



REDEVELOPMENT OF **FISHERMAN'S WHARF**

City Commission • November 21, 2022



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.





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**.

Fisherman's Wharf Timeline



Issued Request for Proposals for Redevelopment of Fisherman's Wharf in June 2020.



Executed Purchase and Development Agreement with Pierce 1 Marina on August 16, 2021.



Subsequently executed two amendments extending the deadlines for the City to cure the title and survey objections.



Deadline for City/FPRA to cure Title and Survey Objections: March 1, 2023

PUBLIC IMPROVEMENTS



Enhanced public access to the waterfront



Relocation / enhancement of public boat ramp



ROW improvement of Fisherman's Wharf (street)



Improved Public Parking



Public Access to Waterfront



Easement for Public Access. Pierce shall grant an easement giving public access through the Project to the waterfront, and along the Project's boardwalks, boat slips and marina basin. The location of such easement shall be set forth in the Site Plan and subject to review and approval by the City pursuant to the City's site plan review and approval process.

Pierce will obtain approval from the County and/or City, as needed for the **relocation of the existing boat ramp** (the "Boat Ramp") from the Property to a location outside of the Property. If Pierce does not terminate this Agreement as set forth in Paragraph 5.d below, then Pierce will be responsible for the entire cost to relocate the Boat Ramp and to repay the amount due to the Florida Inland Navigational District ("FIND") with respect to the grant for the existing Boat Ramp.

Second Amendment:

If the removal, discharge or cure of the Title Objection relating to the Fisherman's Wharf Bulkhead Boat Ramp and Basin (Phase 1) Project Agreement recorded in Official Records Book 4131, Page 2060 (the "Boat Ramp Agreement") requires any payment or contribution of land by Pierce, for the removal of the Boat Ramp Agreement as an encumbrance of the title to the Property or for the relocation of the boat ramp located thereon, then the value of such payment or contribution shall be subject to written approval by Pierce.

Title Objections

An aerial photograph of a waterfront construction site. In the foreground, there are several large, flat-roofed industrial buildings and a paved area. A body of water is visible in the middle ground, with a long bridge extending across it towards the right. In the background, there are more buildings and a city skyline under a clear sky. The overall scene is a mix of industrial and urban waterfront development.

Trustees of the Internal Improvement Fund of Florida Reversionary Rights.

Fisherman's Wharf Bulkhead Boat Ramp and Basin (Phase 1) Project Agreement and site dedication.

Fisherman's Wharf Boat Ramp Agreement

An aerial photograph of a long bridge spanning a large body of water. In the foreground, there is a construction site with various pieces of equipment and materials. The background shows a large body of water with some landmasses and buildings in the distance.

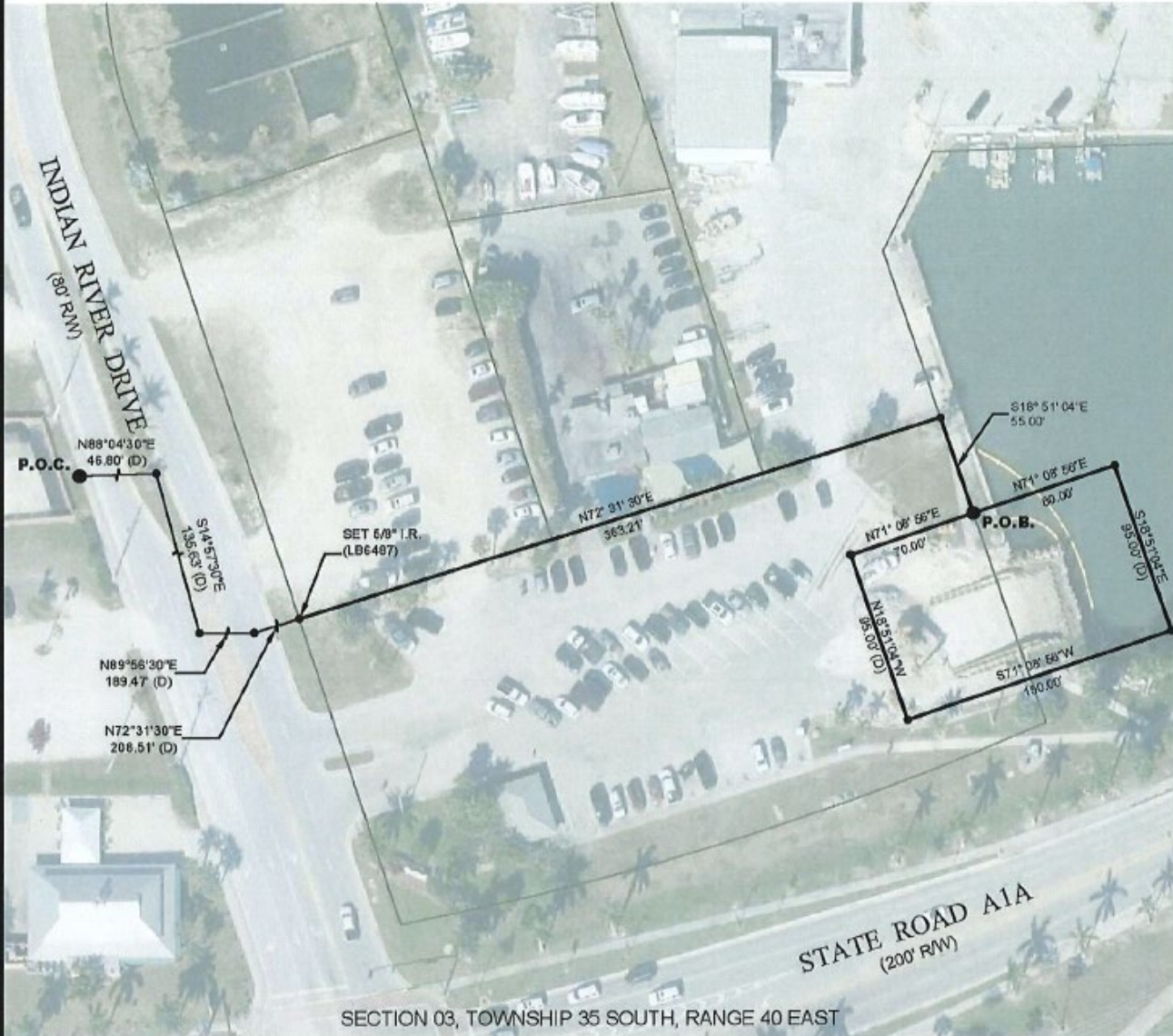
November 17, 2015

Interlocal Agreement to provide cooperation for development of Port of Fort Pierce

December 19, 2017

Fisherman's Wharf Bulkhead Boat Ramp and Basin Project Agreement

SKETCH OF PROJECT BOUNDARY



SECTION 03, TOWNSHIP 35 SOUTH, RANGE 40 EAST

March 29, 2022
Site Dedication executed to satisfy outstanding requirement from FIND Agreement.

Staff's Recommendation

In order to cure title objections raised by the developer of Fisherman's Wharf, staff recommends the termination of the Fisherman's Wharf Bulkhead Boat Ramp and Basin (Phase I) Project Agreement.