



February 22, 2022

The Honorable Ron DeSantis  
Governor of the State of Florida  
400 South Monroe Street  
Tallahassee, FL 32399-0001

***RE: Florida Job Growth Grant Fund Request – Revitalization of the Historic Downtown Waterfront Corridor***

Dear Governor DeSantis:

On behalf of the City of Fort Pierce, it is our distinct pleasure to submit the abovementioned Florida Job Growth Grant Fund (FJGGF) request to benefit the City's efforts in the revitalization of the Historic Downtown Waterfront Corridor.

An FJGGF award would help provide critical infrastructure, including water, wastewater, electric, natural gas, and fiber in addition to road improvements for over 10 acres of vacant and brownfield land for development along the half-mile corridor of Indian River Drive. This investment would lead to significant additional revitalization of the City's downtown businesses district. This funding assistance would provide a much-needed boost to help spur economic growth, small business, entrepreneurship, and tourism development in our waterfront community.

The targeted revitalization area has a surrounding community of residents living below the poverty level and suffers a high unemployment rate. The demographic data reflects a population of 10,449 with a labor force of 4,115 and a high unemployment rate of 7.87%, compared to 4.4% for the state of Florida. Over 54% of the residents in the census tract area are between the ages of 20-64 with a median age of 36.5. Over 75% of the households have an income below \$40,000 and the average median household income being \$26,890.58 which is just shy of 200% of the poverty line.

The FJGGF can have a very significant impact on the economic growth of the City of Fort Pierce and St. Lucie County. An award would play a pivotal role in the revitalization of the Historic Downtown Waterfront Corridor with much-needed infrastructure. This additional capital injection will provide the corridor with the opportunity for local businesses to expand while providing for new development of small, medium, and large businesses. It will also address the dire need for job creation for local residents, particularly those living in the economically disadvantaged area previously referenced.

The investment in infrastructure improvements will have a clear and compelling impact: projected creation of 284.3 direct jobs, 94.13 induced jobs, 108.07 indirect jobs and more than \$14.4 million in annual payroll.

We are grateful for your commitment to Florida's economic development programs and policies. Thank you very much for your help in creating a competitive pro-business environment in Florida, where employers, communities and families can thrive. We urge your favorable consideration of this grant request.

Sincerely,

Linda Hudson  
Mayor

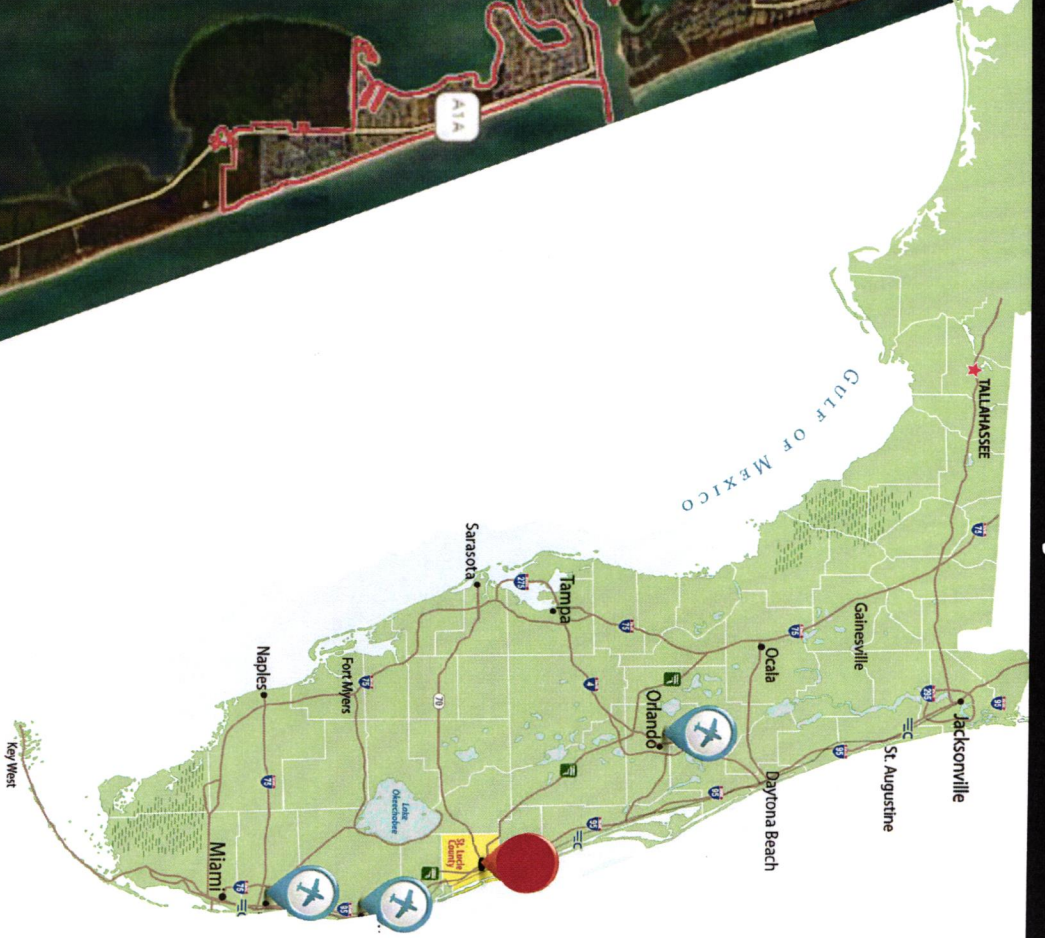
Attachments

# Florida Job Growth Grant Fund Application

## CITY OF FORT PIERCE | HISTORIC DOWNTOWN WATERFRONT REVITALIZATION CORRIDOR



# LOCATION MAP - City of Fort Pierce | St. Lucie County







# CENSUS TRACT DATA- Historic Downtown Waterfront Revitalization Corridor

## DEMOGRAPHICS

- **POPULATION**

10,449

- **LABOR FORCE**

4,115

- **UNEMPLOYMENT RATE**

7.87%

- **AGE 20-64**

36.5%

- **MEDIAN HOUSEHOLD INCOME**

\$26,890.58 = 200% of poverty

- **HOUSEHOLD INCOME**

\$40,000 <75% of community

- **RACIAL DIVERSITY**

90% Black

- **ETHNICITY**

89% Black

- **EDUCATIONAL ATTAINMENT**

< High School = 33.6%

= High School = 39%

> High School = 15%

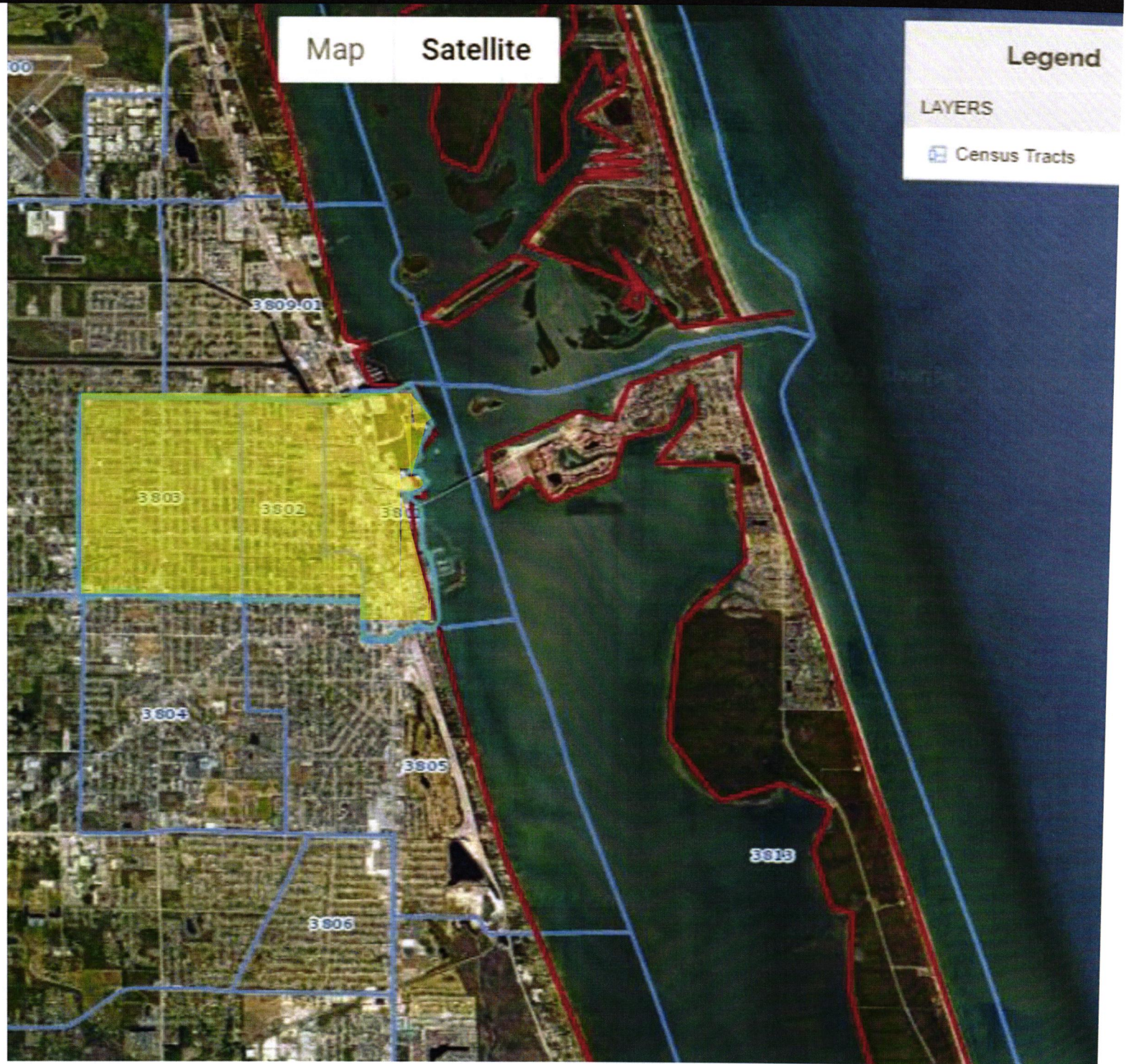
- **OUTCOMMUTE FOR WORK**

<10 miles = 44.6%

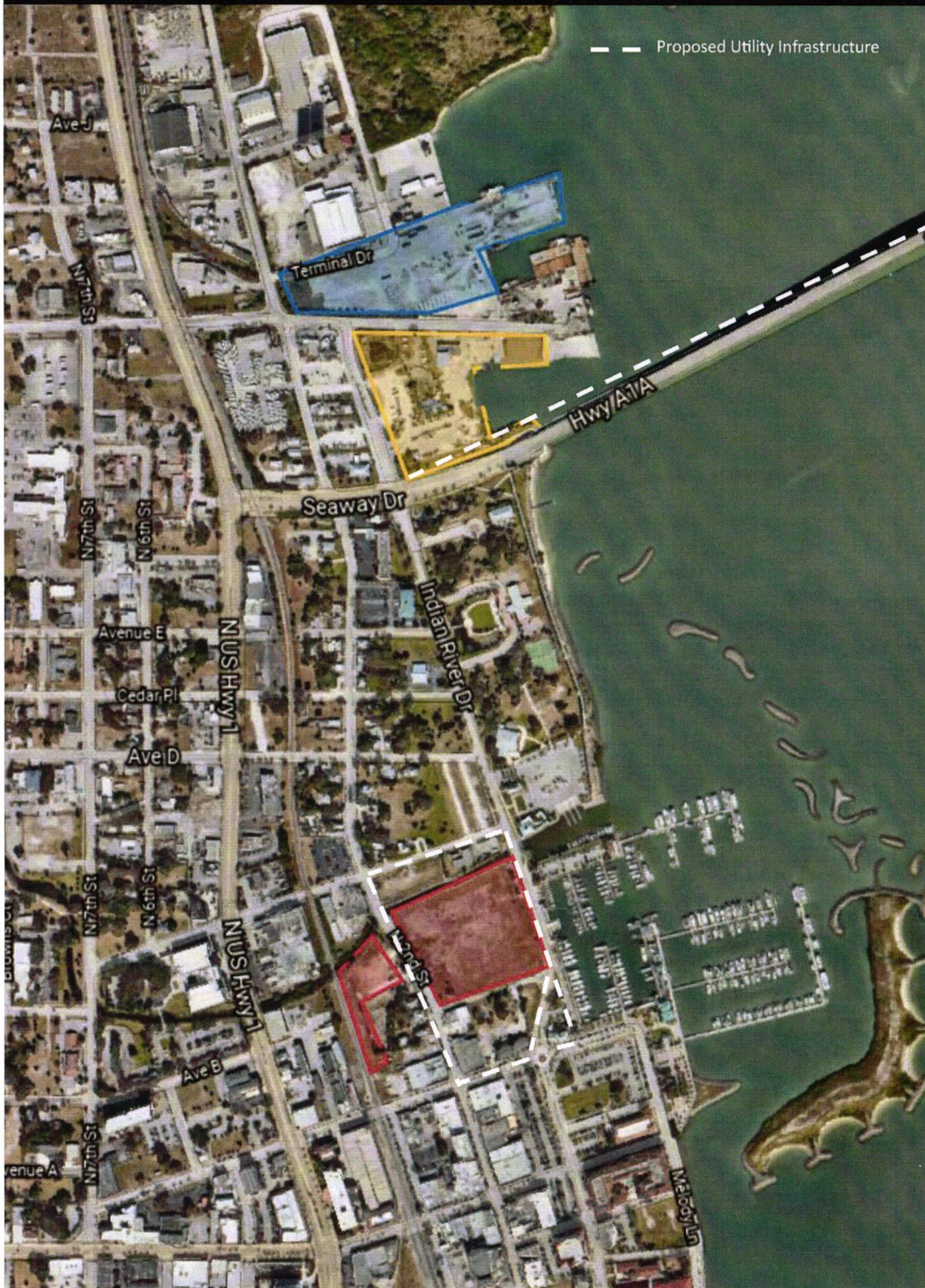
>10 miles = 44.6%

> 25 miles = 4.6%

> 50 miles = 27.6%



# AREA MAP - Historic Downtown Waterfront Revitalization Corridor



## DERECKTOR SHIPYARD

- 12 acres
- 30-year lease with St. Lucie County
- 1,500 ton mobile boat hoist; largest in the world
- Servicing mega-yachts and sailboats over 200 ft/900 tons
- 200 projected direct jobs
- \$14 million capital investment to date



## FISHERMAN'S WHARF

- 3.2 acres
  - Property sale: \$5,000,000 to Pierce 1 Marina
- City of Fort Pierce Site Plan Approved Development:
- Mixed-use waterfront redevelopment
  - Boathouse: 49,000 square feet
  - Restaurants: 11,150 square feet
  - Retail: 15,000 square feet
  - 131 projected direct jobs
  - \$45 million projected capital investment: site clean up, new sea wall and bulk-head, new docks, upgraded parking lot, and project construction



## KING'S LANDING

- 7.5 acres
  - Property donation: \$2,800,000 value to Audubon Development
- City of Fort Pierce Site Plan Approved Development:
- Hotel: 140 room/8-story
  - Retail : 17,290 square feet
  - Restaurant : 35,085 square feet
  - Residential: 114 Units (106 Condos/8 Townhomes)
  - 153 projected direct jobs
  - \$140 million capital investment



# REDEVELOPMENT OF HD KING PROPERTY - Audubon Development



Kings Landing, an Audubon Development, is proposing redevelopment of the former H.D. King Plant brownfields site in the City of Fort Pierce to include a 140-key boutique hotel (110,000 square feet) with food and beverage amenities and services consistent with a Mainsail Development portfolio hotel. The Kings Landing mixed-use project offers the historic downtown waterfront revitalization corridor a long-awaited waterfront destination with new retail and boutique space, flavorful assortment of restaurants, and desirable downtown office space, in addition to 114 residential units comprised of 106 condos and 8 townhomes.



- 7.5 acres
- Property donation: \$2,800,000 value to Audubon Development

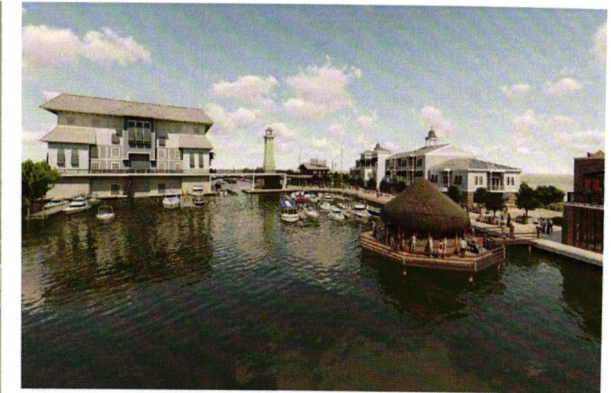
#### City of Fort Pierce Site Plan Approved Development:

- Hotel: 140 room/8-story
- Retail : 17,290 square feet
- Restaurant : 35,085 square feet
- Residential: 114 Units (106 Condos/8 Townhomes)
- 153 projected direct jobs
- \$140 million capital investment

# REDEVELOPMENT OF UNDERUTILIZED WATERFRONT - Fisherman's Wharf

Fisherman's Wharf is located at the southern end of the Port and a quarter mile from Kings Landing, acting as a buffer between the working port area and the historic downtown waterfront corridor. Recognizing the area is underutilized and a significant opportunity for a destination waterfront development, the Fort Pierce Redevelopment Agency sought redevelopment proposals and ultimately selected Pierce 1 Marina to redevelop the area.

Pierce 1 Marina acquired the 3.2 acre site for \$5,000,000, and will expend \$45 million on site clean up, new sea wall, bulkhead and docks, upgraded parking and construction. The project will consist of a mixed-use waterfront destination including a boathouse, restaurants, and retail.



- 3.2 acres
- Property sale: \$5,000,000 to Pierce 1 Marina

City of Fort Pierce Site Plan Approved Development:

- Mixed-use waterfront redevelopment
- Site Clean up and building tear down
- New docks
- Upgraded parking lots
- Boathouse: 49,000 square feet
- Restaurants: 11,150 square feet
- Retail: 15,000 square feet
- 131 projected direct jobs
- \$45 million capital investment

# REDEVELOPMENT OF PORT OF FORT PIERCE - DERECKTOR SHIPYARDS



The Port of Fort Pierce is comprised of 20 acres of waterfront land, adjacent to 67 acres owned privately, as well as 12 acres that housed the privately-owned Indian River Terminal. In 2015, St. Lucie County commissioned a Port Master Plan with four key recommendations: seek funding infrastructure; coordinate city and county codes for port development; reconstruct port entrance road and utility improvements; and engage a dialogue with seaport owners, community groups, city/county government and economic development to build alliances to refresh the port's vision and direction, and set strategies for revitalization. St. Lucie County expended over \$100,000 on the Port Master Plan. In 2017, the county acquired 12 acres of the port property for \$25 million to pursue private investment and job creation to help revitalize the waterfront, in addition to further costs for demolition of an aging and defunct packing house at an expense of \$150,984.32 and Brownfields designation at a cost of \$16,335.

In 2019, St. Lucie County and Derecktor Shipyards signed a long-term agreement for development and operation of a megayacht maintenance, repair and refit facility. The new shipyard will be the first facility designed and built specifically to accommodate power and sailing yachts in the 200 ft. range plus. Derecktor Shipyards has made substantial investments of over \$14 million including a new concrete apron of over 8 acres, and retrofit of an aged facility housing machine, wood, pipe and electrical shops. Additionally, the site is now home to the largest mobile boat hoist at 1,500 tons with drydock to accommodate vessels up to 5,000 tons.

# COMPLETED CAPITAL IMPROVEMENT PROJECTS - Downtown Waterfront Corridor



## FORT PIERCE CITY MARINA

Located directly across from the former King Plant site, the Fort Pierce City Marina is the largest downtown development project to date totaling in excess of **\$31.7 million**.

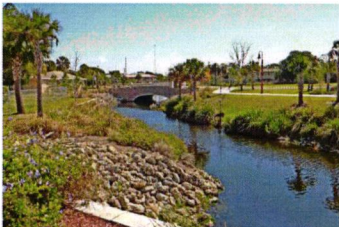
The Fort Pierce Marina was destroyed by back-to-back Hurricanes Frances and Jeanne in 2004. In response, the city embarked on a ten-year project to permit and construct a network of breakwater islands. A pilot project of the State of Florida, the islands have proven successful, innovative, and adaptable, while winning various technical awards and the Florida Main Street's Honor Award for outstanding public improvement.

Fort Pierce remains committed to utilizing creative methods to protect and improve the Indian River Lagoon. The Marina is home to fishing charter vessels, wildlife tours, and Freedom Boat club, and consists of 247 slips that can accommodate up to 274 vessels up to 140 feet in length, a gift shop, fueling capabilities and two restaurants.



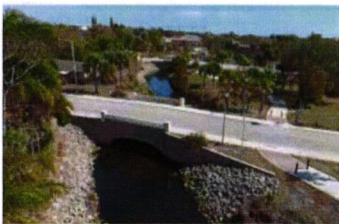
## VETERANS MEMORIAL PARK

The newly redesigned Veterans Memorial Park is a **\$2 million** stormwater project located adjacent to the former King Plant site. Not only does this project look absolutely beautiful and honor our veterans, it is also extremely effective in reducing pollutants and unwanted particles from entering our Indian River Lagoon.



## MOORE'S CREEK

Moore's Creek, which bisects the former King Plant site, is another stormwater project completed by the City of Fort Pierce. Improvements to Moore's Creek were made to provide water quality benefits to the existing 2,382-acre drainage basin that discharges into the creek and ultimately into the Indian River Lagoon. Improvements include the widening of the creek to provide additional storage capacity, installation of baffle boxes, and construction of littoral shelves.



## SEAWALL REPLACEMENT

The City is recently completed the seawall replacement project along both sides of Moore's Creek from 2nd Street to Indian River Drive. Approximately 1,044 feet of seawall was constructed in front of the existing seawall, secured with tiebacks and a wall cap encapsulating both the existing and new wall was installed. The total construction cost was **\$1,691,000**. A new linear connection from Avenue A to Moore's Creek is envisioned.



## CRABBY'S DOCKSIDE

Crabby's Dockside opened in 2020 after a **\$1.4 million** privately funded renovation for the two-story, 199 seat waterfront restaurant. Additionally, a new fuel dock and on-site improvements at the marina were made in the downtown waterfront corridor by the City of Fort Pierce at a cost of **\$890,000**.

# PARTIALLY FUNDED/FUTURE CAPITAL IMPROVEMENT PROJECTS



The City of Fort Pierce has prioritized the Downtown Waterfront Corridor for revitalization in their capital improvement plan. In 2018, St. Lucie County, the City of Port St. Lucie, the City of Fort Pierce and St. Lucie Village worked collaboratively on a referendum for a 1/2 cent sales tax for capital improvement projects that provide better roads, more sidewalks and cleaner river which was approved by over 55% of the voters.

The City of Fort Pierce allocated approximately **\$2 million** from the infrastructure surtax referendum for Indian River Drive and downtown waterfront corridor improvements estimated at **\$8,510,130**. These improvements include \$6,500,000 for Moore's Creek Bridge Replacement, identified in a 2018 St. Lucie County bridge report that the bridge is structurally deficient and functionally obsolete; \$1,903,930 for Indian River Drive Streetscapes; and 106,200 for A.E. Backus Avenue Pedestrian Enhancement.

# FUTURE WATERFRONT REDEVELOPMENT PROJECTS



**Image: Waterfront view from the Island Water Reclamation Facility on South Hutchinson Island.**

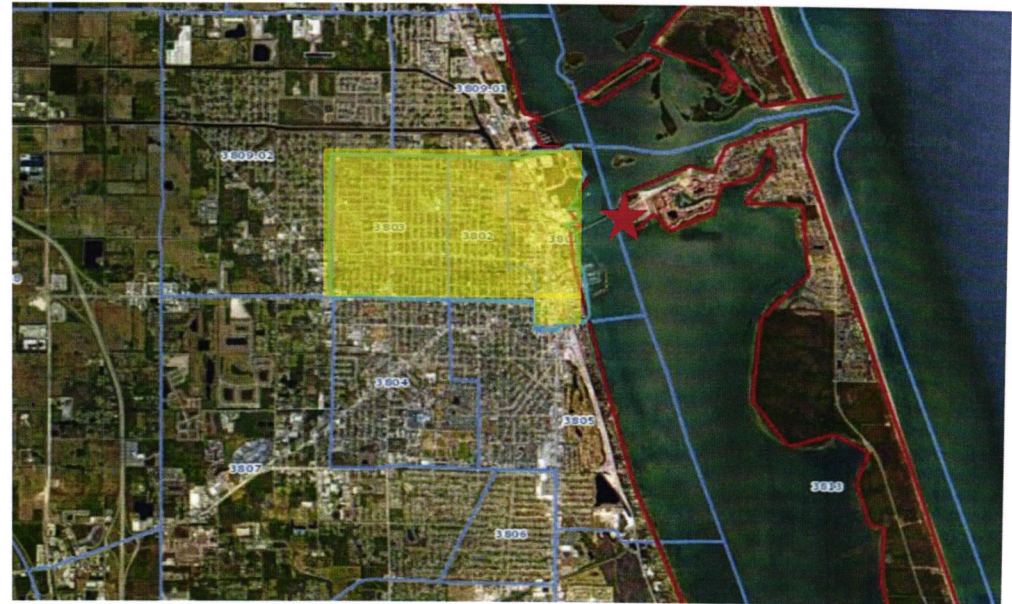
## RELOCATION OF THE WASTEWATER RECLAMATION FACILITY

Fort Pierce Utilities Authority is actively planning and preparing to relocate the existing Wastewater Reclamation Facility from its current location on prominent waterfront property for revitalization to an inland industrial area.

The 18.7 acre property is a 10 million gallon per day facility treating the area's wastewater from residential, commercial and industrial customers.

This relocation project represents significant economic revitalization and job creation opportunities for Fort Pierce, including the privately developed marina to the east and St. Lucie County owned property to the north.

**Image: Sample rendering of development opportunities for the newly-available property after relocation.**

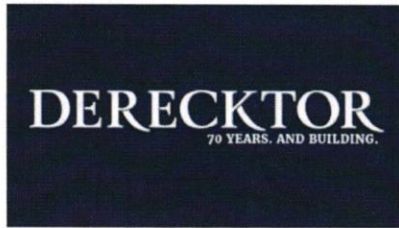


# DOWNTOWN FORT PIERCE MAIN STREET – Small Business District

- ✕ 2nd Street Bistro
- ✕ KrazyFish
- ✕ Subway
- ✕ Thai Pepper Restaurant
- ✕ The S&S Takeout
- ✕ Wasabi Thai Sushi
- ✕ Importico's Bakery Cafe
- ✕ 121 Tapas on the Water
- ✕ Cobb's Landing
- ✕ Taco Dive
- ✕ Sunrise City Cafe
- ✕ Casa Azteca Mexican Resta...
- ✕ The Cake Lady Custom Cakes
- ✕ Bratford Presents: The Fort S...
- ✕ Brooklyn Sweets
- ✕ Rooster In The Garden Ristor...
- ✕ Lorenzo's Italian Restaurant ...
- ✕ Old Fort Coffee Company
- ✕ The Pot Belli Deli Sandwich ...
- ✕ Uncle Carlos Gelato & Patis...
- ✕ Thirsty Turtle Seagrill
- ✕ 2nd Street Art
- ✕ Seriously Mixed Media
- ✕ Orange Avenue Studios
- ✕ Sailfish Brewing Company
- ✕ Bottom's Up Public House
- ✕ Pierced Ciderworks
- ✕ CenterState Bank
- ✕ Sun Trust
- ✕ Wells Fargo Bank
- ✕ Freedom Boat Club - Ft. Pier...
- ✕ Fort Pierce City Marina
- ✕ Paws Required
- ✕ Pampered Paws Pet Grooming
- ✕ Rummis Day Spa
- ✕ Legit Cuts Barber Shop
- ✕ Dermatich Day Spa
- ✕ Makeup Art By Mariola - Sun...
- ✕ Anytime Fitness
- ✕ Last Dragon Tattoo
- ✕ Rebecca's Organics
- ✕ Notions & Potions candles a...
- ✕ Taylor Creek Optical
- ✕ Varsity Sport Shop
- ✕ The Galleria of Pierce Harbor
- ✕ Rosslow's
- ✕ Sweet's Jewelers Inc
- ✕ Scented Dragon Fort Pierce
- ✕ Chaney's House O' Flowers
- ✕ Chic and Shore Things
- ✕ Noble Haus Inc.
- ✕ Nutrition World
- ✕ Jarvis Treasures Boutique
- ✕ Rizzo's Tobacco Emporium
- ✕ Madison Estate Gallery & Bo...
- ✕ East Coast Lumber & Supply
- ✕ Sunrise Theatre
- ✕ Black Box Theatre
- ✕ Manatee Observation and Ed...
- ✕ A.E. Backus Museum & Gallery
- ✕ House of Seven Gables



# TARGETED INDUSTRY ECONOMIC DEVELOPMENT - City of Fort Pierce



Industry: MARINE  
Property: 12 acres  
Capital Investment: \$14 million



Industry: LIFE SCIENCES  
Property: 22.36 acres  
Capital Investment: \$5 million (expansion #1)  
Capital Investment: \$100 million (expansion #2)



Industry: INDUSTRIAL DEVELOPMENT  
Property: 11 acres  
Facility Size: 225,000 square feet  
COMING SOON 2023



Industry: MANUFACTURING  
Property: 7.25 acres  
Capital Investment: \$11 million



Industry: PROFESSIONAL SERVICES  
Property: 3.7 acres  
Capital Investment: \$590,000



Industry: INDUSTRIAL DEVELOPMENT  
Property: 132 acres  
Facility Size: 1.1 million square feet  
COMING SOON 2022



Industry: MANUFACTURING  
Property: 11.83 acres  
Capital Investment: \$3.5 million



Industry: MANUFACTURER  
Property: 3.46 acres  
Capital Investment: \$2.5 million

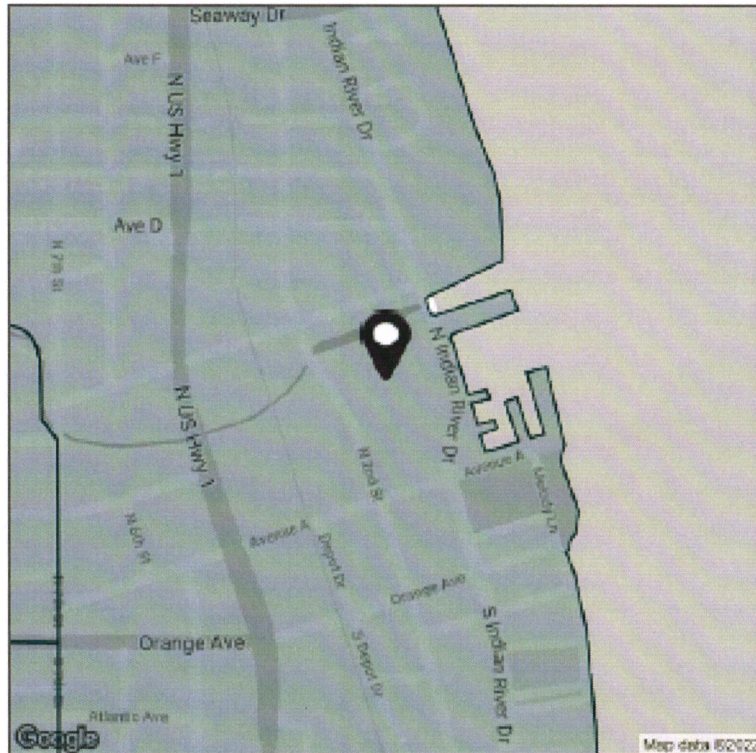


Industry: MARINE  
Property: 12.3 acres  
Capital Investment: \$25,267,319.30

# SBA HUBZone Map - Historic Downtown Waterfront Revitalization Corridor

## SBA HUBZone Qualification Report

[View on HUBZone Map](#)



27.450364°, -80.324220°



Qualified HUBZone

Census Tract

### Designation Details

#### Census Tract

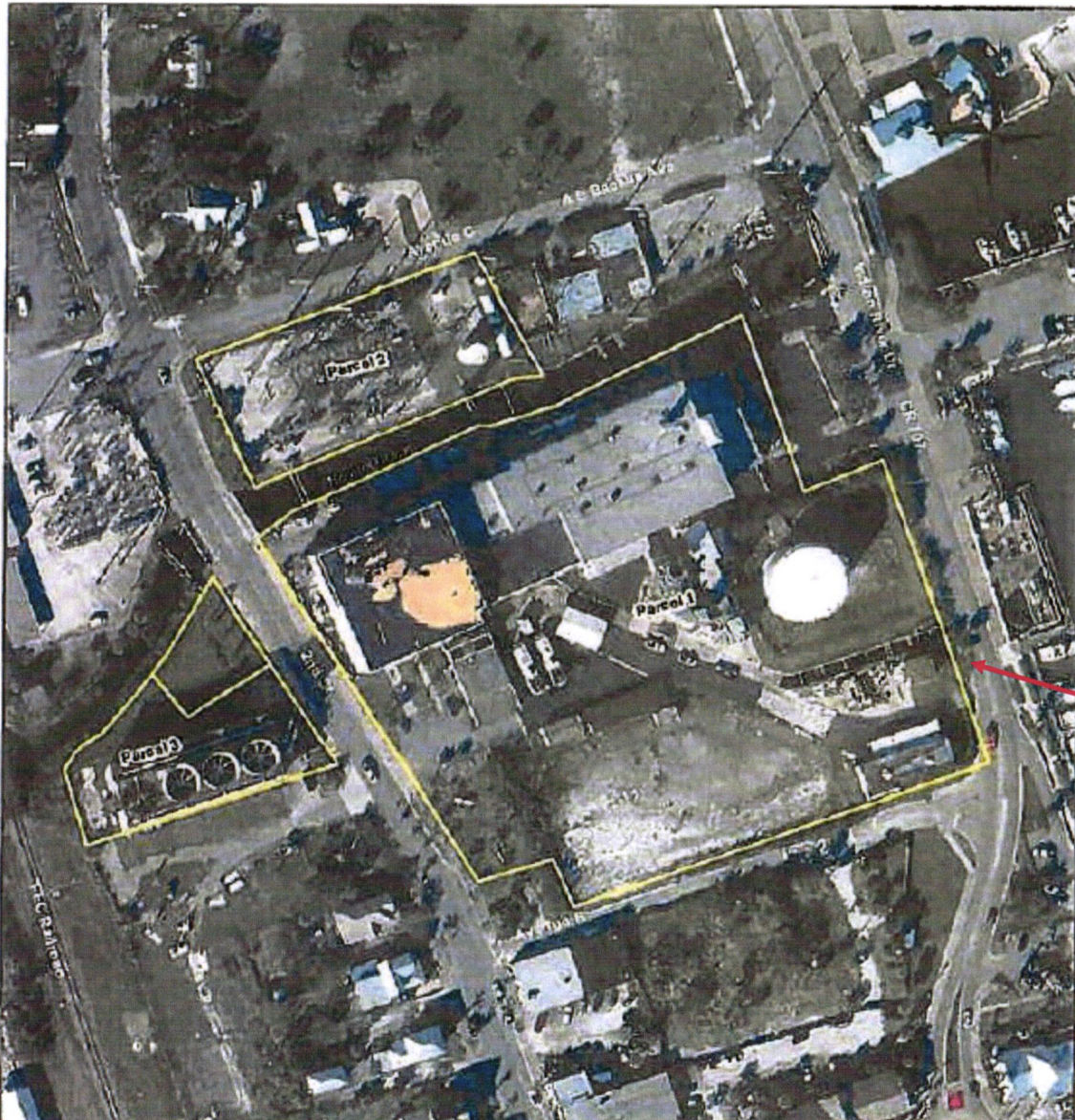
Tract ID:	12111380100
County:	St. Lucie County
State:	FL

# OPPORTUNITY ZONE Map - City of Fort Pierce



# BROWNFIELDS MAP - Former H.D. King Powerplant (Kings Landing Project)

The former H.D. King site was the former home of the electricity generating facility for Fort Pierce Utilities Authority. The facility was demolished in 2008 and the site had gone through a series of soil remediation processes. The City of Fort Pierce has expended **\$4 million** for clean up of the former brown-fields site and has allocated another **\$170,000** for the remaining clean up. The site offers 7.13 acres for redevelopment.





# Indian River Drive Reconstruction

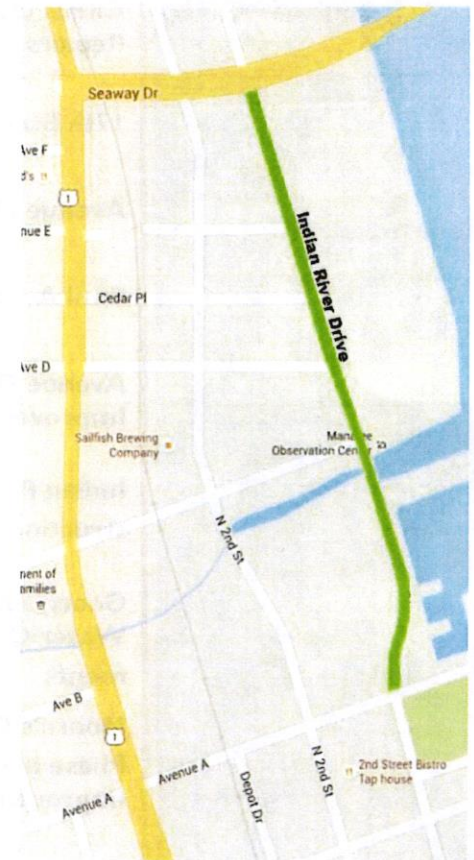
- Project Limits: Ave. A to Seaway Dr.

## Project Summary

This is a proposed roadway project that entails the addition of on-street parking, drainage replacement, streetscape improvements and raised pedestrian crosswalks at the Manatee Center and Riverwalk Center.

## Project Benefits

Revitalization of this corridor (0.38 miles) which provides a connection from the beach areas to downtown Fort Pierce, is another step in revitalizing the City. Due to the number of events that take place in the downtown area, additional on-street parking and enhanced pedestrian crossings are needed.



**Total Project Cost:**  
**\$2,070,000**

## Project Costs

Engineering: \$80,850 - **Unfunded**  
Construction: \$1,989,150 - **Unfunded**

Prepared by:  
City of Fort Pierce  
Engineering Department

Revised: March 2018



## Proposed Projects –2018 Surtax Referendum

PROJECT	LIMITS	PROJECT TYPE	TOTAL COST
<b>13th Street Revitalization</b>	Virginia Ave. to Orange Ave. Ave. E to Ave. Q	Complete Street Reconstruction	\$14,426,976
<b>Street Resurfacing</b>	Citywide	Resurfacing	\$16,599,497
<b>Citrus Overpass Bridge Repairs</b>	US 1 to S. 2nd Street	Maintenance	\$335,000
<b>17th Street Revitalization</b>	Orange Ave. to Ave. D	Complete Street Reconstruction	\$1,833,146
<b>Avenue I Revitalization</b>	13th Street to 25th Street	Complete Street Reconstruction	\$2,824,545
<b>Emil Avenue Sidewalk</b>	US 1 to Oleander Ave.	Pedestrian Enhancement	\$560,000
<b>Avenue D Streetscape Improvements</b>	US 1 to Indian River Dr.	Complete Street Reconstruction	\$1,603,840
<b>Indian River Drive Reconstruction</b>	Ave. A to Seaway Dr.	Complete Street Reconstruction	\$2,070,000
<b>Georgia Avenue Basin Water Quality Improvements</b>	Georgia Ave. Drainage Basin	Water Quality / Flood Protection	\$980,000
<b>Moore's Creek Linear Park Phase II Stormwater Improvements</b>	15th Street to 33rd Street	Water Quality / Flood Protection	\$7,772,800
<b>ESTIMATED CONSTRUCTION COST</b>			<b>\$49,005,804</b>

Prepared by:  
City of Fort Pierce  
Engineering Department

Revised: March 2018