

**FORT PIERCE REDEVELOPMENT AGENCY  
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, August 21, 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 July 17, 2019 meeting
4. **CHAIRMAN VIEWPOINTS**
5. **OLD BUSINESS**
6. **NEW BUSINESS**
  - a. Determination of Committee members for travel to 10/16/19 Florida Redevelopment Association's CRA Boot Camp
  - b. Fisherman's Wharf - Community Input
  - c. Improvement Ideas for CRA
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:** 08/21/2019

**Re:**

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**Information**

**SUBJECT**

Minutes from the July 17, 2019 meeting

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**Attachments**

CRA Minutes 7/17/19

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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 WEDNESDAY, **JULY 17, 2019**, IN FORT PIERCE 2ND FLOOR CONFERENCE ROOM, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

#### 1. CALL TO ORDER

#### 2. ROLL CALL

Present: Jon Neprud; Lillian Jimenez; Michael Brown, Jr.; Plythe Freedman; Kristina Gibbons; Curtis Johnson; Chair Charlie Frank Matthews

Absent: Al Johnson; Hoyt Murphy, Jr.

Staff Present: Nicholas Mimms, City Manager  
Rebeca Guerra, Interim Planning Director  
Caleta Scott, Grants Administration Manager  
Vennis Gilmore, Planner  
Alicia Rosenthal, Executive Assistant

#### 3. APPROVAL OF MINUTES

##### a. Minutes from the June 19, 2019 meeting

Motion was made by Jon Neprud, and seconded by Plythe Freedman to approve the minutes from the June 19, 2019 meeting.

AYE: Lillian Jimenez, Michael Brown, Jr., Plythe Freedman, Kristina Gibbons, Jon Neprud, Chair Charlie Frank Matthews

Passed

#### 4. CHAIRMAN VIEWPOINTS

The chair introduced the newest CRA member, Curtis Johnson Jr. and asked the CRA members to attend the CRA Community meeting on Thursday, July 25, 2019 at the Riverwalk Center.

#### 5. OLD BUSINESS

a. **Pan Handling**

Mr. Brown suggested that the city piggyback on St. Augustine's pan handling ordinance by possibly creating geographically limited zones. Committee members mentioned that Vero has signs up that say, "Pan Handling Discouraged." Mr. Mimms explained there are several components to creating an ordinance that may be challenged and could be unconstitutional. Chairman Matthews suggested that the committee review ordinances from other cities, come up with an idea and then make a recommendation to the FPRA Board.

**6. NEW BUSINESS**

a. **July 15, 2019 FPRA Meeting Update**

Chairman Matthews said the presentation and recommendation at the FPRA meeting was well-received. The chair suggested that the committee stay focused on ideas for Fisherman's Wharf and eliminating blighted areas.

b. **St. Lucie County Veteran's Housing Project**

Wayne Teegardin, Veteran's Service Manager for St. Lucie County, gave a presentation on the proposed veteran's housing project. Mr. Teegardin explained he was tasked with tackling homelessness in St. Lucie County. Mr. Teegardin showed examples of tiny homes that may be used. Mr. Teegardin said the house will be a HUD certified structure and the veteran's will be able to stay in the home for 12- 24 months and during that time they will be rehabilitated and case managed. Mr. Teegardin stated the county wants to turn the housing over to an owner/operator for the long term. Mr. Teegardin also stated that the veterans will have to pay rent that they can afford, using HUD based vouchers.

c. **Future Utilization of 1207 Avenue L**

Mr. Mimms explained the county deeded the property to the City of Fort Pierce due to the taxes not being paid. Mr. Mimms said the city has a desire to create a community land trust. Mr. Mimms asked the committee for their thoughts on what the city should do with the property. The committee discussed putting the property up for sale or fixing up the house for the homeless.

A recommendation for the FPRA Board was made by Chairman Matthews to sell the property located at 1207 Avenue L.

AYE: Jon Neprud, Lillian Jimenez, Michael Brown, Jr., Plythe Freedman, Kristina Gibbons,  
Chair Charlie Frank Matthews

Passed

d. **CRA Advisory Committee Education**

Mr. Mimms said he would like to send 2-3 members to the October 2019 FRA conference in Tampa and the City Manager's office will handle the travel arrangements. Ms. Guerra said the conference is a great opportunity to learn more and if you cannot attend the entire conference, you can attend certain classes or the CRA boot camp.

**7. PUBLIC COMMENT**

## **8. STAFF AND COMMITTEE MEMBER COMMENTS**

Ms. Jimenez provided her ideas for Fishermans Wharf. Ms. Freedman suggested the committee does their due diligence on ideas, to make sure they have worked somewhere else.

Mr. Mimms said the city has wrapped up negotiations with the Lindsey School of Arts for the St. Anastasia building and the developer's agreement, with Audobon Development, will be wrapped up in the next 30 to 60 days.

Mr. Neprud provided the committee with a handout from Spilowski Planning about helping out CRA's. Mr. Neprud also mentioned he has a contact in Los Angeles whose function is to take old screen theaters that are abandoned and restore them back to class, and they are very excited about the Lincoln Theater.

Mr. Neprud said that Fishermans Wharf will need to be dredged for a ferry service and possibly a dock will need to be built to accommodate the ferry.

Ms. Freedman handed out an e-mail from Pierce Harbour regarding the changes needed within the CRA area. Ms. Guerra stated she would hand this information over to the CRA consultant.

## **9. ADJOURNMENT**

## Alicia Rosenthal

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**From:** Lillian Jimenez <jimenezla1@mail.irsc.edu>  
**Sent:** Tuesday, July 16, 2019 5:28 PM  
**To:** Alicia Rosenthal  
**Subject:** CRA Fisherman's Wharf Suggestions

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.

1. Dredge the area for ferry services.
2. Create a two-story observation deck that has facts regarding sea life and wildlife in our area.
3. Open a coffee shop lounge, provide a place for locals and workers a place to have quality coffee and a place to relax.

*Best regards,*



**Lillian Jimenez**  
IRSC Business Student

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**From:** Alicia Rosenthal <arosenthal@cityoffortpierce.com>  
**Sent:** Friday, July 12, 2019 9:03 AM  
**To:** Lillian Jimenez  
**Subject:** RE: CRA Meeting 7/17/19

Thank you.

**From:** Lillian Jimenez <jimenezla1@mail.irsc.edu>  
**Sent:** Friday, July 12, 2019 12:02 PM

# Spikowski Planning Associates

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## Seven50 Plan for Southeast Florida

Seven50 ("seven counties, 50 years") is a blueprint for growing a more prosperous, more desirable Southeast Florida during the next 50 years and beyond. The plan was developed to help ensure a vibrant and resilient economy, and stewardship of the fragile ecosystem in what is quickly becoming one of the world's most important mega-regions.

Spearheaded by the South Florida and Treasure Coast Regional Planning Councils and the Southeast Florida Regional Partnership (SFRP), a unique collaboration of more than 200 public, private, and civic stakeholders, Seven50 mapped the strategy for the best-possible quality of life for the more than six million residents of Monroe, Miami-Dade, Broward, Palm Beach, Martin, St. Lucie and Indian River counties.

The plan was devised through a series of public summits, workshops, online outreach and high-impact studies led by the region's top thinkers. Seven50 has been made possible by a grant from the US Department of Housing & Urban Development's Sustainable Communities Initiative.

Spikowski Planning Associates assisted a consulting team led by Dover, Kohl & Partners of Coral Gables, Florida. This planning effort was given the 2016 Charter Award from Congress for the New Urbanism.

Click on the video below to watch a presentation by Bill Spikowski to the initial regional summit for the Seven50 plan. Click on the cover to the right below to download a copy of "Indicators and Benchmarks in Successful Regional Visions and Plans," prepared by Spikowski Planning Associates to examine indicators and benchmarks that have been used around the country, either separately or as part of regional visioning efforts. Community indicators can measure progress toward policy goals in fields such as transportation or quality of life.



## Alicia Rosenthal

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**From:** Plythe Freedman <treasuresfp@gmail.com>  
**Sent:** Wednesday, July 17, 2019 11:34 AM  
**To:** Alicia Rosenthal  
**Subject:** Fwd: CRA Meeting  
**Attachments:** MAP.pdf

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.

Plythe Freedman  
772-801-9189  
[www.treasuresfp.com](http://www.treasuresfp.com)

Begin forwarded message:

**From:** <[info@pierceharbordistrict.com](mailto:info@pierceharbordistrict.com)>  
**Date:** July 16, 2019 at 12:54:01 PM EDT  
**To:** [treasuresfp@gmail.com](mailto:treasuresfp@gmail.com)  
**Subject:** CRA Meeting

Dear Plythe,

As you are aware, the Fort Pierce Redevelopment Agency (FPRA) was established to guide the city in its redevelopment efforts and has been hosting Community Outreach Meetings this month in order to update the CRA Plan. To support these efforts, and to express our vision for the future of Pierce Harbor, it is our sincere hope you will participate and assist in this endeavor by attending and suggesting the below points. We would appreciate your support and input in presenting these points at the next CRA meeting on July 17th from 6-8PM at Old City Hall 315 Avenue A Fort Pierce, FL 34950.

### **Community Redevelopment Plan Community**

#### **Some of the changes needed within the CRA areas;**

- Create an over lay of PIERCE HARBOR DISTRICT – Utilize the attached map
- Eliminate parking requirements to encourage development of ART Galleries, Independent Retailers, a Live/Work Development, Cafe/Restaurants and all Art, and Community Venues
- Create Tax abatements with the County and City - collaboration to encourage developments
- Create facade Grants in the Pierce Harbor district specifically for PUBLIC ART to private property
- Create District identity through flagpole identity for the Pierce Harbor District
- District Identity: The "Pierce Harbor District" - The Creative, Inclusive and Sustainable Community on the Treasure Coast; focusing on economically sustainable, ecologically conscious to our environment, and creative with the Arts and Culture Community
- Community projects for the Mentally Disabled, Autistic, and intellectually disabled, i.e., Adult Programs for employment in our Community Garden Programs

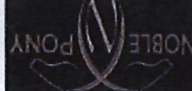
- Create workforce housing incentives with property deeds restrictions in place for the purpose of a sustainable community. This would apply to ONLY the Ft Pierce City and County employed First-Responders, Civil servants and Community Educators (teachers) serving the city and county limits
- Create an extensive landscaping and watering program, Grant program funded, to encourage beautification through the landscaping and building of the green area
- Create CODE enforcement in the CRA areas and strict guidelines with the ability to enforce
- Create Bicycle lanes designated in the district and connect the Beach areas; to include ample bike racks throughout the district making very apparent that it is a bicycle promoting area
- Create a transportation source, Trolley or Bus Loop, within the District to include the Beach area for public transportation in and to the district; include Indian River State College and their housing area Route to the District
- Include the Port area in the District. Create PORT Zoning as a Retail, Restaurant, Professional Office, Residential, Mixed-Use and PORT FREE Trade zone. Use Boston Port district as model. Include community support boat ramps and green areas.
- Increase density along the Indian River Drive area to 15 stories
- Increase general density plan for the overall district zoning, while decreasing parking requirements
- Create Parking garage designations and incentives for developers within the district
- Create local event incentives for all local community residents, artist programs, educational cross-over and theatre, art, and cultural events; where there are city, county, and district fees, these should be waived if the event promotes art, culture, theatre, and educational events

Shore and things



BOARDROOM.COM

The Pop Up Ladies Boutique



SUNRISE THEATRE



- Shopping:**
1. The Galleria of Pierce Harbor
  2. Coco's Gift Shop
  3. The Cabin Men's Store
  4. CBD Apothecary
  5. The Pop Up Ladies Boutique
  6. Rosslow's

- Dining:**
16. The Braford Steakhouse
  17. Rooster in the Garden
  18. Holly's Deli
  19. Pot Belli Deli Sandwich & Sub
  20. 2nd St. Bistro
  21. Wasabi Thai Sushi
  22. Casa Azteca
  23. Subway

- Services:**
41. First International Title
  42. Dermarech Spa
  43. Creative Gold Design & Manufacturing
  44. Brenda's Fine Jewelers
  45. Rebecca's Organic Hair & Body Care
  46. Vision's Hair Styling
  47. Creative Color & Hair Design
  48. 2nd St. Barber Shop &

- Entertainment:**
74. 212° Coffee House
  75. Ft. Pierce City Marina
  76. The Downtown Farmers Market
  77. House of Seven Cables Visitors Center
  78. Manatee Center
  79. Veterans Memorial Park

- Galleries & Museums:**
93. Seriously Mixed Media
  94. Treasure Coast Art Association Gallery & Studio
  95. Whitted Inc.
  96. A.E. Backus Gallery

7. Notions & Potions Candles & More
8. Coco's Gift Shop
9. Whimsy
10. Chaney's House of Flowers
11. PP Cobb General Store
12. Madison Estates

24. The Thirsty Turtle
25. Brooklyn Sweets
26. Thai Pepper
27. Taco Dive
28. Krazy Fish
29. Sunrise City Café
30. The Crafted Pie
31. Lorenzo's Italian Restaurant & Pizzeria
32. Cobb's Landing

- Salon**
49. Makeup Art by Maniola
  50. Intercosmet Financial Group
  51. Last Dragon Tattoo
  52. One Yoga Planet
  53. Gina's Bakeshop
  54. Sun Trust
  55. CenterState Bank
  56. Rumirs Day Spa
  57. Reef-to-Ranch Realty
  58. Affordable Flooring
  59. Legit Cuts

- and Riverwalk Center**
80. Pierced Ciderworks
  81. Peacock Arts Café
  82. Rizzo's Tobacco Emporium
  83. Last Mango Charter
  84. Victory 43' Hatteras
  85. Treasure Coast Boat Rentals - Boat & Tackle
  86. Inshore Fishing Charters
  97. D Rhodes Studio
  98. Lisa Jill Allison Studio
  99. Orange Avenue Studios
  100. The Art Collectors Gallery

13. East Coast Lumber
14. Hy-She Consignment
15. Boost Mobile
33. Importico's Bakery Café
34. Uncle Carlos Gelato
35. 12A Buoy
36. Captain's Galley
37. Phats Chick N Shack
38. Seaway Smokehouse Featuring Tillman's Famous BBQ
39. KFC
40. Mervis Café

60. Bangz Hair & Nail Studio
61. PNC Bank
62. Swish Hair & Nail Bazaar
63. Taylor Creek Optical
64. Florida Rural Legal Services
65. A Hand of Time Day Spa
66. The Cake Lady Custom Cakes
67. Save-A-Lot
68. Ocultina Bank
69. Wells Fargo
70. Beachside Rehab
71. Chevron Gas Station

87. Fort Pierce Lady
88. Saly's Water Sports
89. Sunrise Theatre
90. Sailfish Brewing Company
91. Flis Sport Fishing Charters
92. Voodoo Lady Sportfishing Charters



Rosslow's

