

**FORT PIERCE REDEVELOPMENT AGENCY  
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, January 15, 2020 - 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 December 18, 2019 meeting
4. **CHAIRMAN VIEWPOINTS**
5. **OLD BUSINESS**
6. **NEW BUSINESS**
  - a. Update on Lincoln Park Theater
  - b. 1008 Avenue H
  - c. Review of recommendations to the FPRA Board for January 28, 2020
  - d. Review of Fisherman's Wharf Survey Data
7. **ELECTIONS**
  1. Secretary
  2. Vice-Chair
  3. Chair
8. **PUBLIC COMMENT**
9. **STAFF AND COMMITTEE MEMBER COMMENTS**
10. **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:** 01/15/2020

**Re:** CRA Advisory Committee meeting minutes

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**Information**

**SUBJECT**

Minutes from the December 18, 2019 meeting

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**Attachments**

CRA Minutes 12.18.19

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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, **DECEMBER 18, 2019**, IN FORT PIERCE 2ND FLOOR CONFERENCE ROOM, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

#### 1. CALL TO ORDER

#### 2. ROLL CALL

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

Absent: Plythe Freedman

Staff Present: Nicholas Mimms, City Manager  
Jennifer Hofmeister, Planning Director  
Shyanne Helms, Communications and Economic Development Manager  
Vennis Gilmore, Planner  
Alicia Rosenthal, Executive Assistant

#### 3. APPROVAL OF MINUTES

Motion was made by Jon Neprud, and seconded by Al Johnson to approve the minutes from the November 20, 2019 meeting.

AYE: Lillian Jimenez, Hoyt Murphy, Jr., Kristina Gibbons, Al Johnson, Michael Brown, Jr., Jon Neprud, Curtis Johnson, Chair Charlie Frank Matthews

Passed

- a. Minutes from the November 20, 2019 meeting

#### 4. CHAIRMAN VIEWPOINTS

Chairman Matthews wished everyone happy holidays and he asked the committee to bring new plans, ideas and endeavors in 2020.

#### 5. OLD BUSINESS

#### 6. NEW BUSINESS

a. **Advertising for Residential Development Opportunities**

Mr. Mimms provided background information on the Phase 1 development at Moore's Creek. He explained that in the initial phase 12 homes were built on the exterior but the interior development did not incur due to the financial climate. Mr. Mimms stated that currently all 12 homes maintain ownership and they are looking for an additional 8 to 12 affordable homes in the area where residence can live. Mr. Mimms said the boundaries are 12th Street, Moore's Creek, 13th Street and Avenue B. Mr. Mimms noted that the CRA will need to add possibly land or infrastructure to make it feasible for the home buyer.

Chairman Matthews suggested having a round table discussion with realtors and bankers.

Mr. Brown stated the developer is going to have to understand the economics of the buyers and the market value. Mr. Brown highlighted that the CRA committee will have to evaluate what the developer is asking for and how reasonable the offer is.

Mr. Murphy asked if there are other incentives for impact fees and capital improvement cost with FPUA.

Ms. Hofmeister stated she has spoken with the county regarding impact fees and the county will eliminate most of the impact fees if a structure was already in place on the property.

Motion was made by Jon Neprud, and seconded by Michael Brown, Jr. to forward a recommendation to the FPRA to advertise for the Oaks at Moore's Creek - Phase 2 RFP.

AYE: Hoyt Murphy, Jr., Kristina Gibbons, Al Johnson, Michael Brown, Jr., Jon Neprud, Curtis Johnson, Lillian Jimenez, Chair Charlie Frank Matthews

Passed

b. **Fisherman's Wharf Survey Feedback**

Ms. Helms presented the findings from the survey and provided hard copies of the survey responses to the committee members. Ms. Helms said they received 631 responses and the general consensus was that the community loves Fisherman's Wharf and 12A Buoy and they want more docks and recreational access. Ms. Helms said mostly locals responded and the survey was also given out at the Farmer's Market, Lincoln Park Business Expo and Movies in the Fort.

Mr. Mimms noted that the survey will assist the CRA in redevelopment opportunities.

Mr. Curtis Johnson asked for the zip code population.

Ms. Gibbons said it looks like the community wants a continuation of what is already happening downtown along the waterfront.

c. **CRA Mission Statement, Vision, Annual Idea and Branding**

The CRA committee stated they would like to come up with a new mission statement, vision, ideas and branding for 2020. They asked for a copy of the current mission statement and ideas for logos.

Ms. Hofmeister suggested to see what comes from the CRA plan and then create a mission statement and new branding.

**7. PUBLIC COMMENT**

Dwayne Henry showed a boxing award that his organization won.

**8. STAFF AND COMMITTEE MEMBER COMMENTS**

Ms. Jimenez said the community needs to know the committee is working hard to attract the new age in 2020.

Mr. Mimms provided an update on the build out of the city hall parking garage building, the status of property for sale at 1207 Avenue L, and the observation deck that will be built on North bridge.

**9. ADJOURNMENT**

**CRA Advisory Committee**

**Meeting Date:** 01/15/2020

**Re:**

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**Information**

**SUBJECT**

Review of Fisherman's Wharf Survey Data

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**Attachments**

Fishermans Wharf Survey Summary

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# FISHERMAN'S WHARF

COMMUNITY INPUT SUMMARY

JANUARY 2, 2020





# OVERVIEW

The City of Fort Pierce launched a community input survey in October 2019 an effort to garner public feedback for the future development of Fisherman's Wharf.

A total of **632** responses were received.

This overview is for summarizing purposes. A full report of all survey responses is also available.

# Top 4 features respondents would like to see incorporated into the future development of Fisherman's Wharf:



Marine Related Public Use – docks, ramps, fishing pier, etc. (290)



Restaurants (256)

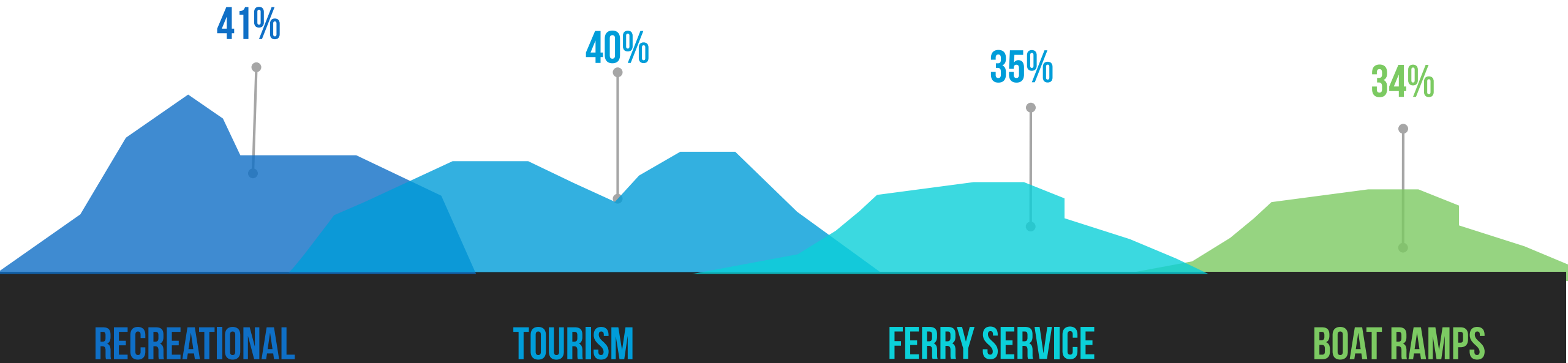


Marine Transportation – ferry service, water taxi, etc. (198)



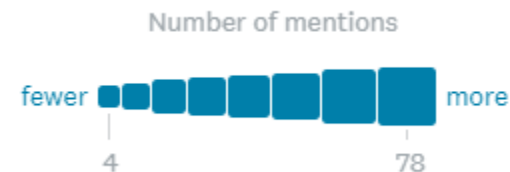
Outdoor Event Space (183)

# MOST DESIRED MARINE-RELATED USES:



Note: gambling boats and bait/tackle shops were also mentioned in the “other” comments.

# What would help the Fort Pierce waterfront become more vibrant:



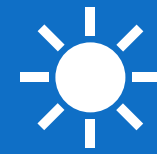
# In reference to the redevelopment of Fisherman's Wharf, respondents are most excited about the following:



Expanded public  
access to  
waterfront



Added economic  
benefit to  
community



Added vibrancy to  
waterfront

Note: cruise ships and boat ramps were also mentioned in the "other" comments.

# Respondents are currently drawn to the Fisherman's Wharf area by the following:



Restaurants (378)



Sightseeing (180)



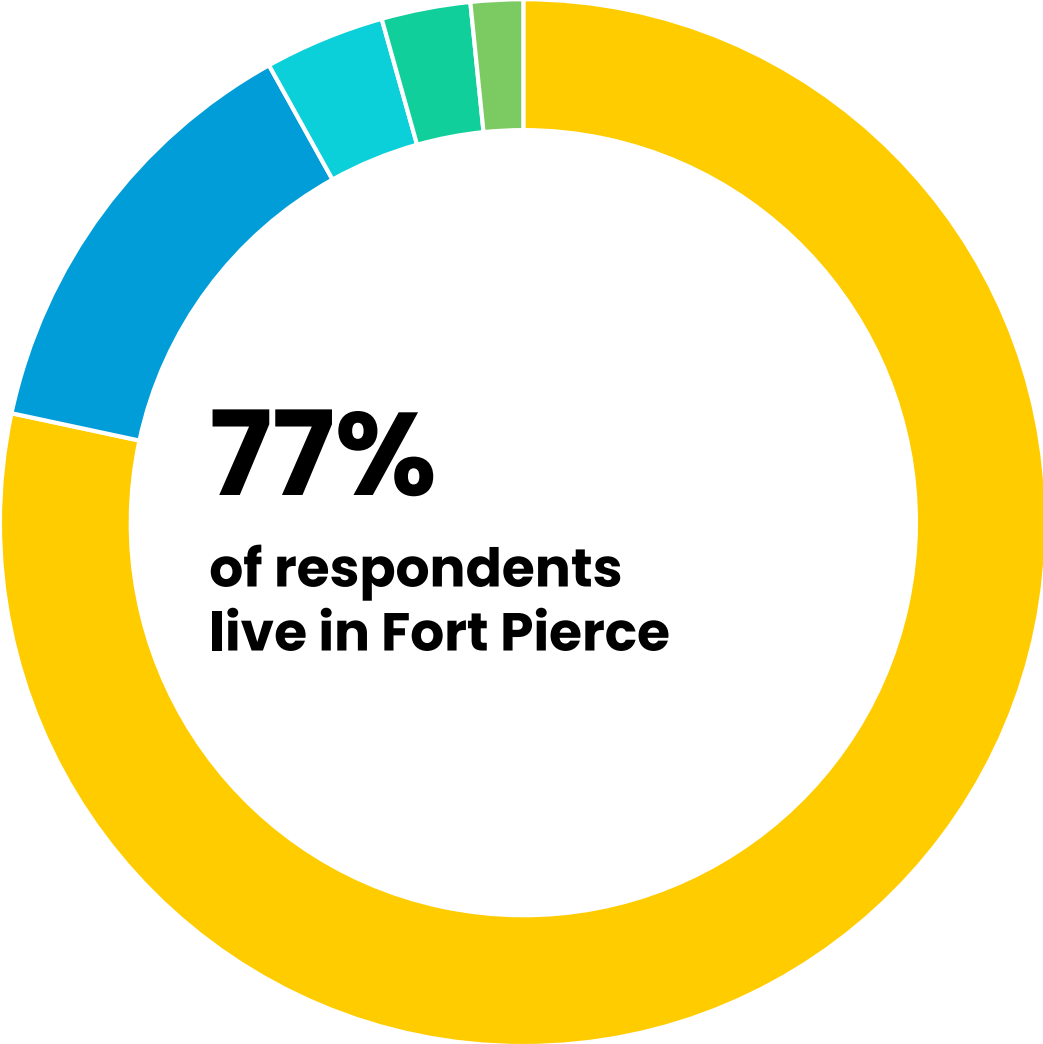
Boat Ramp (179)



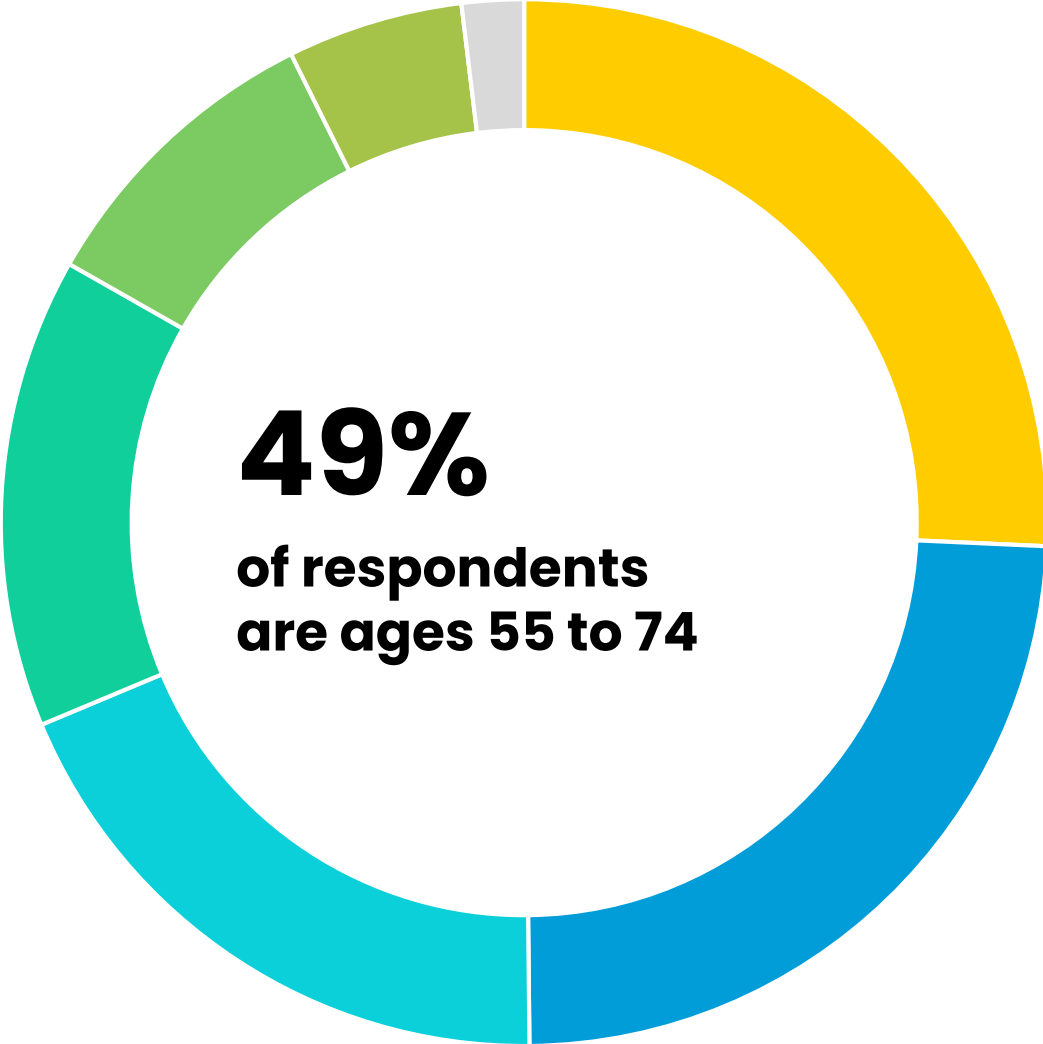
Fishing (168)

Note: over 30 respondents responded "nothing" in the other comments.

# SURVEY RESPONDENT DEMOGRAPHICS



■ Fort Pierce    ■ Port St. Lucie    ■ Indian River  
■ Martin    ■ Out of State



■ 55 to 64    ■ 65 to 74    ■ 45 to 54    ■ 35 to 44  
■ 25 to 34    ■ 75 +    ■ 18 to 24