

FISHERMAN'S WHARF

FPRA BOARD 10.27.2020



Overview

- 3 parcels
- Approximately 3.2 acres
- Located at the southern end of the Port and acts as a buffer between the working port area and historic Downtown Fort Pierce.



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)

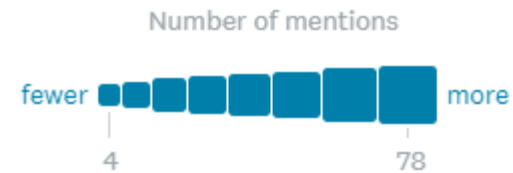


Marine Transportation – ferry service, water taxi, etc. (198)



Outdoor Event Space (183)

What would help the Fort Pierce waterfront become more vibrant:



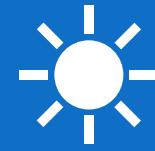
In reference to the redevelopment of Fisherman's Wharf, respondents are most excited about the following:



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.



Project Goals

Public Space/Waterfront: Create a unique place where people will want to visit and gather, in addition to shopping, dining, working and living. Retaining waterfront accessibility to all residents and visitors and enhancing the waterfront for public use is a top priority.

Economic Development: Achieve redevelopment of parcels that will add to the tax base and stimulate the economic activity in the redevelopment area.

Quality Design: Development will be of high architectural quality and well-planned site design for maximum efficiency while taking into consideration the surrounding parcels that are not included in this solicitation.

CRA Goals and Community Input: Development should bear in mind the goals outlined in the attached **CRA Plan** and feedback provided by the community in the attached **Community Input Report**.

Statement of Qualification Contents:

- A detailed description of the **respondent's qualifications and experience.**
- A description of representative **development projects** completed by the respondent.
- A demonstration of the respondent's **ability to secure financing** of large-scale development projects.
- A **preliminary development concept.**

Azur Equities

- 11 Waterfront Single Family Homes 2/3 beds 2 baths facing the Intracoastal
- A trendy waterfront restaurant where patrons will be able to come with their boats to enjoy a nice lunch or dinner with family and friends
- A “urban style” bar with a large outdoor seating area and a view of the bay
- A coffee shop
- A beautiful shaded outdoor patio where people can sit and enjoy their food and drinks
- Boat, jet ski, paddleboard and kayak rental facilities
- A musical entertainment during weekends
- A public space including a modern boardwalk with a fountain and green space for people to walk or exercise along the intracoastal
- We will make the existing boat ramp and public parking more appealing from North Indian River Dr. by upgrading the landscape and other improvements We will add a fountain in the middle of Mariner Village



Office America Group

- Mixed-use building (retail at ground floor/residential above)
- Structured parking
- A restaurant pad with outdoor dining
- Pedestrian boardwalk along the existing seawall and docks facing the bay.
- This will be a market-rate rental development, one to two-bedroom units



Shelli & Associates

- **Storage for approximately 224 boats**
- **14 wet slips for staging and transient boaters**
- **Parking for patrons and community boaters who are there to launch their boats and other watercraft, to dine at the restaurant or play at the splashpad**
- **On-site fuel service**
- **Concierge service, giving our clients VIP treatment**
- **Climate controlled private lounge and locker room**
- **The marina will provide free public access to launch watercraft**
- **The marina will provide for truck and trailer parking for patrons and community boaters launching daily boats, kayaks, jet skis and wave runners**
- **A water taxi service to provide transportation to the downtown Fort Pierce area and local beaches.**
- **Play Park/Splash pad for children professionally designed and built by one of the leading playground manufacturers in the country**
- **Dining facility with a robust menu featuring locally caught seafood and locally grown vegetables and fruits, wonderful views of the waterway, employing local residents**



Smyth Builders

- Dock space for charter and private boats
- Floating docks for public and recreational use
- Water taxi proposed and passed by CRA
- 3rd and 4th floor residential units
- Amphitheater partially enclosed
- Yacht club and meeting facilities
- First floor restaurants and eateries
- Restaurants and bars
- Retail shops 1st floor and theater
- 120 room flag hotel
- 2nd floor offices with waterfront view
- Observation tower for public use
- Surface parking
- Lighted sidewalk connectivity to downtown
- Boat ramp for public use



Statement of Qualification Evaluation Criteria

1. Development Team (30 points)

- a) Nature of respondent's business organization including state of incorporation or formation of partnership, if any and respondent's organizational structure.
- b) Years and types of experience in the field
- c) Diversity of services provided including real estate development and marketing, design/architecture, landscape architecture, engineering, and construction
- d) Documentation demonstrating the respondent's financial capacity to acquire (to be determined) and develop the property and to obtain financing for large-scale real estate development projects.
- e) Professional and project references including contact information

2. Experience to successfully undertake this project (30 points)

- a) Experience with similar waterfront redevelopment
- b) Successful incorporation of public space into past development projects
- c) Proven capacity to deliver the project goals

3. Project understanding and approach (40 points)

- a) Understanding of City's goals and desires for the project
- b) Approach to evaluating the market and determining the mix of uses
- c) Approach to incorporating public space
- d) Approach to working with the City in crafting an ultimate plan
- e) Approach to project financing and determining use of incentives

Cumulative Evaluation

RESPONDENTS	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	EVALUATOR #4	EVALUATOR #5	TOTAL
Azur Equities Aventura, FL	50	30	65	65	60	270
Edgewater Resources Pompano Beach, FL	70	70	90	73	80	383
Office America Group Coral Gables, FL	80	75	95	75	90	415
Pierce Harbor Fort Pierce, FL	NON-RESPONSIVE	NON-RESPONSIVE	NON-RESPONSIVE	NON-RESPONSIVE	NON-RESPONSIVE	0
Shelli and Associates, LLC. Fort Edwards, NY	55	35	55	75	30	250
Smyth Builders Fort Pierce, FL	55	30	50	60	55	250

Recommendation:

Invite all qualified respondents to move into the Request for Proposals phase.



Next Steps

Shortlist by FPRA Board
RFP Issued to Shortlist
RFP Closing Date

October 27
November 2
January 11

