



Port of Fort Pierce Fisherman's Wharf Redevelopment Plan



Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

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Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

Executive Summary

Fisherman's Wharf Redevelopment Plan is a joint community planning effort between St. Lucie County and the City of Fort Pierce, supported by a grant from the Department of Economic Opportunity. The plan acts to guide the development of a high quality "transition zone" between residential, retail and recreational areas of historic Downtown Fort Pierce and the industrial, job-creating port. The Plan identifies the facilities and infrastructure needed to support the anticipated business and operations within the zone, including:

- Street and street intersection design and amenity features
- Wayfinding signage and information systems
- Landscaping
- Architectural responses to climate such as shading
- Street furnishings
- Lighting options
- Massing, scale, height and setbacks for building frontage along the street
- Location of parking, and stormwater management facilities

As a result of the planning effort, stakeholder outreach and elected official input, the Plan proposes to redevelop Fisherman's Wharf by building on the existing strengths of this active working commercial and recreational waterfront. It proposes the expansion of the public boat ramps and boat trailer parking, extending the public linear access to the water, which originates in Downtown Fort Pierce, adding two public plazas along the waterfront, retention and expansion of restaurant, bar and entertainment uses, marine retail uses, the addition of commercial fisheries and seafood markets, and short-term stay accommodations.

The Plan contemplates a varied 1-5 story building height, a parking structure topped with a short-term stay accommodation, and complete streets throughout the planning area.



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Description of Project Area



Fisherman's Wharf is a 24.5 acre mixed use area lying between the industrial Port to the north and the designated historic districts of Downtown and Edgartown to the south.

Current uses include restaurants, a marina, boat storage, boat ramps, bait and tackle, boat rentals, boat sales, and multi-family residential.

While the restaurants, boat ramps and marine commercial uses are popular destinations for locals and tourists alike, the majority of the land area is underutilized.

The East Coast Greenway Trail will extend through this area, and this planning exercise allowed the opportunity to site the trail through the planning area

The boat ramps and marina are well-used as the Fort Pierce Inlet is located directly to the east of the planning area, with no bridges impedances. The Inlet is recognized as one of the safest on the east coast of Florida to navigate and leads to world class recreational fishing off the coast of St. Lucie County.

The Port of Fort Pierce has been identified by the St. Lucie County Board of County Commissioners and the Fort Pierce City Commission as a strategic redevelopment priority to create quality marine industrial and marine commercial jobs.

Edgartown Historic District, lying to the south, is a historic district, and the site of the original settlement area of Fort Pierce. It developed in the late 1800's as a fishing village and the small, 1- and 2-story frame vernacular structures remain and are being redeveloped into a residential and mixed use neighborhood, leading into a vibrant Downtown historic district.

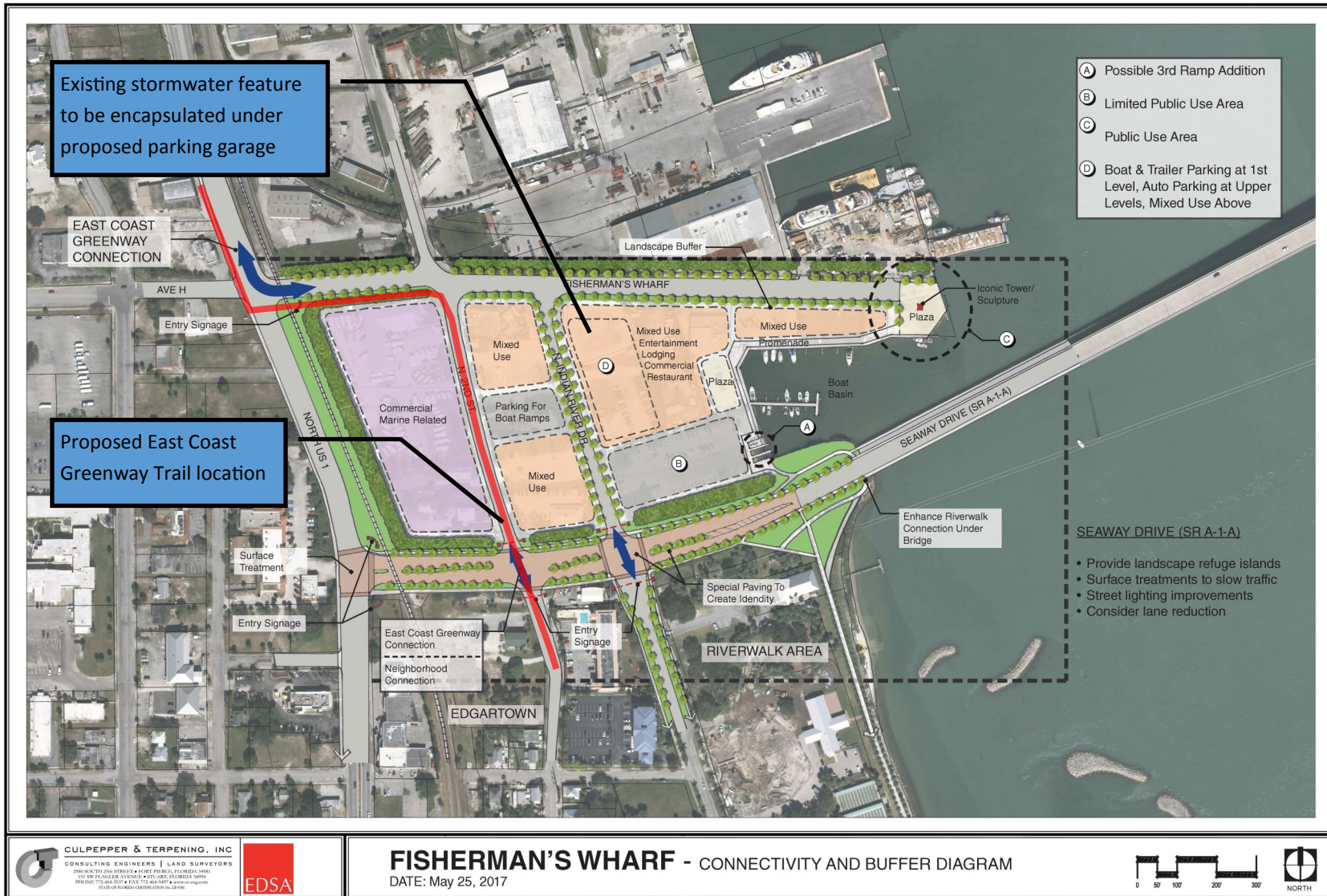


Port of Fort Pierce Fisherman's Wharf Redevelopment Plan Project Boundary Map



Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

Project Boundary Map w/ Buffers



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FISHERMAN'S WHARF - CONNECTIVITY AND BUFFER DIAGRAM
DATE: May 25, 2017



Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

Project Objectives and Desired Outcomes



1. Redevelop Fisherman's Wharf as a high quality buffer or Transition Zone between the industrial Port of Fort Pierce and the mixed use historic districts to the south.
2. Build on the existing strengths of recreational and commercial fishing. Retain or expand such access, including boat trailer parking.
3. Move the program of public access to the waterfront from the center of the industrial port (Harbor Point) and invest in quality public access at Fisherman's Wharf.
4. Create safe, pedestrian and bike-friendly access between Fisherman's Wharf and Downtown Fort Pierce.
5. Retain popular uses and businesses in the Fisherman's Wharf area.



Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

Public & Elected Official Input



The Draft Fisherman's Wharf Draft Urban Design Concepts Report was presented to the St. Lucie County Commission on April 18, 2017 and to the Fort Pierce City Commission on April 17, 2017.

Fort Pierce City Commission feedback:

1. Focusing redevelopment on an existing strength (recreational fishing and its auxiliary uses) is in keeping with the policy direction of the City Commission.
2. Expanding the number of boat ramps from two to three meets a community need.
3. Expanding the amount of boat trailer parking should be addressed in the final plan.
4. Integrating limited short term stay or limited residential uses may be appropriate if such uses are marketed to those wanting simple accommodations next to a working port with attendant noise, dust, vibration and odors.
5. Retaining and expanding linear public access to the water is an important public benefit, in line with City policy.

6. Ensure retention of valued tenants in the planning area.
7. Heavy landscape is an important buffer component between the working port and the Fisherman's Wharf area
8. The neighborhood is a working man's sport where people boat and fish

9. Pedestrian connections are difficult across Seaway Drive. The Drive is wide, and the traffic off the bridge is fast moving. People are concerned about what they will find in the under bridge pedestrian connection. Consider alternatives, perhaps to be studied in the future.
10. Like the 4-5 story height for this area.



Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

Public & Elected Official Input



Good buffer option between working industrial port and historic districts to the south.

St. Lucie County Board of County Commissioners feedback:

1. Ensure no incompatible uses are developed adjacent to the working port area.
2. Clarify through layer management the arrangement of existing and proposed uses. For instance, call out the location and treatment of the existing stormwater retention area.
3. Retention of existing popular businesses is key to the success of any plan, even though the business may be housed in a new structure as a result of the plan.
4. Engage stakeholders through a public workshop.

Stakeholder Workshops:

Stakeholder and Property Owner Public Workshop (public notice): April 28, 2017

Fort Pierce First United Methodist Congregation (by invitation)

Presentation to Hibiscus Park (Fort Pierce) Neighborhood Association (by invitation)

Stakeholder Workshops feedback:

Desirable: Additional boat ramp(s), Additional boat trailer parking, more fish cleaning stations, open plaza, Parking Garage elevation rendering appearance

Undesirable: To lose tenants like 12 A Buoy restaurant and Captain's Galley Restaurant

Concerns: The first story of the parking garage may not be able to accommodate the height and turning radius of Boat Trailer Parking, as proposed in the draft report. Feasibility of valet boat trailer parking also a concern.

- Safety features should include wider sidewalks and better pedestrian connections to Downtown, better lighting, bicycle lanes, above



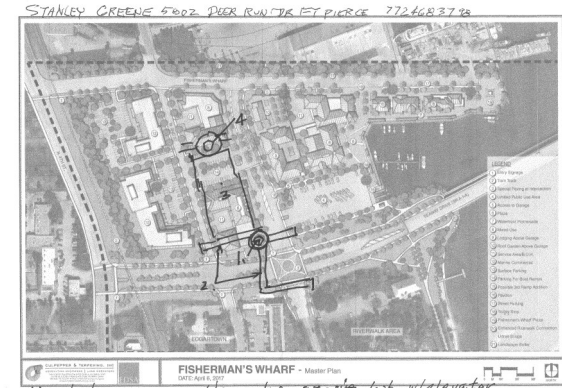
Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

Public & Elected Official Input



- street walkways, a waterfront promenade along the entire planning area and a buffer between the east and west port areas.
- In order to improve circulation, stakeholders suggest additional loading and boat launch areas, more boat trailer storage areas, and better signage. There were individual comments suggesting the relocation of the boat ramps to the north end of the port, within the industrial port area. Another comment suggested closure of the boat ramp altogether.
- Stakeholders suggested ideal uses should include: fishing and other retail shops, restaurants, vacation rentals, hotels, seafood markets, wholesale commercial fisheries, bait and tackle establishments and bars and entertainment.
- Most respondents supported the concept of vacation rentals as a short term stay use as opposed to resort hotel. There is a market for overnight stay accommodations to support the recreational fishing amenities offered out of the Fort Pierce Inlet and Indian River Lagoon.

There is also some interest in residential units, provided that the occupants understand and appreciate the proximity to a working port with attendant noise, dust, vibration and odors.



Example of stakeholder markup, submitted online



Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

Online Workshop



Outreach Methods:

The Online Workshop was publicized via two televised Commission meetings, the County webpage, and County social media including Facebook and Twitter.

Outreach Analytics:

Clicks: 514

Average User Time per Page: 1m 55s

Number of Surveys Completed: 19

Demographics: Over three-fourth of the respondents to the web-based workshop are fulltime St. Lucie County residence. All are of varying age groups between the ages of 18-74 with the majority group falling within the 55-64 year old age range.

Summary of Online Workshop Comment:

What do you like about the area now?

- Restaurants, location, view, boat ramps, “salty feel...not difficult to imagine commercial fishermen unloading and treasure hunters returning with bounty.”

What do you like about the Urban Components Report?

- Warehouse district idea, a good transition between working port and residential area, a positive expansion of Downtown Fort Pierce

What can be improved in the Plan?

- Create a treasure museum to build on the history of the 1715 Fleet, more commercial/industrial uses, train station adjacent to the FEC RR tracks, create focal point, add elevated pedestrian bridge over Seaway Drive.

Best uses for the area? (Listed in order of votes)

- Fishing Retail shops, Seafood Markets, Restaurants, Entertainment, Bars, Boat Services, Hotel, Vacation Rentals, Wholesale Fisheries, Treasure Museum, Condos, Glamping

Most desirable amenities to include/expand:

- Expand boat ramps and fish cleaning stations, Open public plaza, Boat fueling station, rooftop observation tower, additional floating docks.

Other comments

- “The State of FL has hundreds of millions of 1715 shipwreck treasure recovered within miles, locked away in Tampa, FL. The public doesn’t even know about this and it could be a serious draw for the Treasure Coast!” “We should have the finest treasure Museum in the world and it should be situated at Fisherman’s Wharf.” “Think About the vast jewels, gold and silver coins displayed at free exhibits. People would talk about it! Talking about Ft Pierce is what we need to grow tourism!”
- “Very excited to see this area being updated and upgraded. Can’t wait!”

www.fishermanswharflc.org

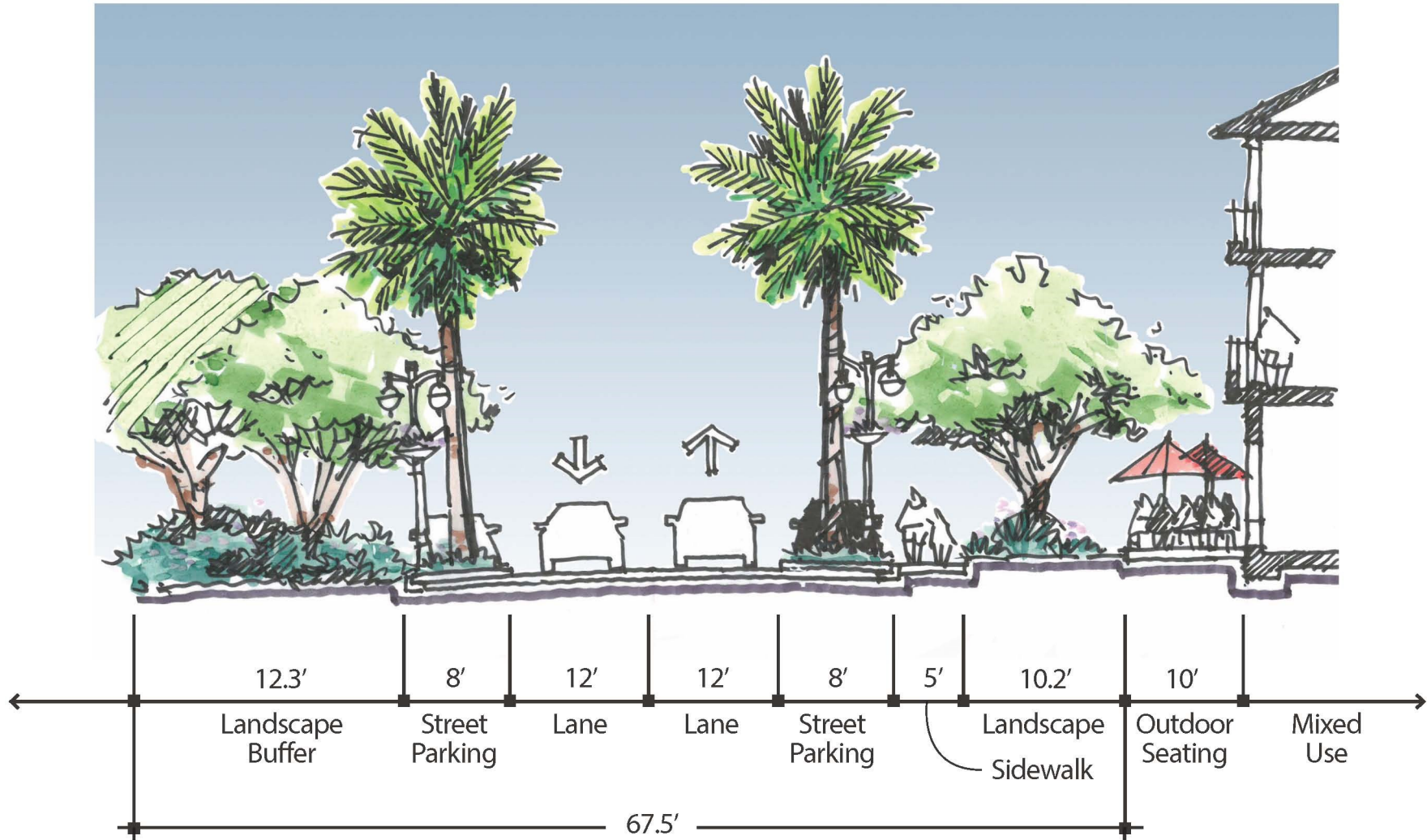
Port of Fort Pierce Fisherman's Wharf Redevelopment Plan Conceptual Site Plan



- LEGEND**
- 1 Entry Signage
 - 2 Train Track
 - 3 Special Paving at Intersection
 - 4 Limited Public Use Area
 - 5 Access to Garage
 - 6 Plaza
 - 7 Waterfront Promenade
 - 8 Mixed Use
 - 9 Lodging Above Garage
 - 10 Roof Garden Above Garage
 - 11 Service Area/B.O.H.
 - 12 Marine Commercial
 - 13 Surface Parking
 - 14 Parking For Boat Ramps
 - 15 Possible 3rd Ramp Addition
 - 16 Pavilion
 - 17 Street Parking
 - 18 Trolley Stop
 - 19 Fisherman's Wharf Plaza
 - 20 Enhanced Riverwalk Connection
 - Under Bridge
 - 21 Landscape Buffer

Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

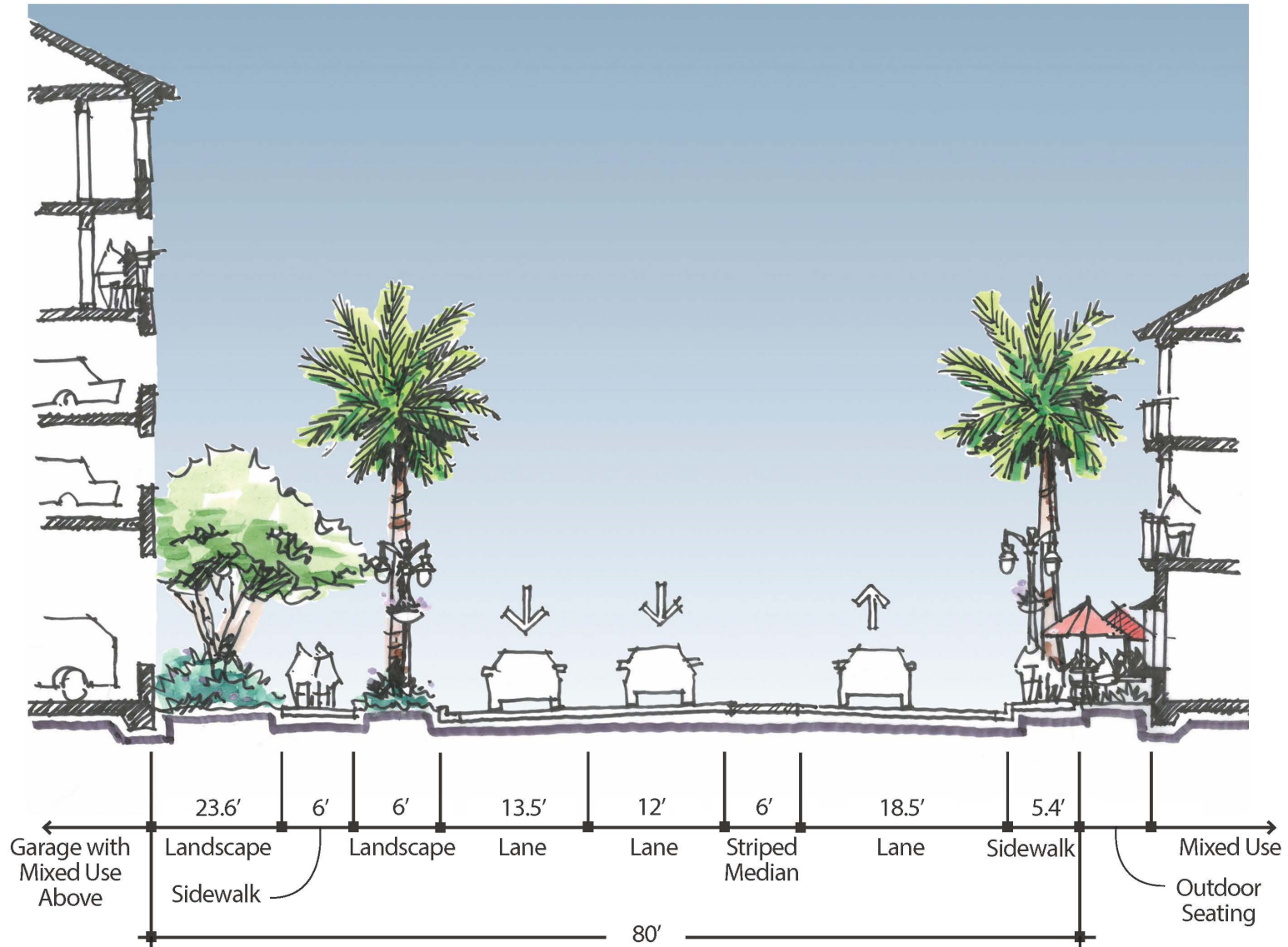
Street Section: *Fisherman's Wharf*



SECTION A-A' FISHERMAN'S WHARF

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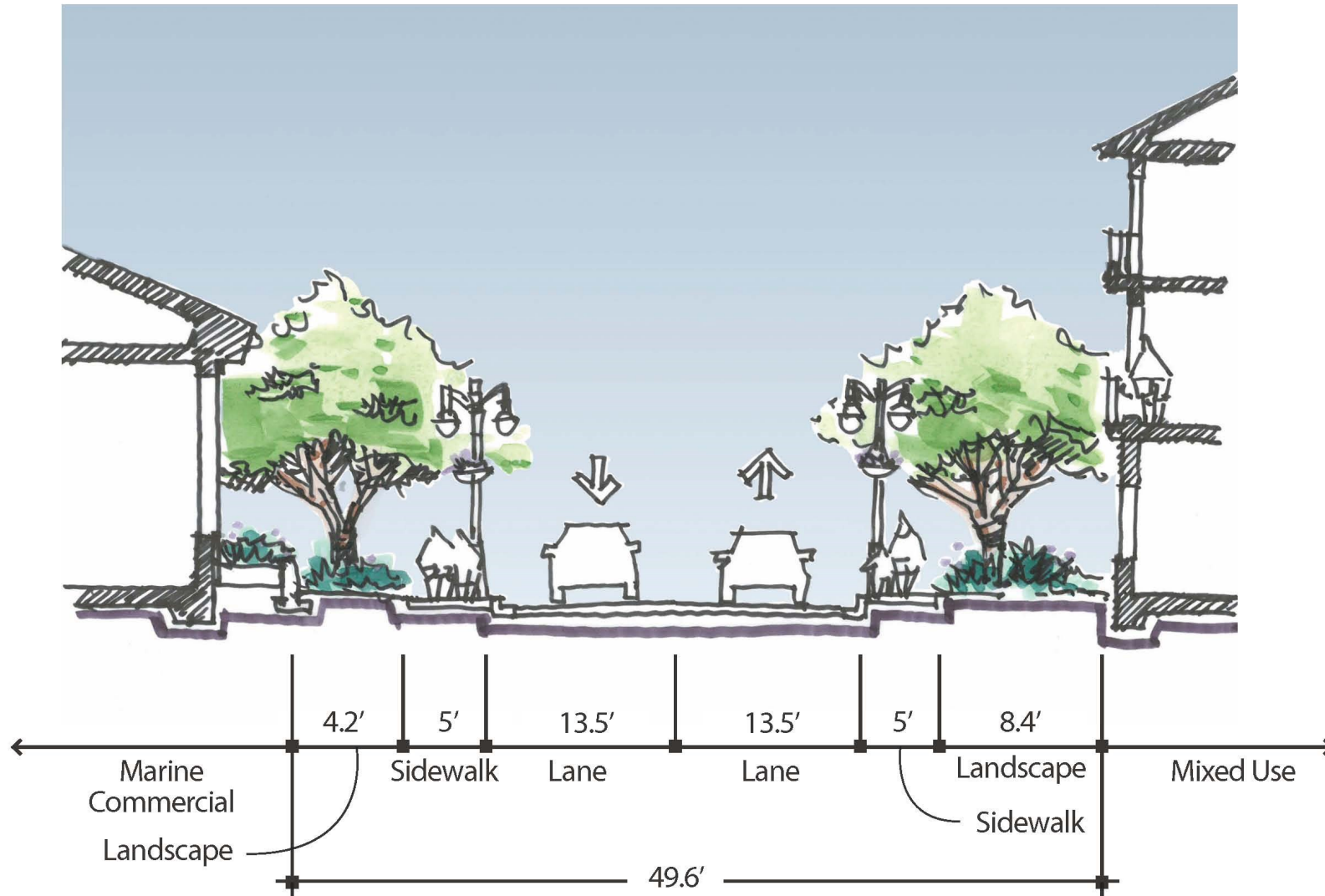
Street Section: Indian River Drive



SECTION C-C' N INDIAN RIVER

Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

Street Section: North Second Street



SECTION B-B' N 2ND ST.WHARF

Port of Fort Pierce Fisherman's Wharf Redevelopment Plan Wayfinding, Lighting, Landscaping



BENCHES



DINING AREA



BIKE RACK & TRASH BIN



PLANTER



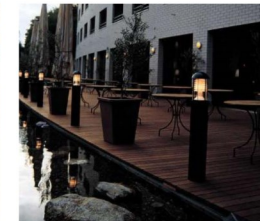
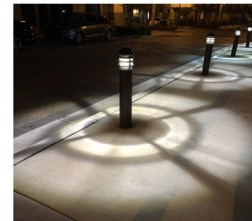
ROAD LIGHT



PEDESTRIAN LIGHT - POLE



PEDESTRIAN LIGHT - BOLLARD



ENTRY SIGNAGE



OVERHEAD SIGNAGE



PLAZA SIGNAGE



DIRECTIONAL SIGNAGE



BUS STOP



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Perspective Rendering, Promenade – west



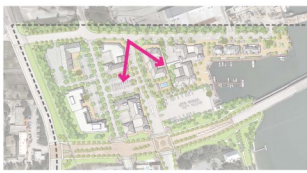
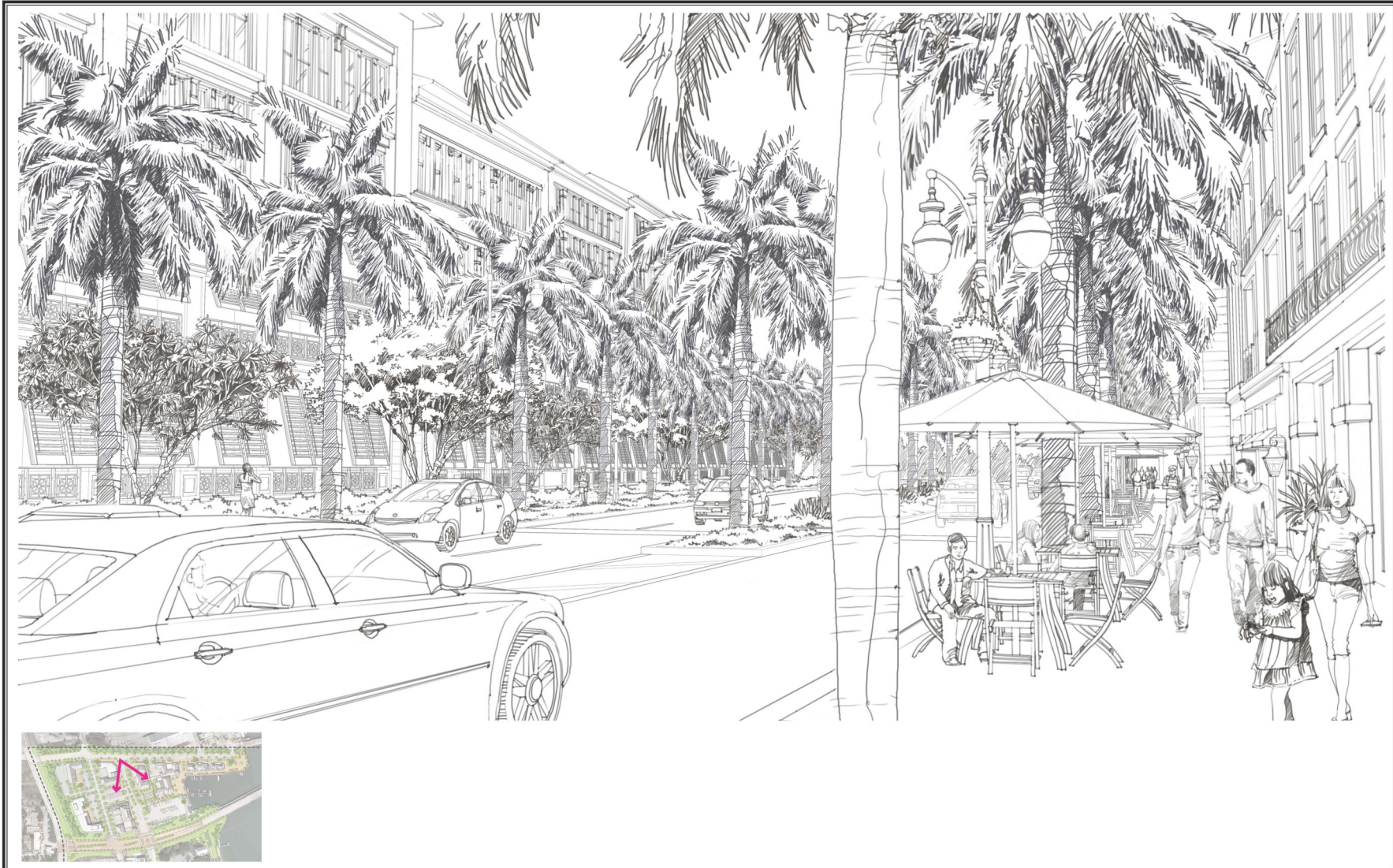
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 **EDSA**

FISHERMAN'S WHARF - PERSPECTIVE - PROMENADE
DATE: June 2, 2017

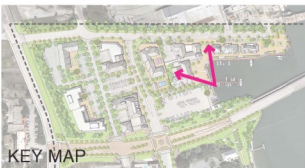
Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

Perspective Rendering, parking garage



Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

Perspective Rendering, at docks



Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

Issues for Future Study



The following issues were identified as a result of the Redevelopment Plan analysis, but are out of scope for the current project. These items require further study and collaboration with additional agencies in order to be incorporated into the Redevelopment Plan:

- **FDOT access modifications to Seaway Drive and Second Street:** Consider closing north-south access on Second Street at Seaway Drive to create sheltered mid block pedestrian crossing and extend a north bound turning lane for Indian River Drive. Collaboration with FDOT required, as well as analysis of vertical clearance for large trucks at Avenue H and US Highway 1 required to determine feasibility.
- **Off-site boat trailer parking:** While the Redevelopment Plan calls for additional Boat Trailer Parking, additional off site parking will be required in order to meet the capacity required by the community. The Fisherman's Wharf study area does not have adequate area for boat trailer parking to meet existing and future demand. A larger study area

should be identified for off site valet service to meet demand.

- **Future Land Use and Zoning Amendments:** determine consistency between the Redevel-

opment Plan and regulatory framework. Future study should make recommendations on modifications to the City of Fort Pierce Comprehensive Plan and Land Development Code, if applicable.

