

**FORT PIERCE REDEVELOPMENT AGENCY  
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, June 19, 2019 - 2:00 p.m.  
City Hall - Second Floor Conference Room, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
  - a. Minutes from the May 23, 2019 meeting
4. **CHAIRMAN VIEWPOINTS**
5. **OLD BUSINESS**
  - a. Pan Handling
6. **NEW BUSINESS**
  - a. Tiny Housing
  - b. Fisherman's Wharf
7. **PUBLIC COMMENT**
8. **STAFF AND COMMITTEE MEMBER COMMENTS**
9. **ADJOURNMENT**

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

NOTE: All CRA Advisory Committee meetings are limited to one hour.

**CRA Advisory Committee**

**Meeting Date:** 06/19/2019

**Re:**

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**Information**

**SUBJECT**

Minutes from the May 23, 2019 meeting

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**Attachments**

CRA Minutes 5.23.19

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# DRAFT



## CITY OF FORT PIERCE CRA ADVISORY COMMITTEE

### CRA Advisory Committee Minutes

**OF THE REGULAR MEETING OF THE FORT PIERCE CITY CRA ADVISORY COMMITTEE HELD ON THURSDAY, **MAY 23, 2019**, IN FORT PIERCE 2ND FLOOR CONFERENCE ROOM, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

#### 1. CALL TO ORDER

#### 2. ROLL CALL

Present: Plythe Freedman; Lillian Jimenez; Al Johnson; Jon Neprud; Michael Brown, Jr.; Hoyt Murphy, Jr.; Chair Charlie Frank Matthews

Absent: Kristina Gibbons

Staff Present: Nicholas Mimms, City Manager  
Rebecca Guerra, Interim Planning Director  
Vennis Gilmore, Planner  
Alicia Rosenthal, Executive Assistant

#### 3. APPROVAL OF MINUTES

- a. Minutes from the April 17, 2019 meeting

Motion was made by Jon Neprud, and seconded by Al Johnson to approve the minutes from the April 17, 2019 meeting.

AYE: Plythe Freedman, Lillian Jimenez, Al Johnson, Jon Neprud, Michael Brown, Jr., Hoyt Murphy, Jr., Chair Charlie Frank Matthews

Passed

#### 4. CHAIRMAN VIEWPOINTS

Chairman Matthews stated there is a vacancy on the CRA committee and it will be filled at the July 15, 2019 FPRA meeting. Chairman Matthews asked the CRA to support the Peacock Arts District with ideas for new projects.

#### 5. OLD BUSINESS

- a. Updates on Old Business
  - Lindsey School of Arts
  - Historic Property List
  - Abandoned Property Survey
  - Fisherman's Wharf

## 6. NEW BUSINESS

### a. 2019 CRA Plan Update Kickoff

John Jones, Project Manager, SM&E, gave a presentation on the CRA plan update which included the process timeline, public input opportunities, evaluating the current tax increment fund and the ABC's of CRA's.

Mr. Jones encouraged the committee to participate in the surveys, community open house workshop, focus group and individual stakeholder interviews.

Mr. Mimms stated the input from the meetings in the geographic sub areas will have completely different wants and desires.

Mr. Jones answered questions from the committee on identifying TIF funds, prioritization of projects, project ownership, earning interest on TIF funds and the incremental tax base.

Mr. Mimms stated that last year was the first year in 5-7 years the cities revenues were at or above the same level of the expenditures. Mr. Mimms went on to say that there has been significant development in the CRA boundaries, and the city anticipates that the property valuation with the new development will increase the TIF revenue.

Mr. Jones explained that the City of Fort Pierce CRA is at 75% and the geographic limitation is 80%.

### b. Fishermans Wharf

Maps of Fishermans Wharf were provided to the committee.

Mr. Mimms stated he would like the CRA advisory committee to bring their ideas and recommendations for Fishermans Wharf to the next meeting. Mr. Mimms said the city now has two mega yacht refitting businesses directly next door to the Fishermans Wharf area and the Beyel Brothers, cargo and freight operation, is looking to expand into the Fishermans Wharf area.

Mr. Neprud suggested Fishermans Wharf include a bandstand with dance floors, observation decks and a boardwalk to be a continuation of Riverwalk.

Motion was made by Lillian Jimenez, and seconded by Jon Neprud to forward a recommendation to the FPRA Board at the July 15, 2019 meeting, to bring a bandstand, observation decks and a boardwalk to the Fishermans Wharf area.

AYE: Al Johnson, Jon Neprud, Michael Brown, Jr., Hoyt Murphy, Jr., Chair Charlie Frank  
Matthews, Plythe Freedman, Lillian Jimenez

Passed

## 7. PUBLIC COMMENT

**8. STAFF AND COMMITTEE MEMBER COMMENTS**

Mr. Mimms gave an update on the status of Virgin Trains and the HD King site and stated the demographics and ridership is what Virgin Trains is looking for. Mr. Mimms said the city is partnering with the Economic Development Council, and has provided letters of support to Virgin Trains, from Port St. Lucie, IRSC, the hospital and the school board.

Mr. Murphy asked if there is any potential for annexing up and around the airport. Mr. Mimms said there is nothing that prohibits the city from annexing the airport since the city has an annexation agreement for the properties of the airport. Mr. Mimms stated we the city can progressively get to that area.

**9. ADJOURNMENT**

**CRA Advisory Committee**

**Meeting Date:** 06/19/2019

**Re:**

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**Information**

**SUBJECT**

Fisherman's Wharf

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**Attachments**

City Owned Property

Connectivity & Buffer Diagram

Aerial

Overview

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Fisherman's Wharf

N. 2nd Street

N. Indian River Drive

Seaway Drive





- (A) Possible 3rd Ramp Addition
- (B) Limited Public Use Area
- (C) Public Use Area
- (D) Boat & Trailer Parking at 1st Level, Auto Parking at Upper Levels, Mixed Use Above

- SEAWAY DRIVE (SR A-1-A)**
- Provide landscape refuge islands
  - Surface treatments to slow traffic
  - Street lighting improvements
  - Consider lane reduction



# Fisherman's Wharf

The redevelopment agency bought the wharf land for \$5.5 million in 2007.

Fisherman's Wharf is located at the southern end of the Port and acts as a buffer between the working port area and historic downtown Fort Pierce. It is currently underutilized and prime for redevelopment.

The Fort Pierce Downtown Waterfront Charrette occurred March 15-21, 2008. The Citizens' Master Plan proposes to redevelop the area north of downtown known as Fisherman's Wharf into a Mixed-Use Marine District. The proposed District's boundaries are A1A (Seaway Drive) to the south, Avenue H to the north, US1 to the west, and the Intracoastal Waterway to the east.

During the Charrette, participants expressed consistent ideas that preserve and enhance boating, fishing, and other marine related uses and businesses existing in the area. Charrette participants additionally proposed other ideas to transform the area into a complete regional attraction and destination, as well as an economic engine for the City.

On July 2, 2012 the City Commissioners, acting as the Fort Pierce Redevelopment Agency board, voted 4-0 at a special meeting to work with a team of local land owners and businesses to develop the Fisherman's Wharf area. They received two proposals after putting out a RFP in April 2012.

Currently- The County and City are moving forward to develop a Fisherman's Wharf Plan which will address connectivity and buffering, a market feasibility study, urban design, street design, massing and scale, and three (3) conceptual site plans and elevation renderings integrating the findings from the plan. The following project listed below is underway and currently in design for improvements to the infrastructure, utilities, and stormwater treatment system, as well as reconstruction of the Fisherman's Wharf Road.

