

FISHERMAN'S WHARF

RFP 2020-023



Timeline

Shortlist by FPRA Board
RFP Issued to Shortlist
RFP Closing Date

October 27
November 2
January 11



RFP Contents



A conceptual **preliminary development plan** including a preliminary site plan showing proposed scale, height, and architecture.



Description of the method the proposed development plan achieves the **project goals, CRA Plan, and public access to the site.**



An analysis of the **economic feasibility** of the preliminary development plan.



A description of a proposed **financing plan.**



Proposed **property acquisition terms.**



A preliminary **project implementation schedule.**

Evaluation Criteria

Preliminary Development Plan | Points: 20

Meeting CRA/Project Goals | Points: 10

Public Benefit | Points: 10

Economic Feasibility | Points: 15

Acquisition/Financing | Points: 15

Schedule | Points: 15

Qualifications/Experience of Proposer | Points: 15

Evaluation Committee Ranking

- Office America Group 416
- Shelli & Associates 414
- Azur Equities 245
- Smyth Builders 215

Smyth Builders

- A 125 Room hotel will serve as the catalyst to drive business to the entire site. The hotel is anticipated to be filled with crew and owners of the mega yachts amid the "sailfish capital of the world"
- Five story condo with features to accent the view and occupied by Mega Yacht crew and owners
- High visibility retail on the first floor of hotel and condo
- Three restaurants with cafe dining
- Marina with ships store
- Docks for overnight and extended stay
- Active boat ramp
- Boat and trailer parking
- Entertainment area
- 20 ft pedestrian friendly sidewalk
- Pedestrian connection to downtown Fort Pierce
- Floating docks for water traffic
- Water taxi service



Azur Equities

- 11 Waterfront Duplexes each with 3 beds 2 baths facing the Intracoastal – A total of 22 residences
- A trendy tiki style waterfront restaurant where patrons can arrive by car, foot or boat to enjoy a nice lunch or dinner with family and friends
- A tiki bar with a large outdoor seating area and a view of the bay
- Dock & Drink & Dine
- A beautiful shaded outdoor patio where people can sit and enjoy entertainment, food and drinks with a magnificent water view
- Boat, jet ski, paddleboard and kayak rental facilities
- Water taxi
- Musical entertainment on the weekends
- Public space, including a modern boardwalk with fountain and green space for the community to enjoy life along the intracoastal
- Beautification of the existing boat ramp and public parking to create an appealing approach from North Indian River Dr. with upgraded landscaping and other improvements.



Shelli Associates

Preliminary Development Plan:

- Two Restaurants
- Tiki Bar
- Marina and Water Taxi
- Living Accommodations & Retail Establishments
- Green Wall Waterfall
- Boat Ramp
- Pierce 1 Marina Towers (sightseeing tower)
- The BoatHouse
- Rockin' the Wharf events

Other notes:

- Long-term lease, TIF revenue share agreement
- Includes adjacent parcels not incorporated into RFP





Existing County Pond

Fountain Pond

Clubhouse Pool

1st floor Clubhouse

1st floor Retail
2 floors Residential

1st floor Retail
2 floors Residential

Roundabout and Valet Parking
for the Restaurant

2 story Signature
Restaurant

Green Wall
Exhibit

2 story Signature
Restaurant

High-Visibility
Crosswalk

To County
Parking Lot

BoatHouse
Valet Entrance

Festive Waterfront

Marina - Boat and
Jet Ski Rental

Open Bar over Water

Water Taxi

Lighthouse Tower with
Viewing Platform

Two Boat Ramps

Elevated Boardwalk over Boat
Ramps and BoatHouse Opening

BoatHouse Valet Slips

Elevated switchback ramp connecting







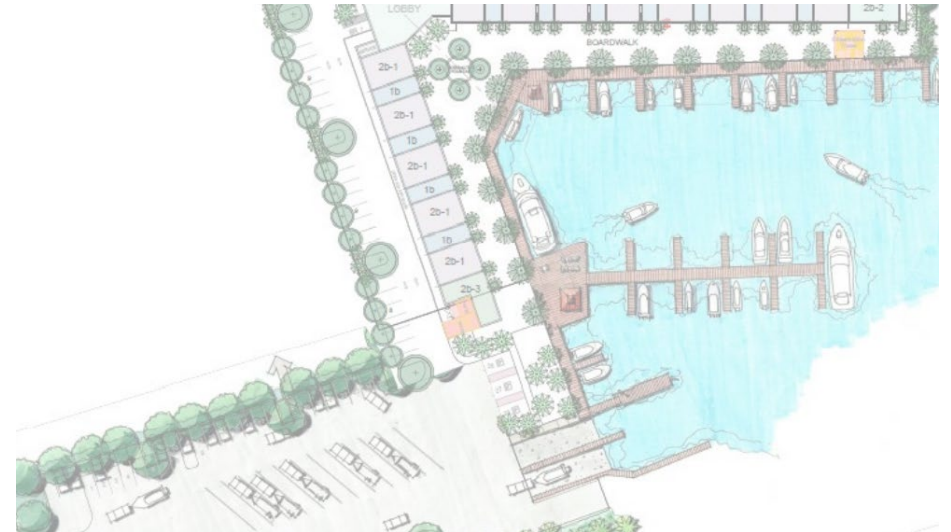
Office America Group

Preliminary Development Plan:

- 8,490 SF of commercial space located on the first floor that will be subdivided into 37 small spaces for local business in order to create a welcoming food hall vibe experience.
- Two corner ocean view restaurants comprising 4,751 SF.
- 11,592 SF of office space located on the second floor to be subdivided into small offices by the prospective tenant. See letter of intent from a prospective tenant on.
- 76 resort-style fully furnished residential units to be dedicated for short term rentals located on the third, fourth, and fifth floor on Building #1. The unit mix contains 31 studios with a kitchenette, 40 1 bed / 1 bath units with a full kitchen, and 5 2 bed / 1 bath.
- Observation Tower. Located at the end of the property. The property will have plenty of parking with access via Fisherman's Wharf.
- Docks, marina, water taxi, rentals, etc.

Other notes:

- \$2M cash acquisition



LEGEND

1. Main Arrival
 2. Retail at Ground Floor/
Residential Units Above
 3. Viewing Tower
 4. Parking
 5. Public Boardwalk
 6. Docks
 7. Restaurant/Outdoor Dining
 8. Interactive Fountain
 9. Marina
 10. Marina Golf Cart Service Path
 11. Water Taxi Stop
 12. Canoe/Kayak Rentals
 13. Landscape Buffer
 14. Parallel Parking
 15. Public Boat Ramp
 16. Jogging Path to City Marina 0.5 mi
- ▲ Access To Parking
▲ Access To Promenade





Recommendation:

Approval to initiate negotiations with the highest ranked proposer.

