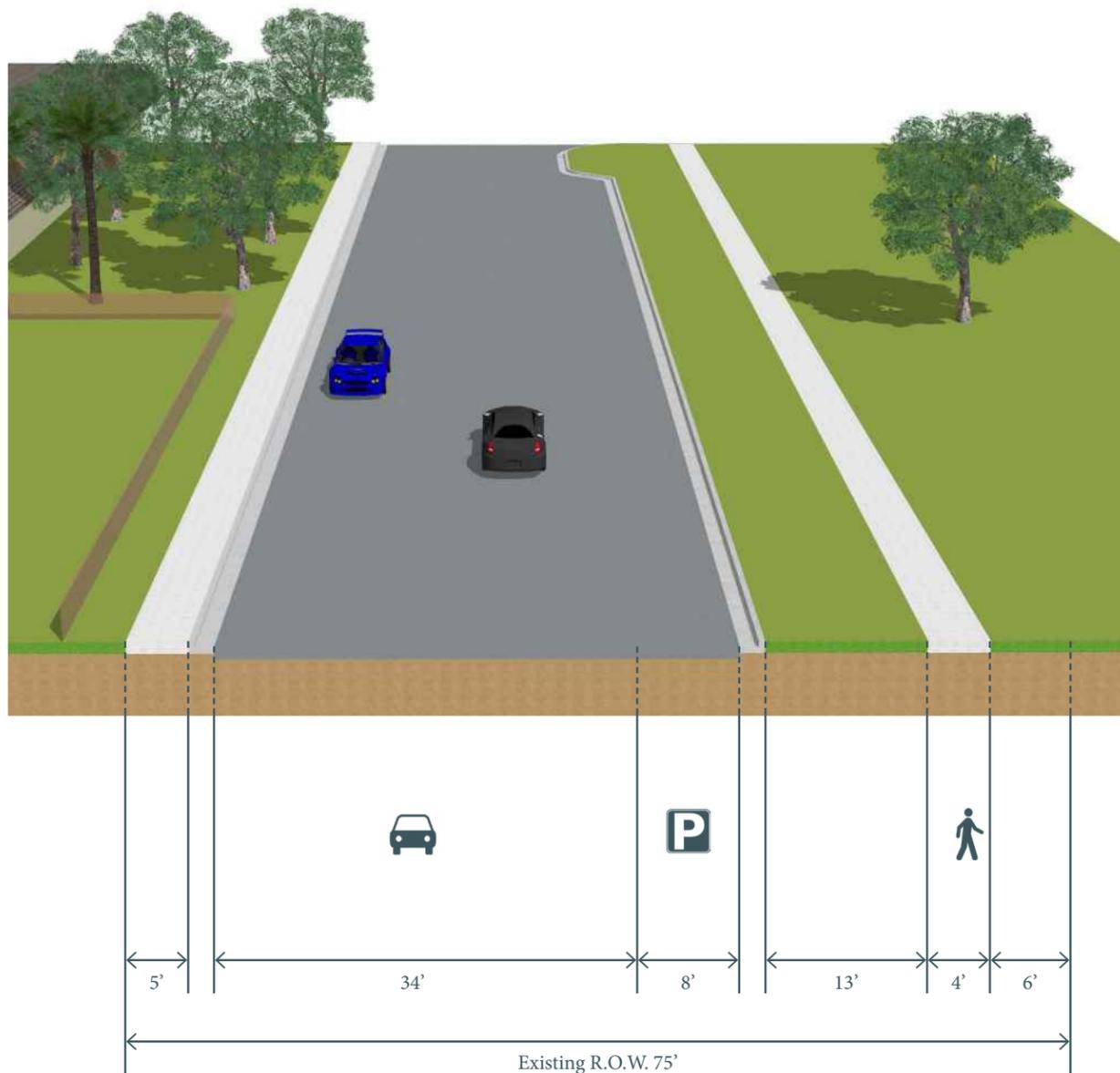
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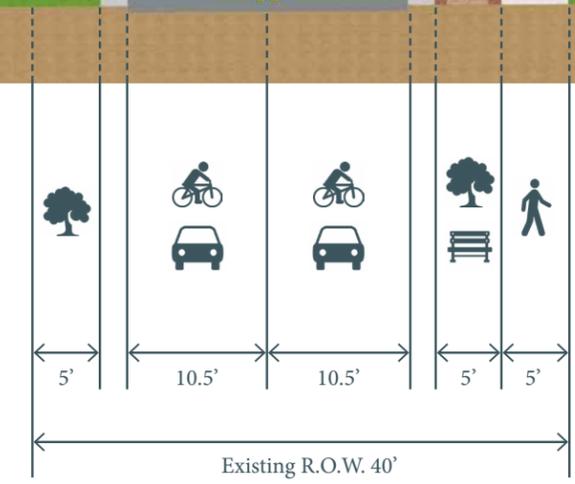
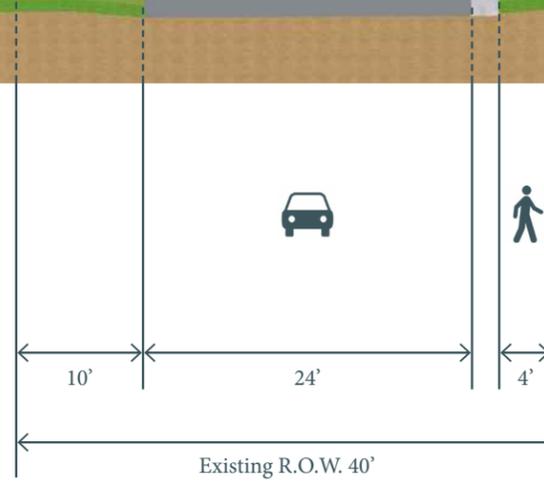
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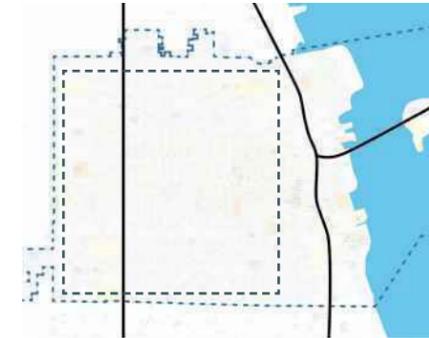
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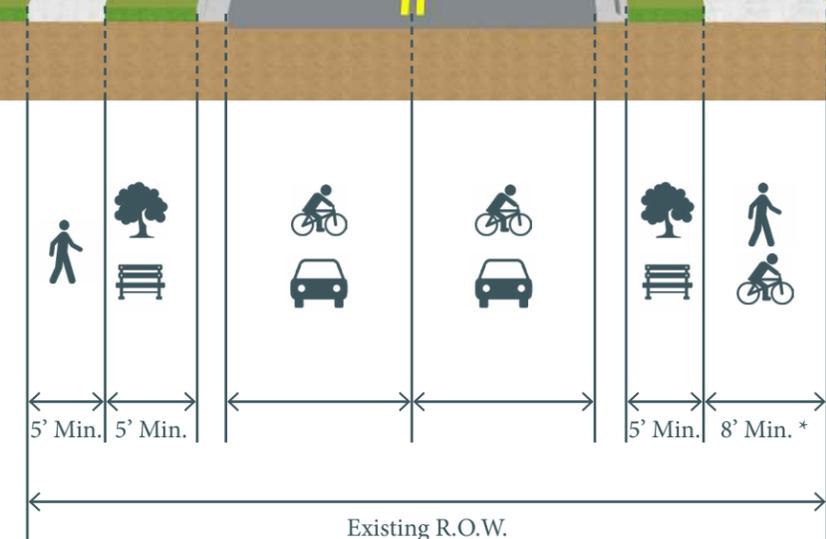
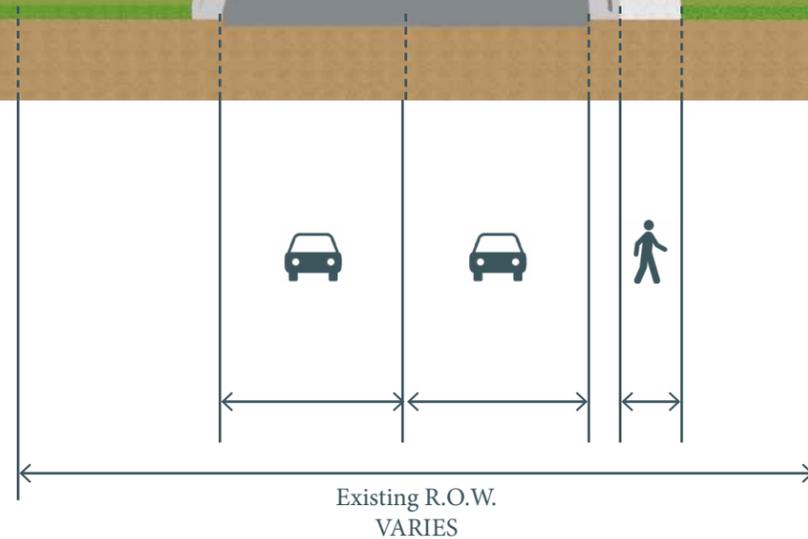
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CURRENT *Condition*



Proposal



NEIGHBORHOOD CONNECTOR



BUDGET & TIF REVENUE

The following proposed **5 Year Community Redevelopment Agency Budget** worksheet presents an **outline of the potential projects** and **associated costs** identified during the Community Redevelopment Plan update, the **current and proposed redevelopment programming** and the **estimated administrative and operational costs** for the Agency.

The proposed 5 Year Community Redevelopment Agency Budget worksheets also present the **anticipated revenues and expenditures** of the Fort Pierce Redevelopment Agency. The proposed 5 Year Community Redevelopment Agency Budget worksheets are **not** the Fort Pierce Redevelopment Agency's 5-Year budget. The proposed 5 Year Community Redevelopment Agency Budget worksheet's information may be used by the Community Redevelopment Agency to **prioritize projects, identify alternate sources of revenues and assist the Agency's development of its Annual Work Plans and Budgets.**

The Fort Pierce Redevelopment Agency prepares an Annual Work Plan and Budget each year for adoption by the Community Redevelopment Agency and the City.

CAPITAL PROJECTS & PROGRAMMING

Fort Pierce Redevelopment Agency

Year	Annual TIF	Cumulative TIF
2019	\$6,297,346	\$6,297,346
2020	\$6,704,351	\$13,001,697
2021	\$6,832,482	\$19,834,180
2022	\$7,110,125	\$26,944,305
2023	\$7,394,709	\$34,339,014
2024	\$7,686,408	\$42,025,423
2025	\$7,985,400	\$50,010,822
2026	\$8,291,866	\$58,302,688
2027	\$8,605,993	\$66,908,681
2028	\$8,927,974	\$75,836,656
2029	\$9,258,005	\$85,094,660
2030	\$9,596,286	\$94,690,946
2031	\$9,943,024	\$104,633,971
2032	\$10,298,431	\$114,932,401
2033	\$10,662,723	\$125,595,124
2034	\$11,036,122	\$136,631,246
2035	\$11,418,856	\$148,050,102
2036	\$11,811,159	\$159,861,261
2037	\$12,213,269	\$172,074,529
2038	\$12,625,431	\$184,699,961
2039	\$13,047,898	\$197,747,859
2040	\$13,480,927	\$211,228,786
2041	\$13,924,781	\$225,153,567
2042	\$14,379,732	\$239,533,299
Total	\$239,533,299	

Note: TIF estimated based on historic FPRA TIF collections, current City and County millage rates, and a proposed 2.5% appreciation rate.

PROPOSED CAPITAL PROJECTS	2020	2021	2022	2023	2024	2025
Restore Neighborhood Connector	\$ 445,000	\$ 495,000	\$ 445,000	\$ 495,000	\$ 445,000	\$ 495,000
Residential Home Improvement Programming	\$ 150,000		\$ 150,000		\$ 150,000	
Residential Home Purchase Assistance Programming		\$150,000		\$150,000		\$150,000
Quarterly Legal (Home Ownership, Title Clearance) Workshops	\$ 5,000	\$5,000	\$ 5,000	\$5,000	\$ 5,000	\$5,000
Multifamily Development Incentive Support	\$ 250,000		\$ 250,000		\$ 250,000	
Neighborhood Cleanup Programs	\$ 15,000	\$15,000	\$ 15,000	\$15,000	\$ 15,000	\$15,000
Stormwater Improvements						
Sidewalk Improvements						
Community Oriented Policing	\$ 25,000	\$25,000	\$ 25,000	\$25,000	\$ 25,000	\$25,000
Foster Arts and Culture	\$ 50,000	\$ 100,000	\$ 350,000	\$ 550,000	\$ 475,000	\$ 475,000
Support Historic Preservation	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Museum Pointe Park Improvements		\$50,000	\$50,000			
Highwaymen Square Public Area Improvements				\$350,000	\$350,000	
Peacock Arts District Public Area Improvements						\$350,000
Property Acquisition	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Sunrise Theatre Renovation and Support			\$250,000	\$150,000	\$75,000	\$75,000
Reset Economic Base	\$ 185,000	\$ 235,000	\$ 260,000	\$ 185,000	\$ 260,000	\$ 185,000
Quarterly Small Business Training Workshops	\$ 5,000	\$5,000	\$ 5,000	\$5,000	\$ 5,000	\$5,000
Wayfinding Master Plan		\$125,000				
Wayfinding Signage			\$ 75,000	\$75,000	\$ 75,000	\$75,000
Targeted Site Development Assistance	\$ 80,000	\$80,000	\$ 80,000	\$80,000	\$ 80,000	\$80,000
Property Acquisition	\$ 25,000	\$25,000	\$ 25,000	\$25,000	\$ 25,000	\$25,000
Fisherman's Wharf Amenity Improvements	\$ 75,000		\$ 75,000		\$ 75,000	
Connect	\$ 135,000	\$ 50,000	\$ 770,567	\$ 1,903,313	\$ 2,845,218	\$ 2,710,218
Avenue H Improvements			\$ 635,567			
Avenue I Improvements				\$ 1,853,313		
Avenue D Streetscape						
Pedestrian Safety Improvements	\$ 85,000		\$ 85,000		\$ 85,000	
MLK Jr. Avenue Streetscape						
Property Acquisition	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Moore's Creek Linear Park						
Orange Avenue Diet					\$ 2,710,218	\$ 2,710,218

TIF PROJECTIONS AND DEBT SERVICE

The Fort Pierce Redevelopment Agency has utilized debt service issuances to implement many of the improvements within the community redevelopment area. The payment of the annual debt service installments is a significant cost to the FPRA and will average over \$4.6M per year for thirteen (13) years. The final debt service payment is currently scheduled for 2032.

The following table shows the anticipated Tax Increment Fund revenue reconciled against the anticipated debt service payments through 2032 to assist the FPRA's development of Annual Work Plans and Budgets. Please note, the TIF revenue is an estimate based on current conditions and may change based of valuation of properties and effective millage rates. The anticipated debt service payments may also fluctuate based on applicable interest rates for the different debt issuances and the potential future consolidations of debt issuances by the City.

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
2020-2032													
TIF Annual	\$6,704,351	\$6,832,482	\$7,110,125	\$7,394,709	\$7,689,408	\$7,985,400	\$8,291,866	\$8,605,993	\$8,927,974	\$9,256,005	\$9,596,286	\$9,943,024	\$10,298,431
TIF Cumulative	\$13,536,833	\$20,646,958	\$28,041,667	\$35,728,075	\$43,713,475	\$52,005,341	\$60,611,334	\$69,539,308	\$78,797,313	\$88,393,599	\$98,336,623	\$108,635,054	
Debt Service													
FPRA Rev Series 2015A	\$255,680	\$237,920	\$219,600	\$200,720	\$181,200	\$161,040	\$140,240	\$118,720	\$96,560	\$73,760	\$50,160	\$25,840	
	\$237,920	\$219,600	\$200,720	\$181,200	\$161,040	\$140,240	\$118,720	\$96,560	\$73,760	\$50,160	\$25,840		
	\$1,110,000	\$1,145,000	\$1,180,000	\$1,220,000	\$1,260,000	\$1,300,000	\$1,345,000	\$1,385,000	\$1,425,000	\$1,475,000	\$1,520,000	\$1,570,000	\$1,615,000
FPRA Rev Series 2015B	\$140,640	\$130,880	\$120,800	\$110,320	\$99,680	\$88,640	\$77,200	\$65,440	\$53,360	\$40,800	\$27,840	\$14,480	
	\$130,880	\$120,800	\$110,320	\$99,680	\$88,640	\$77,200	\$65,440	\$53,360	\$40,800	\$27,840	\$14,480		
	\$610,000	\$630,000	\$655,000	\$685,000	\$720,000	\$760,000	\$805,000	\$850,000	\$895,000	\$940,000	\$985,000	\$1,030,000	\$1,075,000
Cap Improvement Series 2010 B	\$30,461	\$20,842	\$10,688										
	\$30,461	\$20,842	\$10,688										
	\$980,000	\$980,000	\$980,000	\$980,000	\$980,000	\$980,000	\$980,000	\$980,000	\$980,000	\$980,000	\$980,000	\$980,000	\$980,000
Series 2016 B	\$10,560	\$9,734	\$8,961	\$8,189	\$7,416	\$6,666	\$5,917	\$5,167	\$4,417	\$3,667	\$2,917	\$2,167	\$1,417
	\$10,560	\$9,734	\$8,961	\$8,189	\$7,416	\$6,666	\$5,917	\$5,167	\$4,417	\$3,667	\$2,917	\$2,167	\$1,417
	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Series 2019-221	\$528,188	\$500,850	\$472,050	\$441,788	\$410,063	\$376,763	\$342,000	\$305,325	\$266,850	\$225,350	\$183,938	\$139,275	\$92,588
	\$528,188	\$500,850	\$472,050	\$441,788	\$410,063	\$376,763	\$342,000	\$305,325	\$266,850	\$225,350	\$183,938	\$139,275	\$92,588
	\$1,093,520	\$1,152,000	\$1,210,500	\$1,269,000	\$1,332,000	\$1,390,500	\$1,457,000	\$1,519,000	\$1,580,000	\$1,640,000	\$1,700,000	\$1,760,000	\$1,820,000
Subtotal	\$5,127,057	\$5,129,050	\$5,130,338	\$4,698,872	\$4,702,517	\$4,694,278	\$4,699,033	\$4,693,464	\$4,696,060	\$4,697,786	\$4,696,712	\$4,773,379	\$2,147,175
Available for Programming	\$1,677,294	\$1,703,432	\$1,979,787	\$2,698,837	\$2,983,891	\$3,291,123	\$3,592,833	\$3,912,530	\$4,231,915	\$4,560,219	\$4,899,574	\$5,169,646	\$8,151,256
2033-2042													
TIF Annual	\$10,662,723	\$11,036,122	\$11,418,856	\$11,811,159	\$12,213,269	\$12,626,431	\$13,047,898	\$13,480,927	\$13,924,781	\$14,379,732	\$14,846,286	\$15,324,024	\$15,812,556
TIF Cumulative	\$19,297,777	\$30,333,899	\$41,752,755	\$53,563,914	\$65,777,183	\$78,402,614	\$91,450,512	\$104,931,439	\$118,856,220	\$133,235,952	\$148,160,238	\$163,634,262	\$179,646,818
Available for Programming	\$10,662,723	\$11,036,122	\$11,418,856	\$11,811,159	\$12,213,269	\$12,626,431	\$13,047,898	\$13,480,927	\$13,924,781	\$14,379,732	\$14,846,286	\$15,324,024	\$15,812,556



APPENDIX

GOALS, POLICIES, AND PROJECTS

A Plan for the Future

The following Goals, Policies and Projects provide an outline for the day-to-day administration of the Fort Pierce Redevelopment Agency. The Goals, Policies and Projects also present detailed programming options to facilitate the Four-Point Action Plan Strategies when developing Annual Work Plans and Budgets.

ADMINISTRATION

GOAL

The Fort Pierce Redevelopment Agency will maintain the requisite administrative and financial mechanisms to ensure the continued cost-effective operations of the Agency.

POLICIES

The Fort Pierce Redevelopment Agency shall continue to utilize funding derived from tax increment fund revenues and other sources where appropriate, to fund capital improvements, programs and activities identified in the Community Redevelopment Plan.

The Fort Pierce Redevelopment Agency shall coordinate with the City Manager's Office, Planning Department, and Finance Department to develop cost effective, annual budgets and work programs that will provide administrative and operational support for Community Redevelopment Agency activities.

The Fort Pierce Redevelopment Agency shall provide a copy of the Agency's Annual Budget to the Clerk of the St. Lucie Board of County Commissioners within ten (10) days after its formal adoption by the City.

The Fort Pierce Redevelopment Agency shall administer and coordinate the implementation of Fort Pierce Community Redevelopment Plan with municipal, county and regional redevelopment objectives.

The Fort Pierce Redevelopment Agency will maintain a current digital map of the Community Redevelopment Area boundaries on the Community Redevelopment Agency's website.

The Fort Pierce Redevelopment Agency staff shall attend community redevelopment training, ethics and professional development courses as may be offered by the Florida Redevelopment Association, Florida League of Cities and/or other professional development and training providers.

The Fort Pierce Redevelopment Agency Governing Board members shall attend community redevelopment training, ethics and professional development courses as offered by the Florida Redevelopment Association, Florida League of Cities and/or other professional development and training providers.

The Fort Pierce Redevelopment Agency staff shall schedule and hold quarterly Redevelopment Plan Implementation status meetings and briefings with the St. Lucie County Board of County Commissioners, district representatives, City Commissioners, and St. Lucie County Planning and Community Development staff.

The Fort Pierce Redevelopment Agency staff shall schedule and hold quarterly Redevelopment Plan Implementation status meetings and briefings with St. Lucie County Transportation Planning Organization's (TPO) representatives.



PROJECTS/ACTIVITIES

- Post digital map of the Fort Pierce Redevelopment Area boundary online
- Host and Facilitate quarterly Redevelopment Plan Implementation Meetings with St. Lucie County staff and representative District Commissioner(s) (2020-2025)
- Initiate reciprocal "Meeting Notifications" – invitations- to St. Lucie County Transportation Planning Organization (TPO), and St. Lucie County Planning and Economic Development Staff regarding Fort Redevelopment Agency Board Meetings (2020-2025)
- Register Fort Redevelopment Agency Board Members to attend Public Office/CRA Ethics Training Course provided by the Florida League of Cities (FLC) (2020-2025)

GOAL

The Fort Pierce Redevelopment Agency shall adhere to Annual Reporting, Audits and other Special District reporting requirements as prescribed by the Florida Statutes.

POLICIES

The Fort Pierce Redevelopment Agency and its operations shall be reviewed and audited, annually as part of City of Fort Pierce's Comprehensive Annual Financial Report (CAFR).

The Fort Pierce Redevelopment Agency shall ensure that Information from the CAFR be incorporated into the Agency's Annual Reports.

The Fort Pierce Redevelopment Agency shall distribute copies of the Redevelopment Agency's Annual Report and FPRA-related portions of the City's Annual CAFR to the Clerk of the St. Lucie County Board of County Commissioners on or before March 31st of each year and post the Annual Report on the FPRA website.

PROJECTS/ACTIVITIES

- Audit FPRA as part of City CAFR
- Draft the FPRA Annual Report
- Distribute the FPRA Annual Report and Audit to St. Lucie County Clerk
- Upload the FPRA Annual Report and Audit online

GOAL

The Fort Pierce Redevelopment Agency shall identify community stakeholders and partners to assist in the implementation of the Redevelopment Plan Goals, Policies, and Projects/Activities.

POLICIES

The Fort Pierce Redevelopment Agency shall utilize public-private partnerships, interagency and interlocal agreements where applicable and when in accordance with Florida Statutes, to facilitate the implementation of the Community Redevelopment Plan.

The Fort Pierce Redevelopment Agency shall contract with professional firms or organizations to implement specific Goals, Policies, Projects/Activities in accordance with Florida Statute requirements and relevant determinations from the Florida Attorney General's Office.

GOAL

The Fort Pierce Redevelopment Agency shall evaluate opportunities for site and facility acquisition to implement the Goals, Policies and Projects/Activities of the Fort Pierce Community Redevelopment Plan.

POLICIES

The Fort Pierce Redevelopment Agency shall utilize public-private partnerships, interagency and interlocal agreements, where applicable, and when in accordance with Florida Statutes, to enable the acquisition of sites and facilities needed to implement the Community Redevelopment Plan.

GOALS, POLICIES, AND PROJECTS

HOUSING

GOAL

The Fort Pierce Redevelopment Agency shall diversify area housing stock, improve substandard homes and provide a mix of above and below-market rate housing.

POLICIES

The Fort Pierce Redevelopment Agency shall identify and create a GIS database of all vacant parcels and City-owned parcels within the Redevelopment Area that may be redeveloped for housing or mixed-use development.

The Fort Pierce Redevelopment Agency shall identify all lots and parcels within the Redevelopment Area that are not in conformance with minimal lot size standards and identify immediate opportunities for aggregation of substandard lots into parcels that conform with the City's current land development regulations.

The Fort Pierce Redevelopment Agency shall distribute vacant and nonconforming parcel data to local residential developers and home ownership agencies (e.g. Habitat for Humanity, etc.) to encourage the use of these parcels for future development.

The Fort Pierce Redevelopment Agency shall evaluate potential public-private redevelopment programming, partnerships and other legal mechanisms to assist in the development of residential housing stock.

The Fort Pierce Redevelopment Agency shall identify potential residential opportunity sites for acquisition within the Redevelopment Area and initiate discussions with property owners to determine the potential availability of sites.

The Fort Pierce Redevelopment Agency shall explore available funding sources for affordable, workforce and senior housing development within the Redevelopment Area (e.g. National

Housing Trust Fund, Community Development Block Grant (CBDG) Program, Veterans Housing Funding Program, HOME Investments Partnerships Program, National Housing Trust Fund, etc.).

The Fort Pierce Redevelopment Agency shall evaluate for implementation additional residential improvement programming for existing homeowners within the Redevelopment Area and additional home purchasing assistance (e.g. down payment assistance and closing cost assistance) programming for those seeking to buy a home within the Redevelopment Area's jurisdiction.

The Fort Pierce Redevelopment Agency shall establish a quarterly legal education services outreach program for residents who live within the Redevelopment Area to provide legal education and counseling regarding title clearing options, resources, services and home purchasing processes.

The Fort Pierce Redevelopment Agency shall evaluate for implementation the potential use of Tax Increment Fund (TIF) rebates/recapture programs to encourage the purchase and occupancy of single-family residences by City and County employees, City and County public-safety employees and City and County Law Enforcement employees.

The Fort Pierce Redevelopment Agency shall establish a residential improvement and stabilization grant program to provide funding that encourages the redevelopment and repair of owner-occupied single family residential structures within the Redevelopment Area.

The Fort Pierce Redevelopment Agency shall establish a working relationship with the Fort Pierce Landlord Association (FPLA) to address local property management issues and provide education to tenants on rental responsibilities and their rights.

PROJECTS/ACTIVITIES

- Prepare map and database of all vacant and City-owned sites in the Redevelopment Area (2020)
- Initiate quarterly "legal assistance workshops" with local attorneys for residents within the CRA to provide pro-bono guidance and counseling regarding legal issues associated with home ownership, sales, clearing titles, applying for and receiving home-ownership loans, transference of titles, etc. (2020-2025)
- Establish a residential incentive program (tax increment rebate of renovation /rehabilitation improvements over 10 years) to encourage the redevelopment of single-family, owner occupied housing units (2020-2025)
- Develop nonconforming lot-size inventory of area parcels (2020-2022)
- Prepare an annual application for CDBG funds to assist with capital programming and residential housing development (2020-2025)

GOAL

The Fort Pierce Redevelopment Agency shall support affordable alternatives to the area's traditional single-family housing stock.

POLICIES

The Fort Pierce Redevelopment Agency shall encourage the Fort Pierce's Planning Department to permit innovative forms of housing within the City's Unified Land Development Code (ULDC), such as 'granny flats', tiny homes and apartments, and clustered housing within the Fort Pierce Redevelopment Area.

The Fort Pierce Planning Department and the Fort Pierce Redevelopment Agency shall examine the applicability of revising residential lot dimensional guidelines and variance procedures for "undersized" and constrained parcels, as well as evaluating increased residential densities in appropriate regions of the Redevelopment Area, such as Lincoln Park and the Peacock Arts District.

The Fort Pierce Redevelopment Agency shall continue to collaborate with local agencies (such as Habitat for Humanity) and faith-based providers to identify sites for new single-family development within the Redevelopment Area boundaries.

The Fort Pierce Redevelopment Agency identify and contact non-profit or faith-based housing developing organizations, especially those with experience in developing affordable housing in low-income communities, to initiate discussions regarding potential partnerships and multi-family housing development opportunities within the Redevelopment Area.

The Fort Pierce Redevelopment Agency shall support the construction of 'missing middle' housing projects such as duplexes, triplexes, fourplexes, bungalows, and small-scale apartments to increase the diversity of the area's housing products and price points.

The Fort Pierce Redevelopment Agency shall explore incentive programs for future implementation that encourages the development of multi-family apartments adjacent, or within proximity to, Downtown Fort Pierce, the Marina, and City and County Government facilities within the Redevelopment Area.

The Fort Pierce Redevelopment Agency shall identify potential sites and service providers to secure specialized housing (e.g. independent living units, assisted and skilled nursing facilities, and nursing homes) that serve the area's vulnerable populations.



GOALS, POLICIES, AND PROJECTS

PROJECTS/ACTIVITIES

- Prepare a zoning overlay for targeted areas of Lincoln Park and Peacock Arts Districts to accommodate and encourage innovative single-family home development
- Prepare an inventory of local agencies, developers and faith-based groups that develop single-family and multi-family residential products
- Prepare an inventory of potential sites/facilities that may accommodate vulnerable populations in need of daily care
- Prepare an inventory of service providers and agencies that serve vulnerable populations in need of daily care
- Initiate cooperative discussions with service providers to implement programming to support vulnerable populations

ECONOMIC DEVELOPMENT

GOAL

The Fort Pierce Redevelopment Agency shall increase private sector investment and business development within the Community Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall evaluate additional regulatory and financial incentives for potential implementation that encourages private sector investment and business development within the Redevelopment Area. Regulatory incentive examples may include but are not limited to: reduced/eliminated parking requirements, reduced open space requirements and increased building height limitations where appropriate; financial incentives may include but are not limited to: tax-increment recapture programs, tax abatement programs, City and County impact fee reductions or moratoriums, and rental subsidies for targeted businesses. The Fort Pierce Redevelopment Agency shall support the redevelopment of the former H.D. King Power site and other targeted redevelopment sites within the Redevelopment Area.

GOAL

The Fort Pierce Redevelopment Agency shall activate the Waterfront and Fisherman's Wharf Area with supportive uses and amenities.

POLICY

The Fort Pierce Redevelopment Agency shall coordinate with the St. Lucie County Economic Development Council and provide information regarding available sites and facilities that may accommodate or support water-based industries and businesses for potential private-sector recruitment and relocation activities.

GOAL

The Fort Pierce Redevelopment Agency shall support small businesses, start-up businesses and support entrepreneurial activity within the Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall coordinate with the St. Lucie County Economic Development Council and provide information regarding available sites and facilities that may accommodate target industry (e.g. agri-tech/nutraceuticals, manufacturing, aviation/ marine/composite materials, information technology/educational services, distribution/logistics and Life Sciences) development.

The Fort Pierce Redevelopment Agency shall support local job fairs (such as the Lincoln Park Job Fair) and business recruitment activities that are targeted towards Redevelopment Area residents and businesses.

The Fort Pierce Redevelopment Agency shall act as a resource for new minority-owned and operated startups seeking public and private grant opportunities, training, and partnerships with other agencies (e.g. Small Business Development Center).

The Fort Pierce Redevelopment Agency shall facilitate and support quarterly entrepreneurial education and small business training programs hosted by the St. Lucie Economic Development Council (<https://youredc.com/>), Small Business Development Center (<http://www.irscbiz.com/>), US Small Business Administration (<http://www.sba.gov/fl/south>), Corporate Community Training Institute (<http://www.irscbiz.com/>), Dan K. Richardson Entrepreneurship Development Institute (<http://www.irscbiz.com/>), the Black Business Investment Fund (<http://bbiflorida.com/>) and the Florida Virtual Entrepreneur Center (<https://flvec.com/>) for residents, business owners and operators within the Redevelopment Area.

GOAL

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

POLICIES

The Fort Pierce Redevelopment Agency shall maintain and update its social media presence as part of its annual operational and administrative activities.

The Fort Pierce Redevelopment Agency and the City shall evaluate options and alternatives and develop an area brand (e.g., "Peacock Arts District", "Home to the Highwaymen", "Where Businesses Grow") to distinguish the Fort Pierce Redevelopment Agency and Redevelopment Area from the greater St. Lucie County.

The Fort Pierce Redevelopment Agency and the City shall host a workshop/public meeting with local business owners to devise a cohesive marketing strategy for businesses and events that are in line with the Redevelopment Area's 'brand'.

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 Fort Pierce Redevelopment Agency shall disseminate information about programs and events on the City's website and social media platforms.

PROJECTS/ACTIVITIES

- Host and facilitate a 'branding/marketing' workshop with local business owners, artists and merchants (2019/2020)
- Develop and refine the Fort Pierce Redevelopment Agency brand (2019/2020)
- Utilize newly-developed 'brand/Images' in updated print materials detailing the Fort Pierce Redevelopment Agency's available programs and services (2020)
- Create and implement a Fort Pierce Redevelopment Area Wayfinding Master Plan (2022) and Gateway Master Plan (2022)

COMMUNITY AND CULTURE

GOAL

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

POLICIES

The Fort Pierce Redevelopment Agency shall coordinate with local artists and artistic groups regarding events, activities and performances within the Community Redevelopment Area.

The Fort Pierce Redevelopment Agency shall continue to support the Sunrise and Lincoln Theaters, as well as other current and potential entertainment venues within the Redevelopment Area.

GOALS, POLICIES, AND PROJECTS

The Fort Pierce Redevelopment Agency will support the development of public art, art-related development, and art-related activities and events within the Redevelopment Area.

GOAL

The Fort Pierce Redevelopment Agency shall enhance and develop the Peacock Arts District.



POLICIES

The Fort Pierce Redevelopment Agency shall evaluate and identify for potential acquisition, restoration and redevelopment, abandoned and/or historically-significant structures for potential reuse as community centers, event or performance spaces, rentable commercial kitchens and/or shared work spaces.

The Fort Pierce Redevelopment Agency shall coordinate with the Fort Pierce Planning Department to develop land development regulations that enable and encourage the reuse of commercial, retail and office space within the Peacock Arts District for potential art studios, galleries, performing art venues and restaurants. Potential revisions to the land development regulations may include but are not limited to: expanding the types of uses allowed, reduced parking requirements, and permitting pop-up displays, markets, and other similar, temporary uses.

The Fort Pierce Redevelopment Agency shall coordinate with representatives from the Lincoln Park Neighborhood Association and the Peacock Arts District to evaluate for

implementation a 'resident artist' program to encourage artists to live and work within the Peacock Arts District. Program features may include: rental assistance, development or renting of shared cooperative spaces, creation of artist incubators, and the founding of artists' galleries and performance spaces within the Peacock Arts District.

The Fort Pierce Redevelopment Agency shall continue to support the Zora Neale Hurston Trail and the Highwaymen Heritage Trail cultural activities.

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 Fort Pierce Redevelopment Agency shall support events that promote investment and economic activity within the Redevelopment Area through local arts, talents, cuisines, traditions, craftsmanship, knowledge, interests, languages, and any other forms of cultural heritage.

GOAL

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

POLICIES

The Fort Pierce Redevelopment Agency shall evaluate and identify potentially-qualifying historic structures and present their findings to the Fort Pierce Historic Preservation Board for potential participation in the Historic Preservation Tax Exemption program.

The Fort Pierce Redevelopment Agency shall evaluate and identify existing historic structures for potential designation and participation in the City's Historic Preservation programs. The Fort Pierce Redevelopment Agency will research funding

opportunities to create a historic housing restoration grant program to protect historic structures from demolition.

GOAL

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

POLICIES

The Fort Pierce Redevelopment Agency shall coordinate with social service providers located in the Community Redevelopment Area (e.g. Boys and Girls Club of St. Lucie, Lincoln Park Head Start, Career Source, etc.) regarding events, activities and potential use of City facilities within the Community Redevelopment Area.

The Fort Pierce Redevelopment Agency will continue to support Community-Oriented Police programs and operations within the Community Redevelopment Area.

INFRASTRUCTURE

GOAL

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.

POLICY

The Fort Pierce Redevelopment Agency will coordinate with the City's Public Works Department to prioritize and implement multi-purpose paths, bike-lanes, sidewalk and other connections and improvements to provide safe, lighted, pedestrian and non-automobile connections to and from the Downtown Historic Districts, the Lincoln Park and Peacock Arts Districts, the Waterfront and Fisherman's' Wharf Districts,

and the Beachside District of the FRPA.

GOAL

The Fort Pierce Redevelopment Agency shall evaluate and prioritize streetscaping and pedestrian safety improvement opportunities throughout the Community Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall coordinate with the City's Public Works Department to prioritize pedestrian-related improvements located within the Redevelopment Area such as streetscape projects, trail connections, and sidewalk installations/expansions within the Community Redevelopment Plan and Annual Work Plan and Budget.

The Fort Pierce Redevelopment Agency shall coordinate with the City's Public Works Department to identify, evaluate and prioritize potential locations for streetscape updates and new sidewalk connections and improvements to existing pedestrian ways and paths for inclusion in the Community Redevelopment Agency's Annual Work Plan and Budget.

The Fort Pierce Redevelopment Agency shall, contingent on the availability of funding sources, include at least one streetscape, sidewalk or neighborhood connection improvement project in each years' Annual Work Plan and Budget.

GOAL

The Fort Pierce Redevelopment Agency shall give priority to infrastructure improvements and amenity installation that will facilitate new development and redevelopment projects within the Community Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall evaluate using TIF funds generated from specific projects to facilitate the

GOALS, POLICIES, AND PROJECTS

TIF funds generated from specific projects to facilitate the realization of FPRA Community Redevelopment Plan Goals.

The Fort Pierce Redevelopment Agency shall coordinate with the City's Public Works Department to evaluate and support the potential relocation of the Fort Pierce Wastewater Treatment Plant currently located on Hutchinson Island.

The Fort Pierce Redevelopment Agency shall coordinate with the St. Lucie County TPO to identify, evaluate and recommend corridors to be added to the TPO's Long-Range Transportation Plan (LRTP) for potential multi-modal improvements.

The Fort Pierce Redevelopment Agency shall annually prepare TPO grant applications for funding of identified roadways on the County's LRTP.

GOAL

The Fort Pierce Redevelopment Agency shall assist the City in providing utility and infrastructure improvements that support public events and outdoor activities within the Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall, where appropriate, consider using accessible 'festival street' designs and improvements when considering streetscape improvements or retrofits.

The Fort Pierce Redevelopment Agency shall incorporate special event power conduit boxes (i.e. outlet boxes) when evaluating potential streetscape improvements and light pole retrofits or replacements.

The Fort Pierce Redevelopment Agency 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.

GOAL

The Fort Pierce Redevelopment Agency shall support the City's efforts to address stormwater issues and localized flooding within the Community Redevelopment Area.

POLICIES

The Fort Pierce Redevelopment Agency shall include stormwater system improvements when designing and constructing streetscape improvements, retrofits and other public improvements.

The Fort Pierce Redevelopment Agency shall coordinate with the Public Works Department and the South Florida Water Management District to identify and prioritize potential stormwater improvements for inclusion in the Redevelopment Agency's Annual Work Plan and Budget.

PUBLIC SPACE/AMENITIES

GOAL

The Fort Pierce Redevelopment Agency shall evaluate and identify opportunities to incorporate additional amenities within public and City owned spaces within the Community Redevelopment Area.

POLICIES

Fort Pierce Redevelopment Agency Staff shall create an inventory and map of all public and City-owned spaces, canals and park facilities within the Redevelopment Area.

The Fort Pierce Redevelopment Agency shall evaluate and identify opportunities, including land acquisition and demolition of derelict structures to create additional green and open spaces within the Community Redevelopment Area.

The Fort Pierce Redevelopment Agency shall coordinate with the South Florida Water Management District to identify opportunities to utilize right-of-way adjacent to water control canals and other facilities for potential use as components of a regional bicycle trails network.

The Fort Pierce Redevelopment Agency shall coordinate with the Public Works Department to support improvements and upgrades to Museum Pointe Park and other local parks located within the Redevelopment Area.

The Fort Pierce Redevelopment Agency will coordinate with the Public Works Department to support improvements and upgrades to the amenities that serve Fisherman's Wharf and The Port.

Fort Pierce Redevelopment Agency Staff shall prepare an inventory and location map of existing pedestrian (benches, shade-stops, water fountains, restrooms, etc.) and bicycle amenities (paths/ trails/route signage, bicycle racks, repair/air/tool facilities) within all public parks and spaces and City-owned parcels within the Redevelopment Area.

Fort Pierce Redevelopment Agency staff shall include placemaking projects and FPRA-funded amenity maintenance within its Annual Work Plan and Budget.

PROJECTS/ACTIVITIES

- Create an inventory and map of all public parks and spaces, City-owned parcels, and underutilized and/or vacant properties within the Redevelopment Area boundaries that could potentially be utilized as additional recreational, cultural or public amenities.
- Coordinate biannually with the Public Works Department to identify and prioritize parks and recreation-related improvements within the Redevelopment Area for inclusion in the Annual Work Plan and Budget.

GOAL

The Fort Pierce Redevelopment Agency shall support the potential expansion of the Moore's Creek Linear Park by utilizing public and City-owned spaces within the Community Redevelopment Area.

POLICIES

The Fort Pierce redevelopment Agency shall identify public and City-owned spaces within the Redevelopment Area that are west of 15th Street for potential acquisition and inclusion into an expanded Moore's Creek Linear Park.

The Fort Pierce Redevelopment Agency shall evaluate additional state, regional and national grant and funding programs (e.g. Florida Recreation Development Assistance Program (FRDAP), Florida Communities Trust (FCT), Land and Water Conservation Fund (LWCF), Recreational Trail Program (RTP), etc.) to fund the acquisition of additional properties and development of a potential Moore's Creek Linear Park expansion.

PUBLIC HEALTH AND SAFETY

GOAL

The Fort Pierce Redevelopment Agency shall identify and demolish decrepit/unsound structures which contribute to blight and pose safety and health risks to Redevelopment Area visitors and residents.

POLICY

The Fort Pierce Redevelopment Agency shall coordinate with the City's Code Enforcement, Public Works and Police Departments to review the decrepit and unsafe structure inventory to identify structures for demolition.

GOALS, POLICIES, AND PROJECTS

EXISTING CONDITIONS

GOAL

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

POLICIES

The Fort Pierce Redevelopment Agency shall support Community-Oriented Policing programs.

The Fort Pierce Redevelopment Agency shall evaluate public safety improvements for applicability within the Community Redevelopment Area that include, but not limited to, additional street lighting, on-demand flashing pedestrian crosswalks (e.g. HAWK Beacons) and emergency call-boxes.

The Fort Pierce Redevelopment Agency, contingent upon available funding, shall include a line item for public safety improvements in the Community Redevelopment Agency's Annual Work Plan and Budget.

GOAL

The Fort Pierce Redevelopment Agency shall reduce the occurrence of abandoned vehicles, illegal dumping and littering within the Redevelopment Area, along with any other forms of blight/hazards.

POLICIES

The Fort Pierce Redevelopment Agency shall coordinate with Fort Pierce's Code Enforcement and Police Departments to identify and address the abandonment of vehicles, illegal dumping and littering within the CRA.

The Fort Pierce Redevelopment Agency shall include a line item, contingent upon available funding, to address the clearance of illegal dumping, litter, and abandoned vehicles in the Community Redevelopment Agency's Annual Work Plan and Budget.

The Fort Pierce Redevelopment Agency in conjunction with other public and private agencies shall continue to support 'Neighborhood Clean-Up' days/events within the Fort Pierce Redevelopment Area.

REGULATORY ENVIRONMENT

GOAL

The Fort Pierce Redevelopment Agency shall coordinate with the City's Planning Department to evaluate current development regulations and identify any potential revisions to applicable regulatory documents deemed necessary to implement the Community Redevelopment Plan.

POLICIES

The Fort Pierce Redevelopment Agency, in coordination with the City's Planning Department, shall evaluate the applicability of one or more zoning overlays to facilitate redevelopment in targeted areas while protecting established neighborhoods within the Community Redevelopment Area.

The Fort Pierce Redevelopment Agency will encourage higher density residential and nonresidential development at targeted locations within the Community Redevelopment Area (e.g. the Downtown District, Peacock Arts District, near major transit corridors, and employment centers).

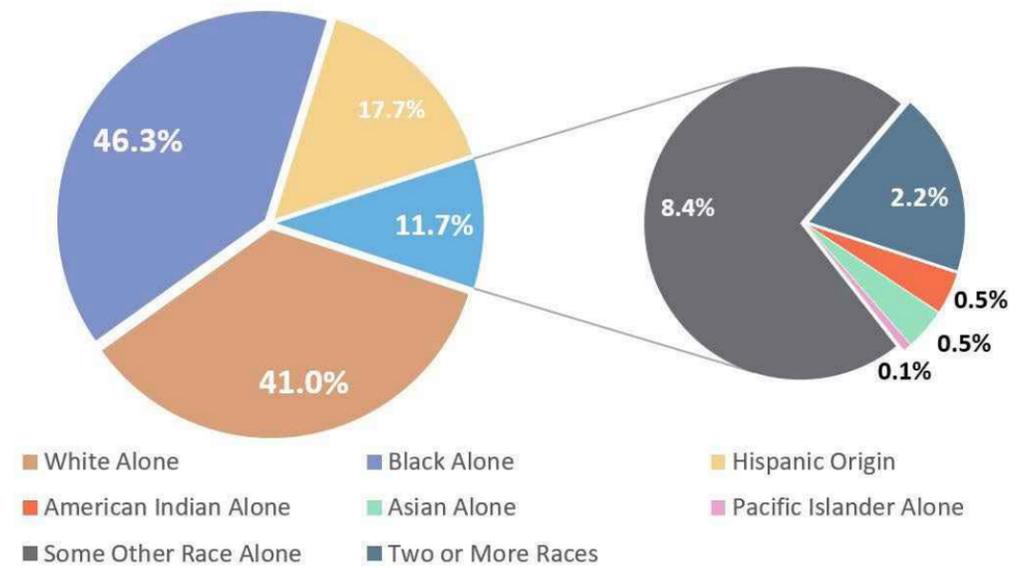
The Fort Pierce Redevelopment Agency, in coordination with the City's Planning Department, will evaluate potential regulatory revisions to Comprehensive Plan and/or ULDC to enable and encourage the redevelopment of targeted sites within the Community Redevelopment Area (e.g. Lincoln Park, Peacock Arts District, Downtown, South Beach, commercial corridors, Avenue D and current/former industrial areas, etc.).

POPULATION

According to data provided by the United States Census Bureau, the City of Fort Pierce Redevelopment Area experienced a slight decline in population (less than one percent) in the decade between 2000 and 2010. Yet, the Bureau also estimated during this same period that the city's total population increased from 40,523 to 41,590 (an increase of 2.63%) and St. Lucie County's population increased from 192,695 to 277,789 (a 44% increase). This differential in population growth only serves to highlight the need for aggressive reinvestment and improvements within the Redevelopment Area to retain and attract residents to the redevelopment area.

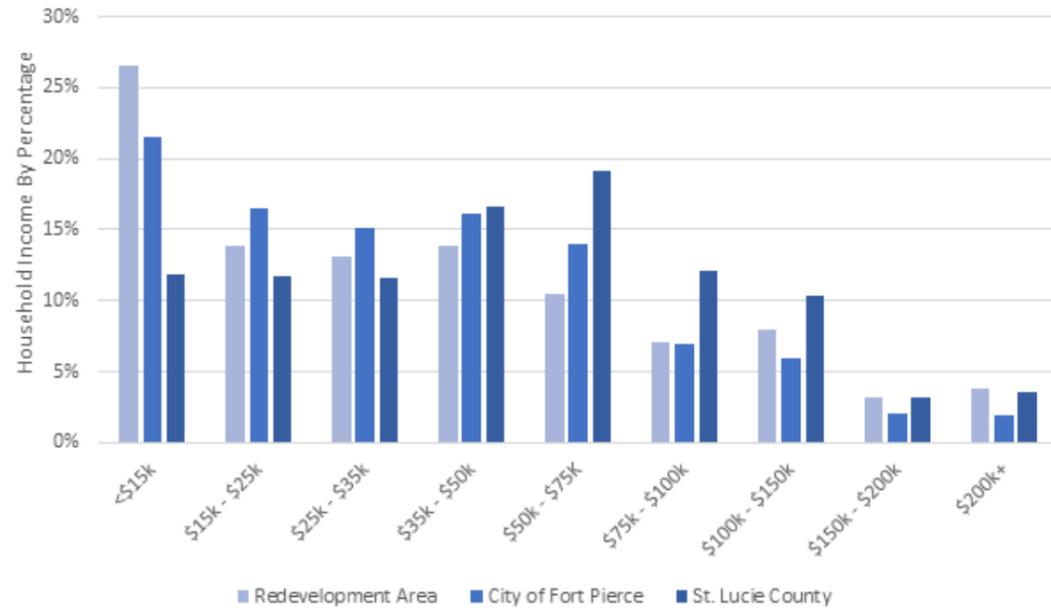
As shown in the figure below, the Redevelopment Area community is comprised of a racially-diverse population. The most predominate race in within the Redevelopment

Area is black, comprising 47.6% of its total population. This is followed closely behind by white residents, which total 40.7% of the population, followed by members of the community who identify as Hispanic, which contributes to 17.7% of the community's total population. American Indians, Asians, Pacific Islanders, races which identify as 'other', or residents who identify with "Two or More Races" are also found throughout the area as well. The strong racial diversity within the Fort Pierce Redevelopment Area should continue to be both recognized and celebrated in the decades ahead.



U.S. Census Bureau, 2018; ESRI BAO, 2019.

There are approximately 3,934 households in the Fort Pierce Redevelopment Area. Households within this area possess an average income of \$55,901, which exceeds the City's average of \$48,634. Yet, the FPRA average is still well below the County's average household income of \$66,713. To lower this disparity in income between the Redevelopment Area and the County, the Fort Pierce Redevelopment Agency (FPRA) has provided Goals, Policies, and Projects/Activities which activates the area's existing labor pool, encourages job training, and incentivizes new employment opportunities to locate within the community redevelopment area in Section II of this plan update.



U.S. Census Bureau, 2018; ESRI BAO, 2019.

DEMOGRAPHIC TAPESTRY SEGMENTS

One means of analyzing population data and trends is by using Tapestry Segmentation. Tapestry Segmentation provides an accurate, description of America's neighborhoods— U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition— then further classifies the segments into LifeMode and Urbanization Groups. The resulting top five Tapestry Segments within the Redevelopment Area are Rural Resort Dwellers, City Commons, Valley Growers, Modest Income Homes, and Senior Escapes—all of which only serve to highlight the diversity found within the Redevelopment Area. Whether it be Average Household Size, Median Age, or Median Household Income, the data reveals a community rich with residents from all walks-of-life and backgrounds. These Tapestry Segments are described briefly and shown below and on the following pages.

Tapestry Segments	% of Redevelopment Area	% of US Households
Rural Resort Dwellers	31.2%	1.0%
City Commons	17.4%	0.9%
Valley Growers	13.6%	0.2%
Modest Income Homes	10.7%	1.3%
Senior Escapes	9.1%	0.9%
Subtotal	82.0%	4.3%

ESRI BAO, 2019.



RURAL RESORT DWELLERS

 Average Household Size:
2.22

 Median Age:
54.1

 Median Household Income:
\$50,400

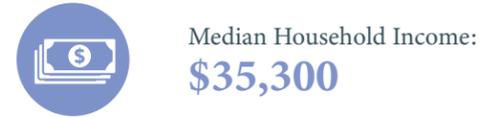
Although the Great Recession forced many owners of second homes to sell, Rural Resort Dwellers residents remain an active market, just a bit smaller. These communities are centered in resort areas, many in the Midwest, where the change in seasons supports a variety of outdoor activities. Retirement looms for many of these blue collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. Workers are traveling further to maintain employment. They are passionate about their hobbies, like freshwater fishing and hunting, but otherwise have

CITY COMMONS



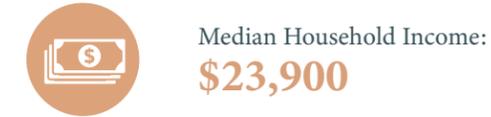
This segment is one of Tapestry's youngest markets, primarily comprised of single-parent and single-person households living within large, metro cities. While more than a third have a college degree or spent some time in college, nearly a quarter have not finished high school, which has a profound effect on their economic circumstance. However, that has not dampened their aspiration to strive for the best for themselves and their children.

VALLEY GROWERS



Valley Growers is a small, but distinctive market, located almost entirely in the West (primarily in California and Washington). These neighborhoods are home to young, Hispanic families with children and, frequently, multiple generations living in single-family homes. Most residents are Hispanic (mostly of Mexican origin). A third is foreign born; 32% of households are linguistically isolated. This market is all about spending time with family, taking care of family and home, and following the Hispanic heritage. More homes are rented than owned, located in semi rural areas where agriculture dominates. Unemployment is high, and household income is much lower than the US, supplemented by self-employment, home-grown products, and some public assistance. Consumers favor Spanish language media and watching sports on television.

MODEST INCOME HOMES



Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are still the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. High poverty rates in this market make it difficult to make ends meet. Nonetheless, rents are relatively low (Index 70), public transportation is available, and Medicaid can assist families in need.

SENIOR ESCAPES



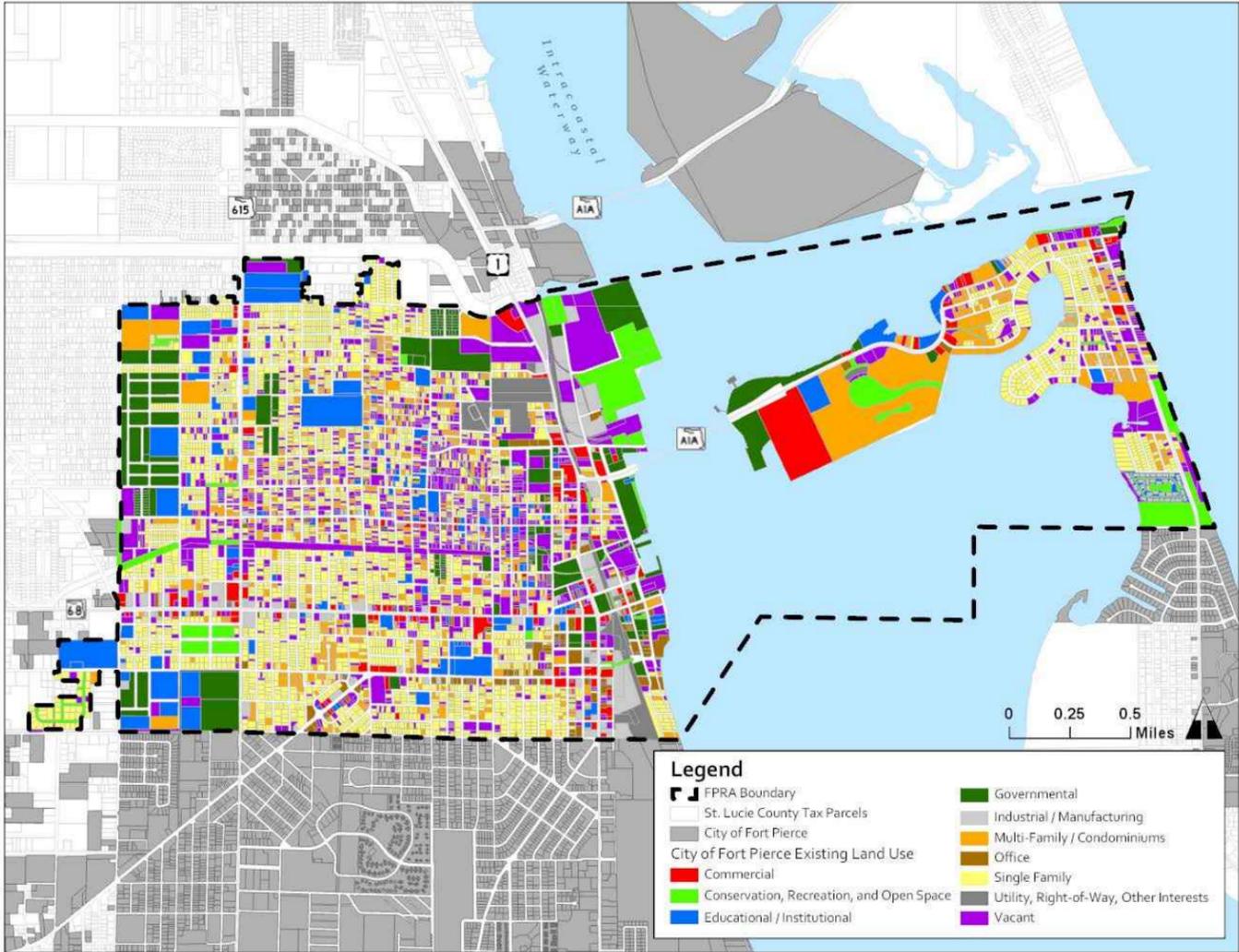
Senior Escapes neighborhoods are heavily concentrated in the warmer states of Florida, California, and Arizona. These areas are highly seasonal, yet owner occupied. Many homes began as seasonal getaways and now serve as primary residences. Nearly forty percent are mobile homes; over half are single-family dwellings. About half are in unincorporated and more rural areas. Nearly one-fifth of the population is between 65 and 74 years old. Most are white and fairly conservative in their political and religious views. Residents enjoy watching TV, going on cruises, playing trivia games, bicycling, boating, and fishing. They are very conscious of their health and buy specialty foods and dietary supplements.



EXISTING CONDITIONS

Existing Land Use

City of Fort Pierce, 2019; St. Lucie County Property Appraiser, 2019



EXISTING LAND USE

As shown in the figures at left and below, the predominant land uses in the Fort Pierce Redevelopment Area are Single Family, Vacant, and Multi-Family/Condominium which span over 29 percent, 20 percent, and 13 percent of the Redevelopment Area, respectively. There is also a large quantity of public and institutional land within the Redevelopment Area, which includes churches, schools and municipal lands that accounts for nearly 20 percent of the area's total jurisdiction. Existing land uses determine the Redevelopment Area's tax base

which then defines the amount of funds available to the FPRA for redevelopment projects. Considering that institutional uses typically do not pay taxes and that vacant land, or lands within no associated structure, generally yield less ad valorem revenue than developed land, there is over 1,000 acres of land within the Redevelopment Area that generates little to no taxable revenue. While institutional uses are unlikely to withdraw from the redevelopment area, the +-512 acres of vacant land present an opportunity to enhance the Redevelopment Area through new development and generate additional tax increment revenue for the FPRA.

Existing Land Use ¹	Acreage ²	Percent of Total
Commercial	119	05%
Conservation, Recreation, & Open Space	142	06%
Educational / Institutional	225	09%
Governmental	269	10%
Industrial / Manufacturing	104	04%
Multi-Family / Condominium	335	13%
Office	49	02%
Single-Family	748	29%
Utility, Right-of-Way, Other Interests	73	03%
Vacant	512	20%
Total	2,576	100%

Notes:

¹The ELU categories shown above have been summarized from Department of Revenue (DOR) property codes assessed to parcels throughout the Redevelopment Area.

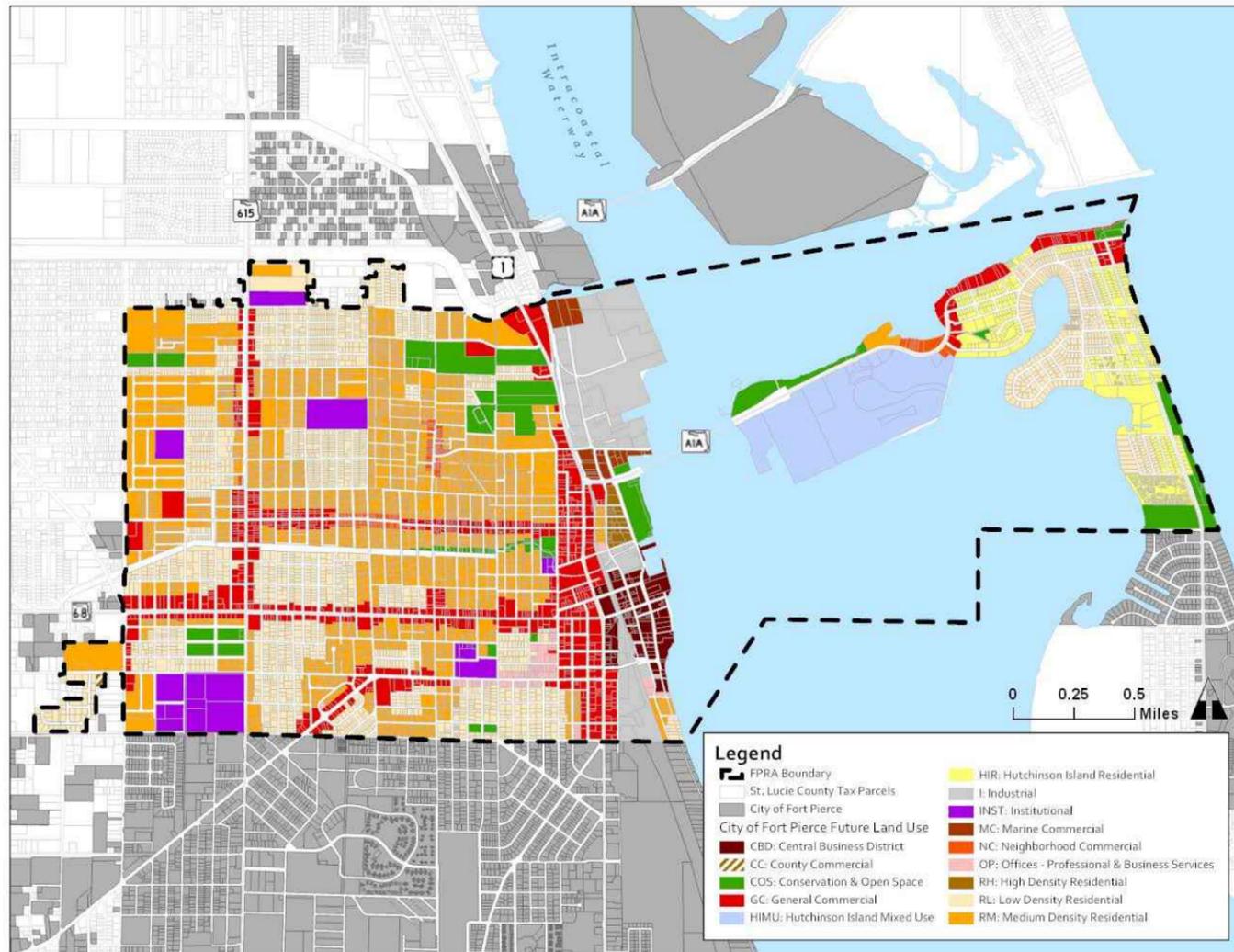
²The acreages provided the table were generated based upon Geographic Information Systems (GIS) data available at the parcel level throughout the Redevelopment Area.

City of Fort Pierce, 2019; St. Lucie County Property Appraiser, 2019

EXISTING CONDITIONS

Future Land Use

City of Fort Pierce, 2019



FUTURE LAND USE

As shown in the figures at left and below, the predominant land uses in the Fort Pierce Redevelopment Area are Single Family, Vacant, and Multi-Family/Condominium which span over 29 percent, 20 percent, and 13 percent of the Redevelopment Area, respectively. There is also a large quantity of public and institutional land within the Redevelopment Area, which includes churches, schools and municipal lands that accounts for nearly 20 percent of the area's total jurisdiction. Existing land uses determine the Redevelopment Area's tax base which

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Future Land Use	Acreage ¹	Percent of Total
Central Business District (CBD)	50	02%
County Commercial (CC)	01	> 01%
Conservation & Open Space (COS)	169	07%
General Commercial (GC)	338	13%
Hutchinson Island Mixed Use (HIMU)	170	07%
Hutchinson Island Residential (HIR)	136	05%
Industrial (I)	176	07%
Institutional (INST)	108	04%
Marine Commercial (MC)	21	>01%
Neighborhood Commercial (NC)	22	>01%
Offices – Professional & Business Services (OP)	21	>01%
High Density Residential (RH)	10	>01%
Low Density Residential (RL)	548	22%
Medium Density Residential (RM)	751	30%
Total	2,522	100%

Note:

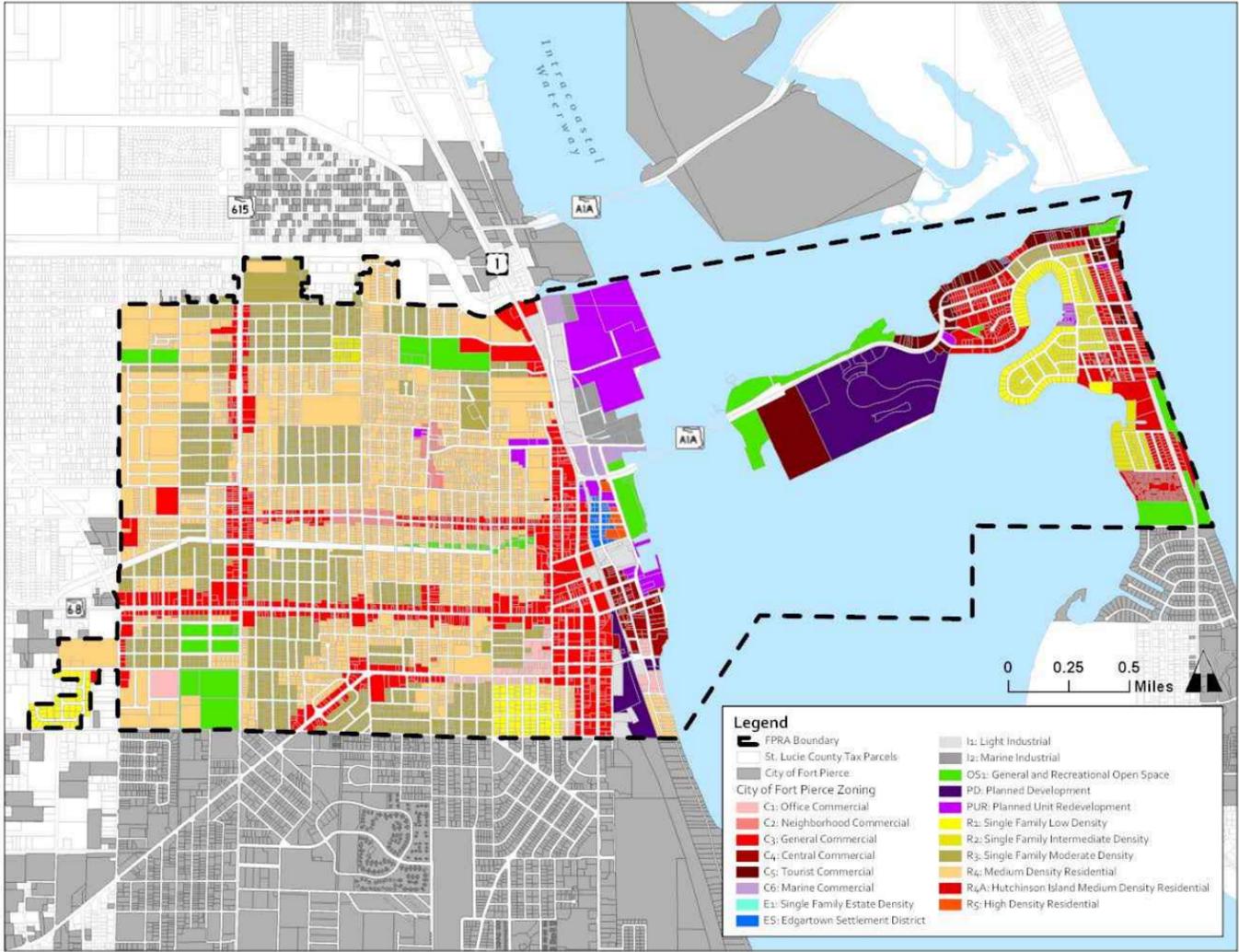
¹The total acreage for the study area shown in this table does not match the acreage shown for the ELU in Table IV-II because a small number of parcels were assigned a DOR code but were not given a FLU designation by the City.

City of Fort Pierce, 2019

EXISTING CONDITIONS

Zoning

City of Fort Pierce, 2019



ZONING

Just over 60 percent of the Redevelopment Area is zoned for residential activity (E1, R1, R2, R3, R4, R4A, or R5) while lands zoned for commercial activity (C1, C2, C3, C4, C5, or C6) comprise just 20 percent. The figures at left and below identify the total distribution of zoning districts throughout Redevelopment Area.

Zoning	Acreage ¹	Percent of Total
Office Commercial (C1)	31	01%
Neighborhood Commercial (C2)	17	>01%
General Commercial (C3)	322	13%
Central Commercial (C4)	27	01%
Tourist Commercial (C5)	81	03%
Marine Commercial (C6)	18	>01%
Single Family Estate Density (E1)	0	>01%
Edgartown Settlement District (ES)	7	>01%
Light Industrial (I1)	49	02%
Marine Industrial (I2)	27	01%
General and Recreational Open Space (OS1)	167	07%
Planned Development (PD)	140	06%
Planned Unit Redevelopment (PUR)	112	04%
Single Family Low Density (R1)	78	03%
Single Family Intermediate Density (R2)	59	02%
Single Family Moderate Density (R3)	444	18%
Medium Density Residential (R4)	810	32%
Hutchinson Island Medium Density Residential (R4A)	128	05%
High Density Residential (R5)	5	>01%
Total	2,522	100

Note:

¹The total acreage for the study area shown in this table does not match the acreage shown for the ELU in Table IV-II because a small number of parcels were assigned a DOR code but were not given a FLU designation by the City.

City of Fort Pierce, 2019

POLICIES

HOUSING

When growing a sustainable and prosperous community, the importance of possessing a diverse and stable housing market cannot be overestimated. However, national, state, and local trends have shown that the supply for housing has failed to keep pace with demand since the resolution of the Great Recession. For this reason, the FPRA continues to encourage and provide incentives for developers to increase both the quantity and quality of the area's housing stock through capital projects and programming. The following section identifies the existing condition of the area's regulatory, physical, and historical housing conditions so the FPRA can identify and implement context-sensitive improvements through the Goals, Policies, and Projects/Activities identified in this report.

Regulatory Conditions

Currently, the Redevelopment Area is home to several zoning districts which permit residential uses by right. In fact, the two largest districts within the Redevelopment Area (by acre) are both residential in nature (R3 & R4) and comprise approximately half of the Redevelopment Area's total acreage. However, only a fraction (37%) of these districts (R4, R4A, R5, ES) permit 'missing-middle' housing (e.g. duplexes, triplexes, townhomes) and/or multifamily uses that allow for more affordable dwelling alternatives to traditional single-family homes. Considering that the Redevelopment Area is home to Downtown, Fisherman's Wharf, and South Beach, these uses would complement the increasingly-urban character of these communities. Thus, the updated Redevelopment Plan includes new Goals, Policies, and Projects/Activities to revise existing regulatory documents to permit a greater supply of mid-and-high density housing developments where appropriate.

Legal/Financial Conditions

During the community outreach process, area residents frequently cited that legal and financial constraints were two

of biggest barriers to purchasing and/or maintaining their homes within the Redevelopment Area. Legally, existing residents of older properties have struggled to reclaim clear titles of their homes, particularly if the property has been passed down for multiple generations. On the financial side, the cost of housing has continued to increase over the past decade and many families can no longer afford to purchase or rent traditional single-family homes within the Redevelopment Area. To combat these issues, a wealth of obtainable Goals, Policies, and Projects/Activities have been added to the updated Redevelopment Plan. These include, but are not limited to, establishing and funding legal and financial counseling programs, incentivizing the production of affordable housing, and identifying sites and service providers to assist financially or fiscally-vulnerable populations locate affordable housing options that meets their needs.

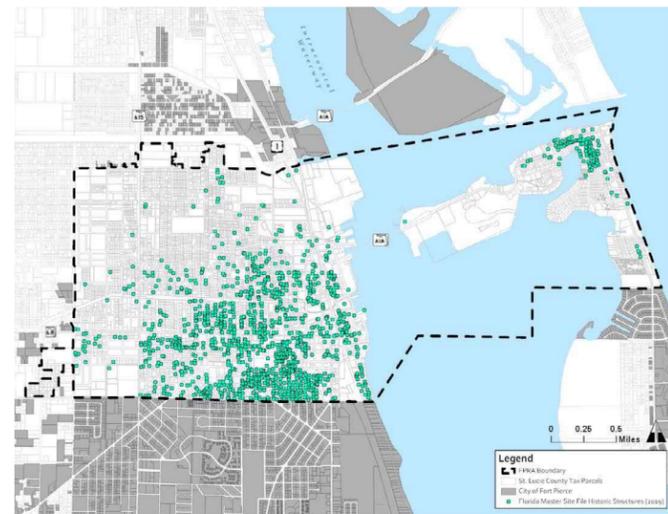
Physical Conditions

The physical condition of area housing appears to directly correlate with its location within the Fort Peirce Redevelopment Area. Presently, examples of visual blight are found in nearly every neighborhood throughout the Redevelopment Area but tends to be concentrated in lower-income neighborhoods. This is evidenced by several properties throughout lower-income communities that are being used as illegal dumping grounds, contain overgrown grass and vegetation, or even possess homes that appear unkempt or abandoned. Alternatively, higher-income communities such as the Peacock Arts District and South Beach frequently possess well-maintained properties and have fewer indicators of blight than their fellow Redevelopment Area residents. To mitigate concentrated conditions of blight and thus, improve the overall physical condition of the Redevelopment Area, targeted and area-wide Goals, Policies, and Projects/Activities have been included within this document that seek to work with area partners, obtain funding, conduct community outreach, and activate area service providers to address local conditions of blight.

EXISTING CONDITIONS

Historic Preservation

From the historic Lincoln Park neighborhood in the west to South Beach in the east, the Fort Pierce Redevelopment is rich with history and character. These commodities have largely been preserved, thanks in part to the adoption of the City's historic preservation ordinance in 2001, active membership within the Florida Certified Local Government program, designation of six local historic districts, and continuing to participate locally in tax-exemption programs for historic



Surveyed Structures within the Florida Master Site File

City of Fort Pierce, 2019; Florida Division of Historic Resources, 2019



Zora Neale Hurston House

Google Maps, 2019

structures. Additionally, the City is home to many residents who actively contribute to local historic preservation efforts which continue to assist national, state, and local officials identify, recognize, protect, and preserve the area's historic resources. This is best exemplified by the continued growth of the City of Fort Pierce's local register of historic places which includes districts, sites, objects, and structures that exemplify Fort Pierce's historical significance. Many of these structures have also been recognized by the Florida Division of Historic Resources, which has surveyed over 1,300 structures within the Redevelopment Area, as shown in the figure at left. One such structure is the Zora Neale Hurston House (1734 Avenue L), which has also been federally-designated as a National Historic Landmark by the United States Department of the Interior in 1991 and is shown below.

SIGNAGE

Although often overlooked in redevelopment discussions, signage continues to play an important role within our communities. Signs can welcome visitors into an area, assist the unfamiliar in navigating city streets, bring attention to thriving local businesses, and even help foster a sense of place and identity. However, when signage within a city is implemented poorly, it can have long-term, destructive impacts. These impacts can include disrupting an area's natural and built environment or even dangerously reducing sightlines on local transportation networks. Thus, maintaining well-implemented signage program will continue to be a priority of the FPRA for the foreseeable future.

Currently, the Redevelopment Area possesses is diverse in sign types that often differ in shape and size from property to property. This diversity can range from pole-mounted neighborhood signs, to wall signs, to ground monument signs shorter than five feet in height, to even freestanding fuel-identification signs exceeding twenty feet in height. Examples of local sign variety found throughout the Redevelopment Area are shown at right.

Signage within the Redevelopment Area is most prominent along major corridors frequently possessing nonresidential uses, such as 25th Street (State Road 615), Orange Avenue (State Road 68), US HWY 1, and Seaway Drive (State Road A1A). As a result, signage within the Redevelopment Area continues to feel unobtrusive to the average passerby and often appears functional and well-maintained (with few exceptions), indicating community pride and economic stability. In efforts to maintain and/or enhance the signage found throughout the area, local signage will continue to be regulated by all related provisions of the Fort Pierce Unified Land Development Code (ULDC). Additionally, helpful wayfinding signage has been posted throughout Downtown and along Avenue D that gives notice and direction to major area landmarks, places,



Google Maps, 2019

neighborhoods, districts, trails, and roads. Goals, Policies, and Projects/Activities have included in this report which seeks to further develop and enhance the branding efforts already undertaken within the area.

TRANSPORTATION CONDITIONS

When seeking to improve both the physical and economic sustainability of the community, ensuring the safe and efficient movement of people, goods, and services throughout the Redevelopment Area is of vital importance to the FPRA. Through evaluation and analysis, the condition of existing transportation facilities can be determined, and eventually, improved upon as needed through targeted Goals, Policies, and Projects/Activities. The following is an inventory and discussion of existing transportation facilities within the Redevelopment Area.

Major Corridors

As evidenced by the wealth of existing automobile-oriented infrastructure found throughout the Redevelopment Area, travel along major corridors is primarily dominated by the use of cars. For example, west of the Indian River, the Community Redevelopment Area is home to several wide, multi-lane roadways, including State Road 615 (25th Street), State Road 68 (Orange Avenue), and US HWY 1 (see figure at right). Although each of these segments possess sidewalks along both sides of the street, frequent curb cuts, large block sizes, and general lack of signalized crossings heavily discourages non-motorized forms of travel. While not uncommon in southern communities of this size, roadway networks of this type provide significant travel challenges to those who are unable to afford or operate a personal vehicle.



From Top to Bottom: 25th Street (Facing North), Orange Avenue (Facing East), US-1 (Facing North)

Google Maps, 2019

However, there are several segments of the roadway network which encourages pedestrian activity. For example, Avenue D frequently possesses pedestrian crossings mid-block and at intersections, Orange Avenue in the Downtown features expanded sidewalks to accommodate increased pedestrian traffic, and Seaway Drive has protected sidewalks throughout South Beach. However, many area roadways do not offer pedestrian provisions, nor substantial bus and bicycle facilities that may allow Redevelopment Area residents to travel about their community without the use of a motor vehicle. These issues will be discussed further in the following sections.

To further incentivize pedestrian traffic throughout the Redevelopment Area, Goals, Policies, and Projects/Activities have been included in this document that seek to provide the infrastructure necessary for increased community walkability.

Pedestrian Accommodations

Throughout the past decade, the Fort Pierce Redevelopment Area continues to see significant progress in improving pedestrian connections between neighborhoods and local activity centers. Several completed FPRA projects such as Moore Creek's Linear Park trail (see below), Jetty Park's waterfront walkway, and substantial sidewalk improvements along Seaway Drive have noticeably improved the area's pedestrian realm. Despite the success of these projects, however, this network can continue to be substantially improved via strategically-targeted additions and renovations. These improvements can take the form of new or expanded trails, road diets that increases the size of area sidewalks, and simple infrastructure installations such as safer lighting, security poles, benches, and water fountains. Several Goals, Policies, and Projects/Activities have been included in this plan that seeks to improve the Redevelopment Area's growing pedestrian realm.



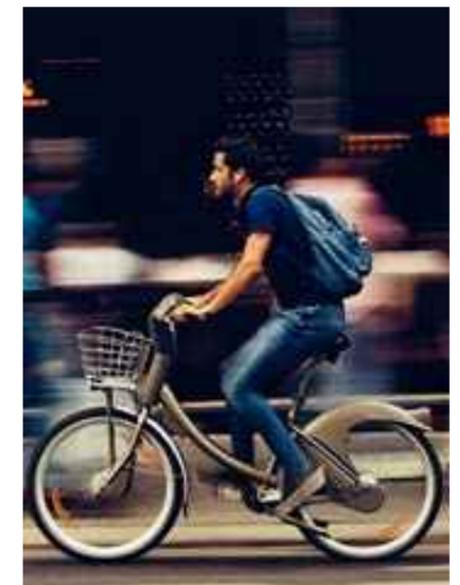
Moore's Creek Linear Park Trail

City of Fort Pierce, 2019

Bicycle Accommodations

Despite the general lack of any dedicated bicycle facilities throughout Fort Pierce, the bicycle community continues to thrive within the Redevelopment Area. Research continues to show the large-scale benefits of cultivating a bikeable city through the provision of infrastructure and protections (such as bicycle self-repair facilities, protected lanes, 'sharrow' indicators, bike racks, and/or leaning rails at signalized intersections) for bike riders. These benefits include, but are certainly not limited to, increasing local property values, attracting younger workers, healthier citizens, increasing the visibility of local retailers, and reducing traffic congestion. The Goals, Policies, and Projects/Activities found within this updated report will allow the Agency to take the area's first

official steps in making the Fort Pierce Redevelopment Area a more bicycle-friendly community.



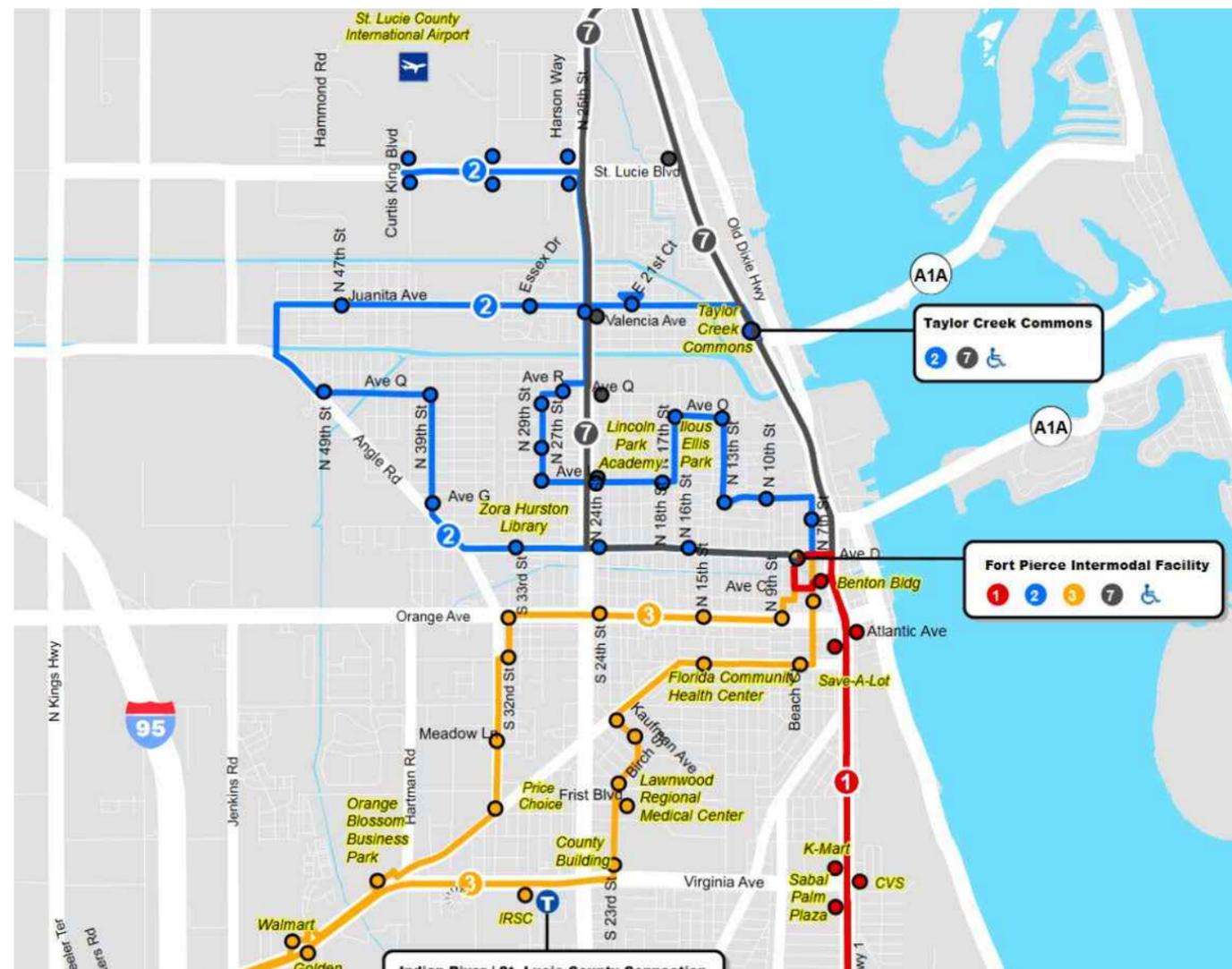
EXISTING CONDITIONS

Transit Service

As shown below, transit service via the St. Lucie County Bus System can be found along several major corridors throughout the Redevelopment Area, however, minimal to extensive gaps in coverage exist throughout several neighborhoods—most severely in South Beach, which is currently not serviced by County transit. Local usage of transit is not only constrained by geography, however, as buses typically run once an hour and are generally limited to Monday through Saturday during daytime hours only. Goals, Policies, and Projects/Activities have been included in this plan update to improve community mobility by mitigating gaps in the County’s bus service coverage.

St. Lucie County Bus System Map within the Context of Fort Pierce

St. Lucie County, 2019

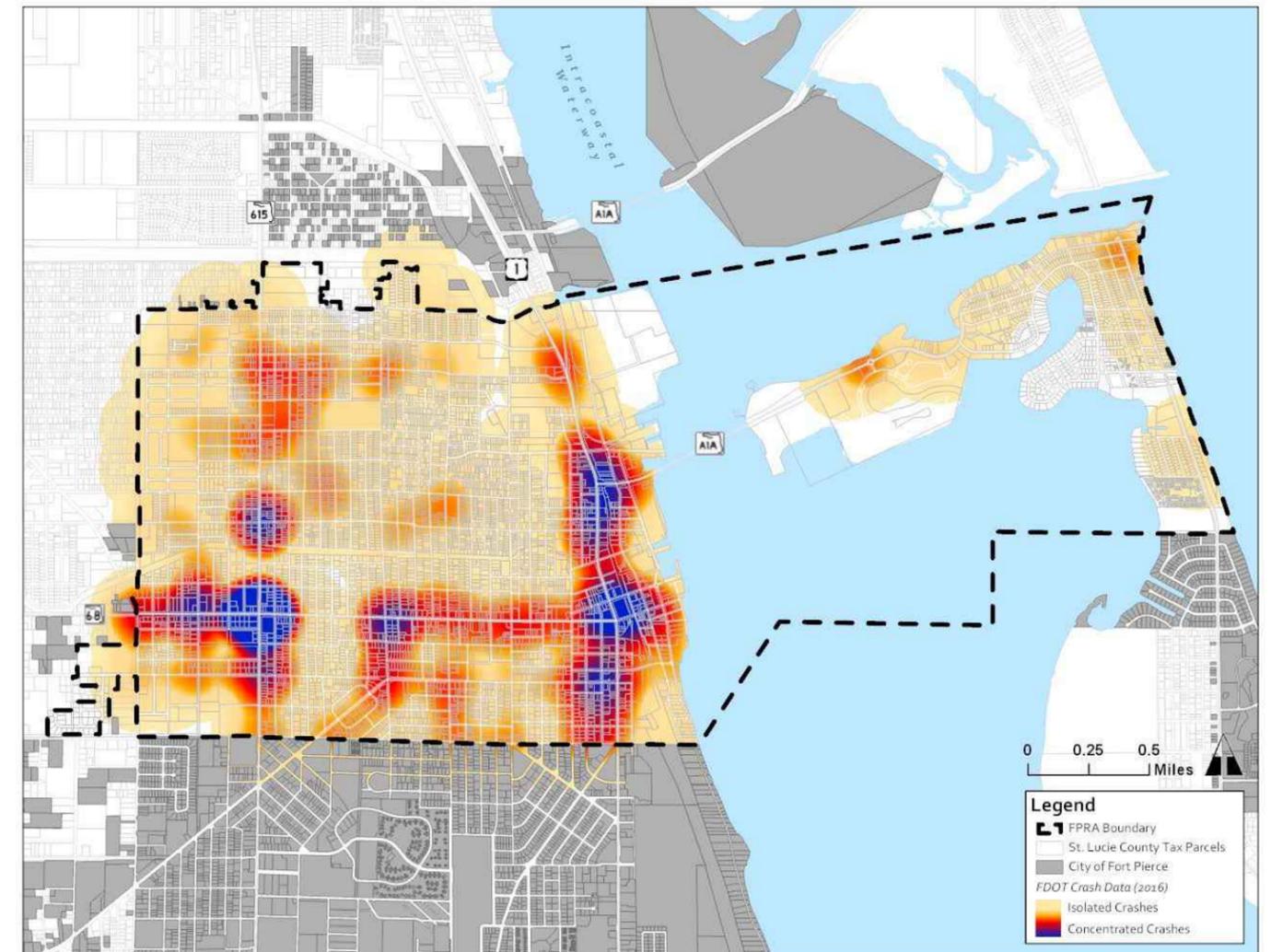


Vehicular Crashes

The Florida Department of Transportation (FDOT) maintains records of all public roadway crashes in the state. Information found within these records include crash locations, dates, agencies involved, roadway conditions, and other helpful data points that can be used to identify and mitigate dangerous roadway conditions. As indicated below, FDOT records indicate a high concentration of crashes along each major roadway corridor within the Redevelopment Area—most noticeably at the intersections of Orange Avenue and 25th Street, Orange Avenue and US 1, and US 1 and Seaway Drive. Each of these intersections stem from multi-lane roads capable of carrying higher volumes of traffic than typical neighborhood roads. Implementing ‘complete street’ strategies such as limiting the volume of curb cuts, reducing roadway speeds, supporting alternative forms of mobility, and road dieting efforts mentioned in the Goals, Policies, and Projects/Activities of this plan update will allow the FPRA to reduce traffic issues within the Redevelopment Area.

Concentration of Vehicular Crashes

FDOT, 2019



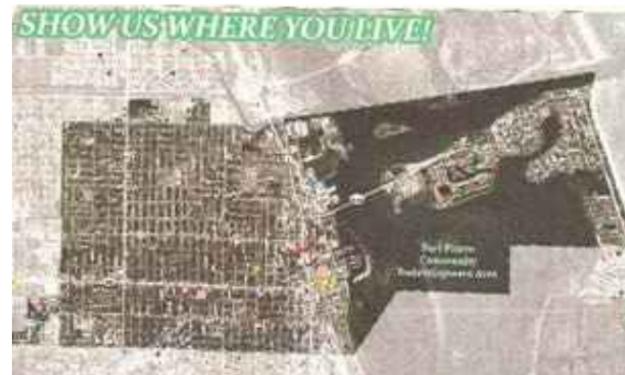
PUBLIC INPUT

COMMUNITY BRIEFING & LISTENING SESSIONS

Due to size and diversity of the neighborhoods found within the Redevelopment Area, it was determined early in the planning process that each major area within the Agency's jurisdiction should have their own Community Briefing & Listening Session discuss the opportunities and challenges facing their community. This resulted in the scheduling of four Community Briefing & Listening Sessions over the course of eight days between July 10 and July 18, 2019. During each Session, the meeting would begin with a quick mapping exercise that asked meeting attendees to identify the location of their home or business within the Redevelopment Area. Once this effort concluded, a brief presentation was given that discussed the purpose of community redevelopment agencies, highlighted select FPRA accomplishments, identified the financial health of the Agency, defined the projected plan update process and timeline, described local neighborhood conditions, and outlined the next steps in the plan update process.

At the end of each presentation, meeting attendees were asked to answer open-ended question about their community on large community question boards—the results of which would be used to inform and develop the updated Goals, Policies, and Projects/Activities included in this document. The following list is comprised of the same five questions posed at each Session:

1. What areas of the Community Redevelopment Area do you visit most often and why?
2. What areas of the Community Redevelopment Area do you visit least often and why?
3. What are perceived challenges for businesses and residents?
4. What are perceived challenges to the neighborhoods in the Redevelopment Area?
5. What amenities do you want to see?



Lincoln Park/Peacock Arts District

The Community Briefing & Listening Session for the Lincoln Park/Peacock Arts District neighborhoods was held on July 10, 2019 from 6:00 to 8:00 PM at the Lincoln Park Main Street building located at 1234 Avenue D. Based upon the comments and answers received during the Question Board exercise, the five most prominent ideas posed by community members were:

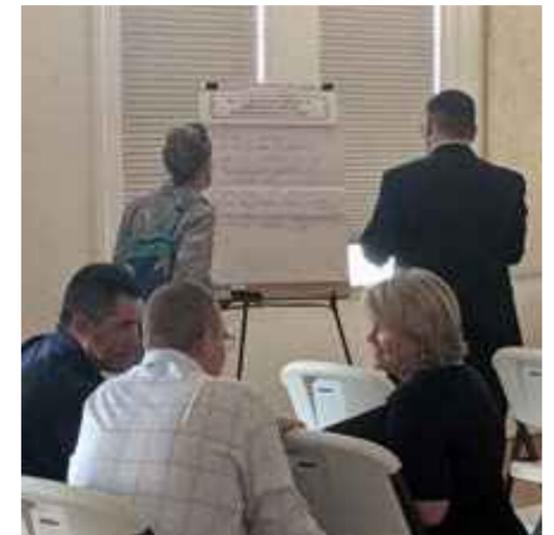
1. Incentivize, encourage and support non-residential investment,
2. Improve area safety,
3. Support local art, events, history, and heritage,
4. Encourage a higher and better mix of uses, and
5. Diversify the area's housing stock.



The Port/Fisherman's Wharf

The second Community Briefing & Listening Session regarded the Port/Fisherman's Wharf neighborhoods and was held on July 11, 2019 from 6:00 to 8:00 PM at Old City Hall (315 Avenue A). During the Question Board exercise, meeting attendees mostly spoke to five major ideas for the future of their community:

1. Develop and brand the area as a regional destination,
2. Incentivize increased private investment,
3. Streamline the development review process,
4. Activate the waterfront through supportive uses and amenities, and
5. Increase tangible and intangible connections to Downtown Fort Pierce



Downtown

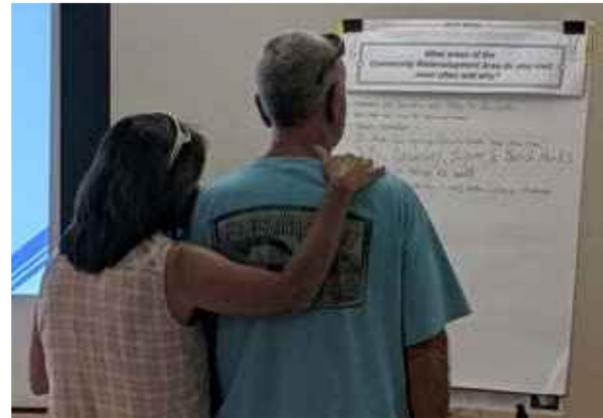
The Community Briefing & Listening Session for the Downtown community was held on July 17, 2019 from 6:00 to 8:00 PM at Old City Hall. Based upon the comments and answers received from meeting attendees, the five most prevalent themes presented throughout the night were:

1. Limit or remove barriers for area development and activities,
2. Improve multi-modal mobility and access,
3. Streamline the development review process,
4. Re-evaluate area parking conditions, and
5. Mitigate the impacts of seasonal population shifts.

COMMUNITY SURVEY

South Beach

The final Community Briefing and Listening Session focused on the challenges and opportunities currently facing the South Beach community. The Session was held on July 18, 2019 from 7:00 to 9:00pm at Chapel by the Sea (1717 Gulfstream Avenue). During the meeting, area residents provided invaluable feedback regarding the changes they would like to see implemented within their community. The following list are the most common ideas proposed during the evening.



1. Re-examine government-owned properties for private investment,
2. Encourage multi-modal mobility and access,
3. Improve the quantity and quality of local amenities,
4. Re-evaluate area parking conditions, and
5. Mitigate the impacts of seasonal population shifts.

COMMUNITY OPEN HOUSE

On July 25th, 2019, an all-day Community Open House was held at the City of Fort Pierce River Walk Center to openly discuss the past, present, and future of the Fort Pierce Redevelopment Area. Once the attendees arrived, visitors were invited to identify where they lived in relation to the Redevelopment Area on a map. After, a presentation was given that detailed the purpose of the community redevelopment agencies, highlighted select FPRA accomplishments, identified the financial health of the Agency, defined the projected plan update process and timeline, analyzed local neighborhood conditions, recapped the four previous Community Briefing & Listening Sessions, and outlined the next steps in the plan update process.

After the presentation, meeting attendees were asked to answer the same question boards presented at each previous Community Briefing & Listening Session. Upon review, the five most common themes/issues mentioned during the Community Open were similar to those identified during the Briefing & Listening Sessions and are listed below:

1. Incentivize increased private investment,
2. Improve the quantity and quality of local amenities,
3. Re-evaluate area parking conditions,
4. Diversify the area's housing stock, and
5. Improve area safety.



ONLINE PRESENCE AND COMMUNITY SURVEY

Every effort was made to ensure that area residents would be able to provide input during every step of the plan update process. One such effort was the creation of FPRAplanupdate.com, an online portal that continues to host a wealth of information related to the project, such as a map of the Redevelopment Area boundary, Open House and Community Briefing & Listening Session schedules, recaps, and photos, helpful links, and presentations. For those who were unable to attend any of the in-person events, an online community survey was also available that allowed visitors to provide their input on the project. Over the course of several months, the survey received more than 175 respondents. The results from each survey question are shown below and on the following pages.

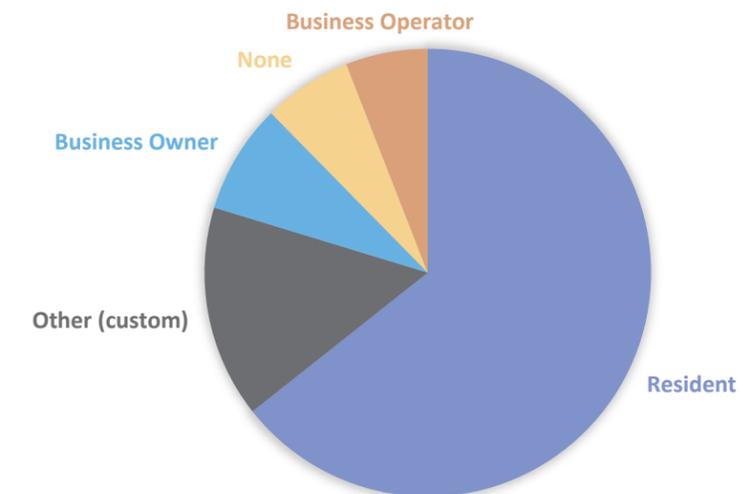


THE FORT PIERCE COMMUNITY REDEVELOPMENT PLAN IS BEING UPDATED!

Over the course of the next six (6) months, the Fort Pierce Redevelopment Agency (FPRA) will be collaborating with both public and private partners to update the Community Redevelopment Plan which addresses how and emerging issues and opportunities within the City of Fort Pierce Redevelopment Area.

Online Survey Results

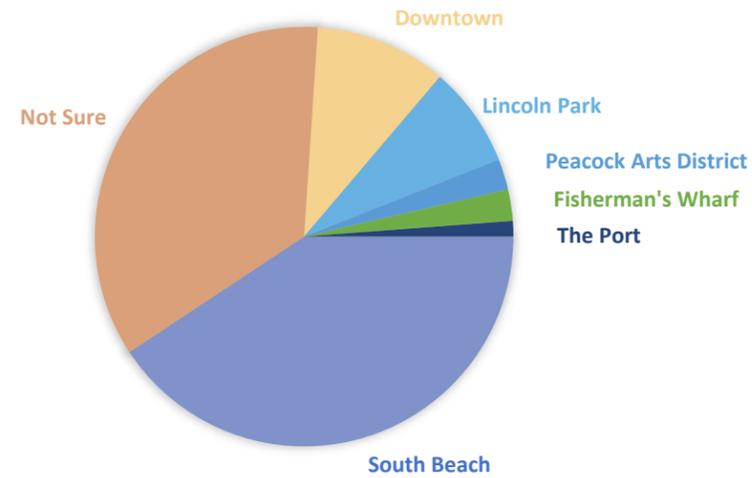
Question 1. I am a...



Answer	Responses	Percentage of Total (rounded)
Resident	130	64
Other (custom)	31	15
Business Owner	16	8
None of the above	13	6
Business Operator	12	6
TOTAL:	202	100

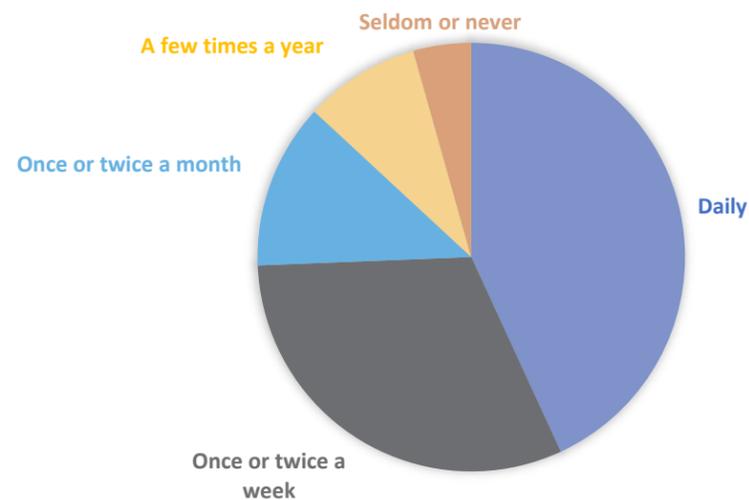
COMMUNITY SURVEY

Question 2. In what neighborhood is your residence located?



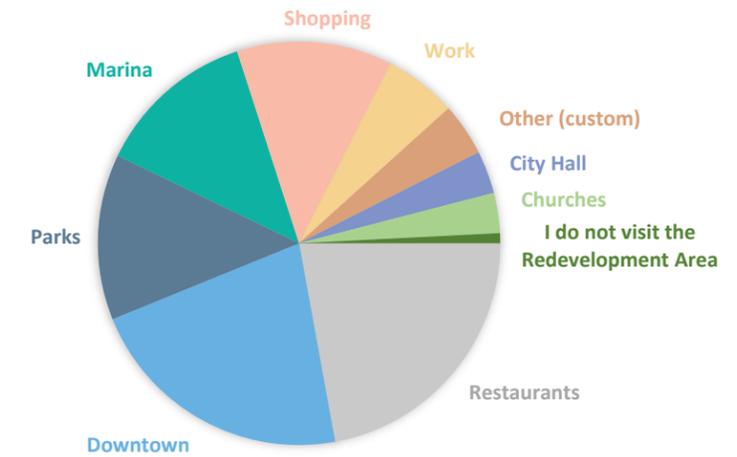
Answer	Responses	Percentage of Total (rounded)
South Beach	68	41
Not sure	59	35
Downtown	17	10
Lincoln Park	13	8
Peacock Arts District	4	2
Fisherman's Wharf	4	2
TOTAL:	167	100

Question 3. How often do you visit the Redevelopment Area?



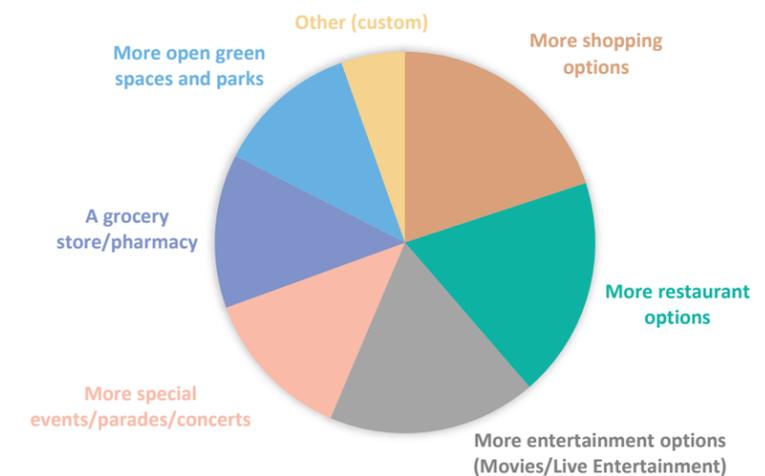
Answer	Responses	Percentage of Total (rounded)
Daily	69	43
Once or twice a week	50	31
Once or twice a month	20	13
A few times a year	14	9
Seldom or never	7	4
TOTAL:	160	100

Question 4. Why do you visit the Redevelopment Area?



Answer	Responses	Percentage of Total (rounded)
Restaurants	110	22
Downtown	108	22
Parks	66	13
Marina	64	13
Shopping	62	13
Work	29	6
Other (custom)	21	4
City Hall	17	3
Churches	16	3
I do not visit the Redevelopment Area	4	1
TOTAL:	497	100

Question 5. What, if anything, would make you visit the Redevelopment Area more often?



Answer	Responses	Percentage of Total (rounded)
More shopping options	81	20
More restaurant options	76	18
More entertainment options (Movies/Live Entertainment)	72	18
More special events/parades/concerts	53	13
A grocery store/pharmacy	53	13
More open green spaces and parks	49	12
Other (custom)	22	5
TOTAL:	406	100

COMMUNITY SURVEY



Question 6. What are the specific types of shopping, restaurants, events, goods, or services you would like to see in the Redevelopment Area?

Top 5 Responses:

1. Fresh Grocery Store
2. Marine-related businesses
3. Parks and green space
4. Retail
5. Restaurant



Question 9. What improvements could the businesses in the Redevelopment Area do to make you visit them more often?

Top 5 Responses:

1. Increase commercial variety
2. Address parking issues
3. Extend Downtown business hours
4. Increase the frequency of community events
5. Improve community aesthetics (e.g. landscaping, façade, architecture, etc.)



Question 7. What do you feel are the greatest challenges facing residents in the Redevelopment Area today?

Top 5 Responses:

1. Perception of crime
2. Parking
3. Loss of small-town feel
4. Quality employment options
5. High housing costs



Question 10. What types of public improvements or amenities would make you visit the Downtown area more often?

Top 5 Responses:

1. More pedestrian Infrastructure (streetlights, benches, tables, green space, etc.)
2. Address local parking issues
3. Entertainment complex and events for kids
4. Affordable retail stores
5. Improve community aesthetics (e.g. landscaping, façade, architecture, etc.)

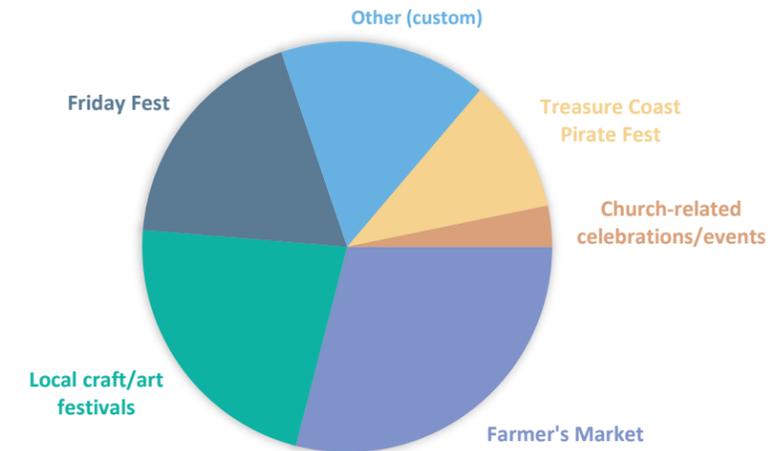


Question 8. What do you feel are the greatest challenges facing businesses in the Redevelopment Area today?

Top 5 Responses:

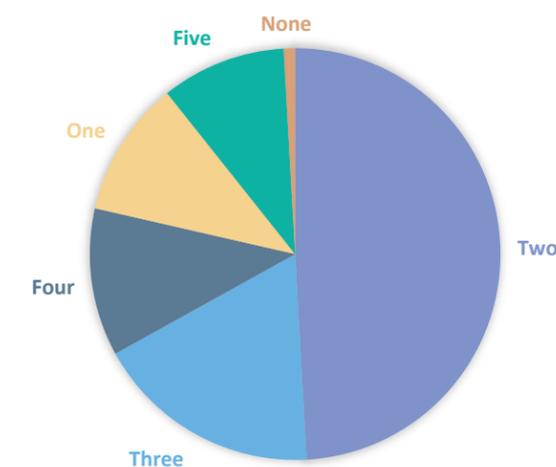
1. Perception of crime
2. Parking
3. Incentivizing local spending
4. Seasonal population shifts
5. High housing costs

Question 11. What festivals or events do you attend in the Redevelopment Area?



Answer	Responses	Percentage of Total (rounded)
Farmer's Market	99	29
Local craft/art festivals	76	22
Friday Fest	63	18
Other (custom)	56	16
Treasure Coast Pirate Fest	36	11
Church-related celebrations/events	11	3
TOTAL:	341	100

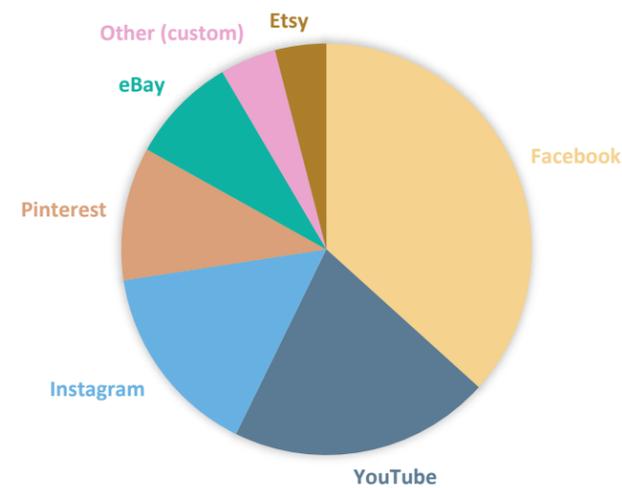
Question 12. How many members live in your household?



Answer	Responses	Percentage of Total (rounded)
Two	55	49
Three	20	18
Four	13	12
One	12	11
Five	11	10
None	1	1
TOTAL:	122	100

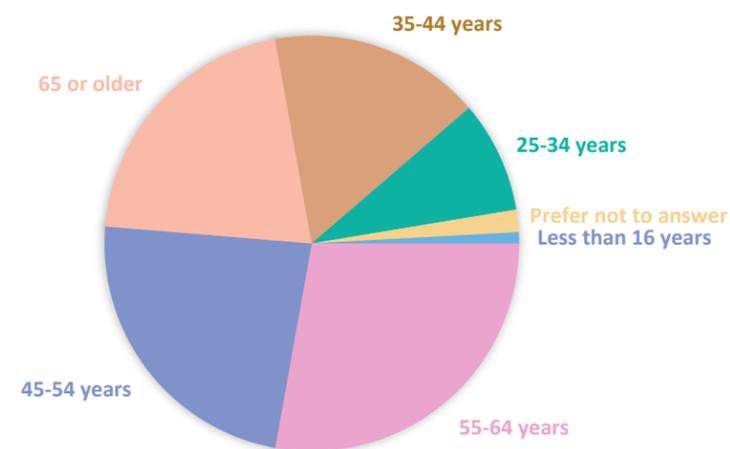
COMMUNITY SURVEY

Question 13. Which of the following social media networks or online applications do you regularly use?



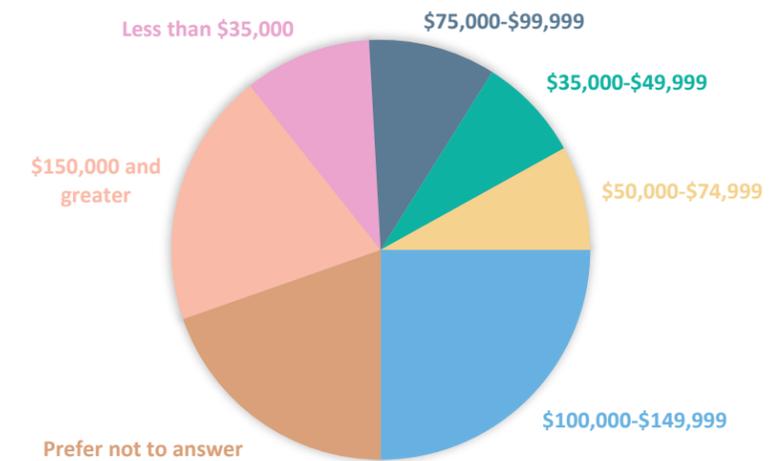
Answer	Responses	Percentage of Total (rounded)
Facebook	91	37
YouTube	51	21
Instagram	38	15
Pinterest	26	10
eBay	21	8
Other (custom)	11	4
Etsy	10	4
TOTAL:	248	100

Question 14. What is your age?



Answer	Responses	Percentage of Total (rounded)
55-64 years	32	28
45-54 years	27	23
65 or older	24	21
35-44 years	19	17
25-34 years	10	9
Prefer not to answer	2	2
Less than 16 years	1	1
TOTAL:	115	100

Question 15. What is your household income?



Answer	Responses	Percentage of Total (rounded)
\$100,000-\$149,999	28	25
Prefer not to answer	22	20
\$150,000 and greater	22	20
Less than \$35,000	11	10
\$75,000-\$99,999	11	10
\$35,000-\$49,999	9	8
\$50,000-\$74,999	9	8
TOTAL:	112	100

COST ESTIMATES

Moore's Creek					
	Item	Units	Unit Cost	Quantity	Total Cost
A. Site Work & Hardscape					
	1 Rough Grading	AC	\$2,000.00	4	\$8,000.00
	2 Fine Grading	AC	\$2,000.00	4	\$8,000.00
	3 Rip Rap Boulders (21 locations estimated)	EA	\$4,000.00	21	\$84,000.00
	4 10' Trail (each side)	LF	\$40.00	9,400	\$376,000.00
	5 Roadway Crossing Markings & Signage	EA	\$3,100.00	3	\$9,300.00
	5 Pedestrian Actuated Signal (2 at MLK; solar powered))	AL	\$30,000.00	1	\$30,000.00
	6 Intersection Trailhead Hardscape (pavers and band)	EA	\$18,000.00	3	\$54,000.00
	7 Curb Cut and Pavers	EA	\$1,500.00	10	\$15,000.00
	8 Trail Connections (Dead End Streets)	EA	\$10,000.00	15	\$150,000.00
	Subtotal				\$734,300.00
B. Site Furnishings & Amenities					
	1 Benches	EA	\$1,000.00	25	\$25,000.00
	2 Picnic Tables	EA	\$1,200.00	10	\$12,000.00
	3 Bike Racks	EA	\$150.00	25	\$3,750.00
	4 Litter Receptacles	EA	\$1,000.00	40	\$40,000.00
	5 Drinking Fountains (unchilled)	EA	\$2,000.00	3	\$6,000.00
	6 Vehicular Bollards	EA	\$200.00	140	\$28,000.00
	7 Area Lighting (solar powered, trailheads and neighborhood connections)	EA	\$4,500.00	21	\$94,500.00
	Subtotal				\$209,250.00
C. Architecture & Structures (One Time Expenditures)					
	1 Pedestrian Bridge	AL	\$200,000.00	2	\$400,000.00
	2 Shade Structure (at picnic tables)	EA	\$18,000.00	10	\$180,000.00
	Subtotal				\$911,750.00
D. Landscaping & Irrigation					
	1 Canopy Trees (2 per 50 lf)	EA	\$385.00	94	\$36,190.00
	2 Understory Trees (1 per 100 lf)	EA	\$185.00	94	\$17,390.00
	3 Grasses/Groundcovers (trailheads and connections)	EA	\$2.00	27000	\$54,000.00
	4 Sod	SF	\$0.30	152000	\$45,600.00
	5 Irrigation	SF	\$1.00	179000	\$179,000.00
	6 Tree Irrigation	EA	\$100.00	188	\$18,800.00
	Subtotal				\$350,980.00
	Combined Subtotal				
	Construction Costs				\$2,206,280.00
	Contingencies (20%)				\$441,256.00
	Contractor Costs (15%)				\$330,942.00
	Total Construction Costs With Contractor Costs				\$2,978,478.00
	Design Fees (8%)				\$238,278.24
	Total Project Costs				\$3,216,756.24

Note: The following pages include opinions of probable construction costs. The opinion of probable construction costs is based upon the conceptual designs presented in this document and is conceptual in nature. Costs do not reflect infrastructure modifications which may or may not be necessary. Costs do not include permitting fees and other miscellaneous costs.

COST ESTIMATES

Orange Avenue Diet

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Sidewalk, Roadway & Curb Demo (24')	SF	\$2.00	2400	\$4,800.00
2 10' Paver Wetstrip (2-5' strips)	SF	\$8.00	1000	\$8,000.00
3 10' Sidewalk (4' & 6')	SF	\$5.00	1000	\$5,000.00
4 12' Cycle Track	SF	\$5.00	1200	\$6,000.00
5 Striping	LF	\$1.00	500	\$500.00
Subtotal				\$24,300.00
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00
2 Tree Grates	EA	\$1,500.00	5	\$7,500.00
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00
Subtotal				\$16,850.00
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00
2 Tree Irrigation	EA	\$150.00	5	\$750.00
Subtotal				\$3,750.00
Combined Subtotal				
Construction Costs				\$44,900.00
Contingencies (20%)				\$8,980.00
Total Costs Per 100 lf				\$53,880.00
Costs Per Linear Foot				
				\$538.80
Total Construction Costs (Orange Avenue Diet (8,100 lf) x lf costs)				
				\$4,364,280.00
Contractor Costs (15%)				\$654,642.00
Total Construction Costs With Contractor Costs				\$5,018,922.00
Design Fees (8%)				\$401,513.76
Total Project Costs				\$5,420,435.76

Orange Avenue Downtown

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Sidewalk, Roadway & Curb Demo (42')	SF	\$2.00	4200	\$8,400.00
2 16' Parking Strip (2-8' strips)	SF	\$12.00	1600	\$19,200.00
3 26" Sidewalk Pavers (13' & 13')	SF	\$12.00	2600	\$31,200.00
5 Striping	LF	\$1.00	200	\$200.00
6				\$0.00
7				\$0.00
8				\$0.00
Subtotal				\$59,000.00
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00
Subtotal				\$9,350.00
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00
2 Tree Irrigation	EA	\$150.00	5	\$750.00
3 Planting Strip (8' x 12')	SF	\$192.00	5	\$960.00
4 Planting Strip Irrigation	SF	\$144.00	5	\$720.00
Subtotal				\$5,430.00
Combined Subtotal				
Construction Costs				\$73,780.00
Contingencies (20%)				\$14,756.00
Total Costs Per 100 lf				\$88,536.00
Costs Per Linear Foot				
				\$885.36
Total Construction Costs (Orange Avenue Downtown (1,000 lf) x lf costs)				
				\$885,360.00
Contractor Costs (15%)				\$132,804.00
Total Construction Costs With Contractor Costs				\$1,018,164.00
Design Fees (8%)				\$81,453.12
Total Project Costs				\$1,099,617.12

Martin Luther King Jr. Avenue

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Roadway & Sidewalk Demo	SF	\$2.00	2000	\$4,000.00
2 10' Paver Wetstrip (2-5' strips)	SF	\$8.00	1000	\$8,000.00
3 10' Sidewalk (4' & 6')	SF	\$5.00	1000	\$5,000.00
4 12' Cycle Track	SF	\$5.00	1200	\$6,000.00
5 Striping	LF	\$1.00	600	\$600.00
6 Curbing	LF	\$22.00	200	\$4,400.00
7				\$0.00
8				\$0.00
Subtotal				\$28,000.00
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00
2 Tree Grates	EA	\$1,500.00	5	\$7,500.00
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00
5 Benches	EA	\$1,200.00	0.25	\$300.00
Subtotal				\$17,150.00
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00
2 Palms	EA	\$1,000.00	0.25	\$250.00
3 Understory Trees	EA	\$385.00	0.25	\$96.25
4 Shrubs and Groundcover	SF	\$3.00	100	\$300.00
5 Sod	SF	\$0.30	1600	\$480.00
6 Irrigation	SF	\$1.50	1700	\$2,550.00
7 Tree Irrigation	EA	\$150.00	5	\$750.00
Subtotal				\$7,426.25
Combined Subtotal				
Construction Costs				\$52,576.25
Contingencies (20%)				\$10,515.25
Total Costs Per 100 lf				\$63,091.50
Costs Per Linear Foot				
				\$630.92
Total Construction Costs (Martin Luther King Jr. Avenue (9,200 lf) x lf costs)				
				\$5,804,418.00
Contractor Costs (15%)				\$870,662.70
Total Construction Costs With Contractor Costs				\$6,675,080.70
Design Fees (8%)				\$534,006.46
Total Project Costs				\$7,209,087.16

COST ESTIMATES

Avenue D					
Item	Units	Unit Cost	Quantity	Cost per 100lf	
A. Site Work & Hardscape					
1 Roadway & Sidewalk Demo	SF	\$2.00	1000	\$2,000.00	
2 8' Paver Wetstrip (2-5' strips)	SF	\$8.00	800	\$6,400.00	
3 12' Sidewalk (6' & 6')	SF	\$5.00	1200	\$6,000.00	
4 Striping	LF	\$1.00	600	\$600.00	
5 Intersection Bulbout Curb	EA	\$3,000.00	22	\$66,000.00	
Subtotal				\$81,000.00	
B. Site Furnishings & Amenities					
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00	
2 Tree Grates	EA	\$1,500.00	5	\$7,500.00	
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00	
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00	
5 Benches	EA	\$1,200.00	0.25	\$300.00	
Subtotal				\$17,150.00	
C. Landscaping & Irrigation					
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00	
1 Intersection Trees (4 per intersection)	EA	\$600.00		\$0.00	
2 Shrubs and Groundcover (intersction quadrants)	SF	\$3.00	800	\$2,400.00	
4 Irrigation	SF	\$1.50	400	\$600.00	
5 Tree Irrigation	EA	\$150.00	5	\$750.00	
6 Intersection Tree Irrigation	EA	\$150.00		\$0.00	
Subtotal				\$6,750.00	
Combined Subtotal					
Construction Costs				\$104,900.00	
Contingencies (20%)				\$20,980.00	
Total Costs Per 100 lf				\$125,880.00	
Costs Per Linear Foot				\$1,258.80	
Total Construction Costs (Avenue D (3,300 lf) x lf costs)				\$4,154,040.00	
Contractor Costs (15%)				\$623,106.00	
Total Construction Costs With Contractor Costs				\$4,777,146.00	
Design Fees (8%)				\$382,171.68	
Total Project Costs				\$5,159,317.68	

2nd Street Downtown					
Item	Units	Unit Cost	Quantity	Cost per 100lf	
A. Site Work & Hardscape					
1 Sidewalk, Roadway & Curb Demo (36')	SF	\$2.00	3600	\$7,200.00	
2 16' Parking Strip (2-8' strips)	SF	\$12.00	1600	\$19,200.00	
3 20' Sidewalk Pavers (10' & 10')	SF	\$12.00	2000	\$24,000.00	
5 Striping	LF	\$1.00	200	\$200.00	
Subtotal				\$50,600.00	
B. Site Furnishings & Amenities					
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00	
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00	
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00	
Subtotal				\$9,350.00	
C. Landscaping & Irrigation					
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00	
2 Tree Irrigation	EA	\$150.00	5	\$750.00	
3 Planting Strip (8' x 12')	SF	\$192.00	5	\$960.00	
4 Planting Strip Irrigation	SF	\$144.00	5	\$720.00	
Subtotal				\$5,430.00	
Combined Subtotal					
Construction Costs				\$65,380.00	
Contingencies (20%)				\$13,076.00	
Total Costs Per 100 lf				\$78,456.00	
Costs Per Linear Foot				\$784.56	
Total Construction Costs (2nd Avenue (1,100 lf) x lf costs)				\$863,016.00	
Contractor Costs (15%)				\$129,452.40	
Total Construction Costs With Contractor Costs				\$992,468.40	
Design Fees (8%)				\$79,397.47	
Total Project Costs				\$1,071,865.87	

Avenue H Residential					
Item	Units	Unit Cost	Quantity	Cost per 100lf	
A. Site Work & Hardscape					
1 Roadway & Sidewalk Demo	SF	\$2.00	300	\$600.00	
2 Pavement	SF	\$4.00	400	\$1,600.00	
3 12' Sidewalk (6' & 6')	SF	\$5.00	1200	\$6,000.00	
4 Striping	LF	\$1.00	200	\$200.00	
5 Curbing	LF	\$22.00	200	\$4,400.00	
9 12' Cycle Track	SF	\$4.00	1200	\$4,800.00	
Subtotal				\$17,600.00	
B. Site Furnishings & Amenities					
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00	
Subtotal				\$8,750.00	
C. Landscaping & Irrigation					
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00	
2 Sod	SF	\$0.30	200	\$60.00	
4 Irrigation	SF	\$1.50	200	\$300.00	
5 Tree Irrigation	EA	\$150.00	5	\$750.00	
Subtotal				\$4,110.00	
Combined Subtotal					
Construction Costs				\$30,460.00	
Contingencies (20%)				\$6,092.00	
Total Costs Per 100 lf				\$36,552.00	
Costs Per Linear Foot				\$365.52	
Total Construction Costs (Avenue H Residential (1,400 lf) x lf costs)				\$511,728.00	
Contractor Costs (15%)				\$76,759.20	
Total Construction Costs With Contractor Costs				\$588,487.20	
Design Fees (8%)				\$47,078.98	
Total Project Costs				\$635,566.18	

Avenue I

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Sidewalk, Roadway & Curb Demo (7')	SF	\$2.00	700	\$1,400.00
2 5' Paver Wetstrip (1-5' strip)	SF	\$8.00	500	\$4,000.00
3 5' Sidewalk (5')	SF	\$5.00	500	\$2,500.00
4 Striping	LF	\$1.00	200	\$200.00
Subtotal				\$8,100.00
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	\$3,500.00	1.25	\$4,375.00
2 Tree Grates	EA	\$1,500.00	2.5	\$3,750.00
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00
Subtotal				\$8,725.00
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00
2 Tree Irrigation	EA	\$150.00	5	\$750.00
3 Sod	SF	\$0.30	500	\$150.00
Subtotal				\$3,900.00
Combined Subtotal				
Construction Costs				\$20,725.00
Contingencies (20%)				\$4,145.00
Total Costs Per 100 lf				\$24,870.00
Costs Per Linear Foot				
				\$248.70
Total Construction Costs (Avenue I (6,000 lf) x lf costs)				
				\$1,492,200.00
Contractor Costs (15%)				\$223,830.00
Total Construction Costs With Contractor Costs				\$1,716,030.00
Design Fees (8%)				\$137,282.40
Total Project Costs				\$1,853,312.40

Neighborhood Connector

Item	Units	Unit Cost	Quantity	Cost per 100lf
A. Site Work & Hardscape				
1 Sidewalk Demo (4')	SF	\$2.00	400	\$800.00
3 12' Sidewalk (8' & 5')	SF	\$5.00	1000	\$5,000.00
4 Striping	LF	\$1.00	200	\$200.00
Subtotal				\$6,000.00
B. Site Furnishings & Amenities				
1 Street Lights (80' oc)	EA	\$3,500.00	2.5	\$8,750.00
3 Litter Receptacle	EA	\$1,200.00	0.25	\$300.00
4 Recycling Receptacle	EA	\$1,200.00	0.25	\$300.00
Subtotal				\$9,350.00
C. Landscaping & Irrigation				
1 Trees (40' oc)	EA	\$600.00	5	\$3,000.00
2 Tree Irrigation	EA	\$150.00	5	\$750.00
3 Sod	SF	\$0.30	1000	\$300.00
Subtotal				\$4,050.00
Combined Subtotal				
Construction Costs				\$19,400.00
Contingencies (20%)				\$3,880.00
Total Costs Per 100 lf				\$23,280.00
Costs Per Linear Foot				
				\$232.80

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DESCRIPTION OF THE FORT PIERCE CRA REDEVELOPMENT AREA

COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 35S, RANGE 41E, ST LUCIE COUNTY, FLORIDA; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID SECTION 7 A DISTANCE OF 230.00 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE SOUTHEASTERLY ALONG THE MEAN HIGH WATER LINE A DISTANCE OF 590.00 FEET MORE OR LESS TO THE NORTH LINE OF BEACH VILLAS ON HUTCHINSON ISLAND, A CONDOMINIUM AND THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTH LINE OF BEACH VILLAS ON HUTCHINSON ISLAND, A CONDOMINIUM, TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD A1A TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MELALEUCA DRIVE; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF MELALEUCA DRIVE TO THE WESTERLY RIGHT OF WAY LINE OF A1A; THENCE CONTINUE WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF MELALEUCA DRIVE TO A POINT OF INTERSECTION WITH THE EASTERLY MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE CONTINUE WESTERLY ALONG THE WESTERLY EXTENSION OF MELALEUCA DRIVE A DISTANCE OF 7,620.00 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE WEST BANK OF THE INTERCOASTAL WATER WAY; THENCE SOUTHEASTERLY ALONG SAID WEST BANK OF THE INTERCOASTAL WATERWAY A DISTANCE OF 5,100.00 FEET MORE OR LESS TO A POINT 150.00 FEET SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF GEORGIA AVENUE; THENCE WESTERLY ALONG SAID LINE A DISTANCE OF 4,010.00 FEET MORE OR LESS TO THE WESTERLY MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE CONTINUE WESTERLY ALONG THE LINE 150.00 FEET SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF GEORGIA AVENUE TO THE INTERSECTION OF THE CENTERLINE OF SOUTH 33RD STREET; THENCE NORTHERLY ALONG SAID CENTERLINE OF SOUTH 33RD STREET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ANGLE ROAD; THENCE NORTHERLY ALONG THE CENTERLINE EXTENDED OF SOUTH 33RD STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE CITY OF FT PIERCE CANAL NO. 8C; THENCE NORTHERLY ALONG THE CENTERLINE OF CITY OF FT PIERCE CANAL NO. 8C TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF AVENUE Q EXTENDED WESTERLY; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY OF AVENUE Q EXTENDED WESTERLY, A DISTANCE OF 50.00 FEET MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF CITY OF FT PIERCE CANAL NO 8C; THENCE CONTINUE EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF AVENUE Q A

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DISTANCE OF 1,245.00 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF NORTH 29TH STREET AND BEING THE CENTERLINE OF AVENUE Q TO THE EAST; THENCE CONTINUE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q A DISTANCE OF 104.80 FEET MORE OR LESS TO A POINT WHICH IS THE WEST LINE OF LOT 14 OF BLOCK 7 OF SUNRISE PARK NO. 1 SUBDIVISION EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG THE SAID WEST LINE OF LOT 14 A DISTANCE OF 35.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 14 OF SUNRISE PARK 1 SUBDIVISION A DISTANCE OF 125.60 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE EASTERLY ALONG THE NORTH LINE OF LOT 14 AND LOT 15 OF SAID BLOCK 7 OF SUNRISE PARK NO. 1 SUBDIVISION A DISTANCE OF 102.00 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 15 A DISTANCE OF 125.60 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 15 OF BLOCK 7 OF SUNRISE PARK NO. 1 SUBDIVISION EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE CENTERLINE OF AVENUE Q; THENCE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q A DISTANCE OF 509.00 FEET MORE OR LESS TO A POINT WHICH IS THE EAST RIGHT OF WAY LINE OF NORTH 27TH STREET EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF NORTH 27TH STREET EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE CONTINUE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF NORTH 27TH STREET A DISTANCE OF 124.80 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 12 OF BLOCK 8 OF SUNRISE PARK NO. 1 SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 12 A DISTANCE OF 50.80 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 12 A DISTANCE OF 124.80 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 12 OF BLOCK 8 OF SUNRISE PARK NO. 1 SUBDIVISION EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE CENTERLINE OF AVENUE Q; THENCE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q A DISTANCE OF 108.00 FEET MORE OR LESS TO A POINT; WHICH IS THE WEST LINE OF LOT 15 OF BLOCK 8 OF SUNRISE PARK NO. 1 EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG THE SAID WEST LINE OF LOT 15 OF BLOCK 8 OF SUNRISE PARK NO. 1 EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 15 OF BLOCK 8 OF SUNRISE PARK 1 SUBDIVISION A DISTANCE OF 124.60 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE EASTERLY ALONG THE NORTH LINE OF LOTS 15, 16, 17, 18, 19, & 20 A DISTANCE OF 324.00 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 20, THENCE

SOUTHERLY ALONG THE EAST LINE OF SAID LOT 20 A DISTANCE OF 124.60 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF LOT 15 EXTENDED SOUTHERLY A DISTANCE OF 35.00 FEET MORE OR LESS TO THE CENTERLINE OF AVENUE Q, THENCE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q A DISTANCE OF 158.00 FEET MORE OR LESS TO THE CENTERLINE OF NORTH 25TH STREET, THENCE NORTHERLY ALONG THE SAID CENTERLINE OF NORTH 25TH STREET A DISTANCE OF 600.00 FEET MORE OR LESS TO A POINT; THENCE WEST A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT; THENCE NORTH A DISTANCE OF 100.00 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF AVENUE S; THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 150.00 FEET MORE OR LESS TO THE CENTERLINE OF NORTH 25TH STREET; THENCE SOUTH ALONG THE SAID CENTERLINE OF NORTH 25TH STREET A DISTANCE OF 270.00 FEET TO A POINT, WHICH IS THE NORTH LINE OF TRACT 7 OF GARDEN CITY FARMS EXTENDED WESTERLY; THENCE EASTERLY ALONG THE SAID NORTH LINE OF TRACT 7 OF GARDEN CITY FARMS EXTENDED WESTERLY A DISTANCE OF 50.00 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TRACT OF GARDEN CITY FARMS; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF TRACT 7 AND TRACT 8 OF GARDEN CITY FARMS A DISTANCE OF 1,270 FEET MORE OR LESS TO A POINT WHICH IS 30.00 FEET MORE OR LESS WEST OF THE NORTHEAST CORNER OF SAID TRACT 8 OF GARDEN CITY FARMS; THENCE NORTHERLY ALONG A LINE WHICH IS 30.00 FEET MORE OR LESS WEST OF THE EAST LINE OF TRACT 5 OF GARDEN CITY FARMS A DISTANCE OF 330.00 FEET MORE OR LESS TO A POINT WHICH IS 30.00 FEET MORE OR LESS WEST OF THE NORTHEAST CORNER OF SAID TRACT 5 OF GARDEN CITY FARMS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT 5 OF GARDEN CITY FARMS A DISTANCE OF 335.02 FEET MORE OR LESS TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH AND 325.00 FEET MORE OR LESS EASTERLY OF THE WEST LINE OF TRACT 4 OF GARDEN CITY FARMS A DISTANCE OF 247.41 FEET MORE OR LESS TO A POINT; WHICH IS 75.00 FEET MORE OR LESS SOUTHERLY OF THE NORTH LINE OF TRACT 4 OF GARDEN CITY FARMS; THENCE WESTERLY ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET MORE OR LESS SOUTHERLY OF THE NORTH LINE OF TRACT 4 AND TRACT 3 OF GARDEN CITY FARMS A DISTANCE OF 935.26 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF NORTH 25TH STREET; THENCE NORTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF NORTH 25TH STREET A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF TRACT 3 OF GARDEN CITY FARMS; THENCE EASTERLY ALONG THE NORTH LINE OF TRACT 3 AND TRACT 4 OF GARDEN CITY FARMS A DISTANCE OF 1,270.28 FEET MORE OR LESS TO THE NORTHEAST CORNER OF TRACT 4 OF GARDEN CITY FARMS; THENCE SOUTHERLY ALONG THE EAST LINE OF TRACT 4 OF GARDEN CITY FARMS A DISTANCE 262.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT; THENCE SOUTH A DISTANCE OF 292.00 FEET MORE OR

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LESS TO A POINT; THENCE WEST A DISTANCE OF 150.00 FEET TO THE EAST LINE OF TRACT 5 OF GARDEN CITY FARMS; THENCE SOUTH ALONG THE SAID EAST LINE OF TRACT 5 A DISTANCE OF 75.00 FEET TO A POINT; THENCE EAST A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT; THENCE SOUTH A DISTANCE OF 75.00 FEET TO A POINT; THENCE WEST A DISTANCE OF 150.00 FEET MORE OR LESS TO THE SAID EAST LINE OF TRACT 5; THENCE SOUTH A DISTANCE OF 136.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 150.00 FEET TO A POINT WHICH IS 12.50' SOUTH OF THE NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE EAST ALONG THE SAID LINE WHICH IS 12.50 SOUTH OF THE NORTH RIGHT OF WAY LINE OF AVENUE Q A DISTANCE OF 88.00 FEET TO A POINT; THENCE NORTH A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 187.00 FEET MORE OR LESS TO A POINT; THENCE SOUTH A DISTANCE OF 150.00 FEET MORE OR LESS TO A POINT WHICH IS 12.50' SOUTH OF THE SAID NORTH RIGHT OF WAY LINE OF AVENUE Q; THENCE EAST ALONG THE SAID LINE 12.50' SOUTH OF THE NORTH RIGHT OF WAY LINE OF AVENUE Q A DISTANCE OF 235.00 FEET MORE OR LESS TO A POINT; WHICH IS THE INTERSECTION OF THE CENTERLINE OF NORTH 19TH STREET EXTENDED NORTHERLY; THENCE CONTINUE EASTERLY ALONG A LINE WHICH IS PARALLEL WITH AND 12.50 FEET MORE OR LESS SOUTHERLY OF THE NORTH RIGHT OF WAY LINE OF AVENUE Q A DISTANCE OF 460.00 FEET MORE OR LESS TO A POINT; THENCE NORTH A DISTANCE OF 250.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 200.00 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF NORTH 17TH STREET; THENCE CONTINUE EAST A DISTANCE OF 25.00 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF SAID NORTH 17TH STREET; THENCE NORTH ALONG THE SAID EAST RIGHT OF WAY LINE OF NORTH 17TH STREET A DISTANCE OF 186.00 FEET MORE OR LESS TO A POINT; THENCE WEST A DISTANCE OF 55.00 FEET MORE OR LESS TO THE WEST RIGHT OF WAY OF SAID NORTH 17TH STREET; THENCE CONTINUE WEST ALONG THE SOUTH LINE OF LOT 4 OF BLOCK 12 OF SOMMER & PRICE A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 12; THENCE NORTH ALONG THE SAID WEST LINE OF BLOCK 12 A DISTANCE OF 200.00 FEET MORE OR LESS TO THE NORTH LINE OF LOT 1 OF SAID BLOCK 12; THENCE EAST ALONG THE SAID NORTH LINE OF LOT 1 OF BLOCK 12 A DISTANCE OF 135.00 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF NORTH 17TH STREET; THENCE CONTINUE EAST A DISTANCE OF 55.00 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF SAID NORTH 17TH STREET; THENCE NORTH ALONG THE SAID EAST RIGHT OF WAY LINE OF NORTH 17TH STREET A DISTANCE OF 32.50 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 145.00 FEET MORE OR LESS TO THE WEST LINE OF BLOCK 1 OF BLAKELY SUBDIVISION; THENCE NORTH ALONG THE SAID WEST LINE A DISTANCE OF 150.00 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF AVENUE S; THENCE CONTINUE NORTH A DISTANCE OF 50.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY

LINE OF AVENUE S; THENCE WEST ALONG THE SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 135.00 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF NORTH 17TH STREET; THENCE NORTH ALONG THE SAID EAST RIGHT OF WAY LINE A DISTANCE OF 140.00 FEET MORE OR LESS TO A POINT; THENCE EAST A DISTANCE OF 447.25 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 3 OF BLOCK 3 OF BLAKELY SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 140 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE S; THENCE CONTINUE SOUTH A DISTANCE OF 50.00 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF AVENUE S; THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 108.26 FEET MORE OR LESS TO A POINT; THENCE CONTINUE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF AVENUE S EXTENDED EAST A DISTANCE OF 66.79 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF NORTH 16TH STREET AND BEING THE SOUTHWEST CORNER OF LOT 8 OF BLOCK 3 OF BLAKELY SUBDIVISION; THENCE NORTHEASTERLY ALONG THE NORTH PROPERTY LINE OF SAID LOT 8 A DISTANCE OF 152.90 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 8 AND BEING THE EAST PROPERTY LINE OF BLOCK 3 OF BLAKELY SUBDIVISION; THENCE SOUTH ALONG THE SAID EAST LINE OF BLOCK 3 A DISTANCE OF 927.73 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF AVENUE Q EXCEPTING FROM ABOVE DESCRIPTION BLOCK 1, LOT 3 AND THE NORTH 15.00 FEET OF LOT 22 OF BLOCK 2 OF BLAKELY SUBDIVISION; THENCE CONTINUE SOUTH A DISTANCE OF 22.00 FEET MORE OR LESS TO THE CENTERLINE OF AVENUE Q; THENCE EASTERLY ALONG THE SAID CENTERLINE OF AVENUE Q TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF C. & S.F.F.C.D. CANAL C-25; THENCE CONTINUE EASTERLY ALONG THE CENTERLINE OF AVENUE Q EXTENDED EASTERLY TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY; THENCE NORTHWESTERLY ALONG THE SAID WEST RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY A DISTANCE OF 280.00 FEET MORE OR LESS TO THE CENTERLINE OF C. & S.F.F.C.D. CANAL C-25; THENCE EASTERLY ALONG THE SAID CENTERLINE OF C. & S.F.F.C.D. CANAL C-25 TO THE WEST LINE OF THE INTERCOASTAL WATERWAY; THENCE EASTERLY ALONG THE WESTERLY EXTENSION OF A LINE WHICH IS PARALLEL WITH AND 643 FEET MORE OR LESS SOUTH OF THE NORTH LINE OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST; A DISTANCE OF 5,815 FEET MORE OR LESS TO THE INTERSECTION OF THE CENTERLINE OF THE FT PIERCE INLET CHANNEL; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF THE FT PIERCE INLET CHANNEL TO THE ATLANTIC OCEAN.

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