

ST. ANASTASIA'S SCHOOL



OLD ST. ANASTASIA MASTER PLAN

Exterior Renovation - Before



Exterior Renovation - After



FPRA PLAN

The Fort Pierce Redevelopment Agency (FPRA) recognizes the importance of restoring and developing the Old St. Anastasia Church, a cherished historical landmark in Fort Pierce. Built in 1914, this building holds significant architectural value and stands as a testament to the area's rich heritage.

With the building's exterior restored to its original appearance, preserving its historical integrity, both the structure and its surrounding property offers a unique opportunity for adaptive reuse that respects its historical significance while meeting contemporary community needs.

FPRA PLAN

This project directly supports the FPRA's broader strategy of **"re-setting" the economic base** by leveraging historical and cultural assets—like Old St. Anastasia—to generate community value, attract investment, and support local entrepreneurs.

The vision includes:

- Connecting neighborhoods to downtown jobs, the waterfront, and commercial hubs
- Revitalizing the Peacock Arts District through multi-modal streetscape improvements
- Supporting small businesses and cultural tourism

ANASTASIA HALL *Model Block*

EXISTING

- Lack of development creates large, vacant, dust and sand pits.
- On street parking is available for future businesses.
- Lack of urban character.

PROPOSED

- Long lots and extended residences added, with offset from existing structures.
- Scale of existing Anastasia Hall 'respected' and unmatched, to allow emphasis on the existing architectural character.
- Increased residential density will encourage more commercial growth on the nearby streets.
- One and two story commercial oriented towards the street and immediate side street intersection, with parking behind the buildings.

OVERVIEW

Celebrating the existing to reveal the new is at the foundation of growth in Fort Pierce. Here, at the corner of 10th and Orange Avenue, stands a testament to the architectural history and story of the community. This aesthetic history must be preserved and respected.

Additional commercial structures are proposed, pushed to the front setback to better engage the street while setting new development apart from historic, adding weight and gravity to the existing architecture.

The large block is further broken up by introducing residences in the northern portion of the block. Elongated lots allow for increased residential density while increasing housing options for residents. These homes also serve as a 'soft transition' into the existing neighborhoods, incrementally reducing development intensity from commercial to multifamily to single family home.

CELEBRATE MAIN STREET | EXPAND HOUSING | RESPECT AESTHETIC STORY

PROJECT OVERVIEW

Consultant: **Cotleur & Hearing**

Project Location: **910 Orange Avenue, Fort Pierce, FL**

Total Fee: **\$125,975**

Project Duration: **40–54 Weeks**

Cotleur & Hearing will lead the master planning of the Old St. Anastasia site. The effort will assess site potential, create adaptive reuse concepts, and develop a community-informed plan that enhances public space while preserving the site's historical value. Additional expertise will be provided by the following subconsultants:

- REG Architects: Historic Preservation
- Engenuity Group: Surveying Services
- CRE Valuation Services Treasure Coast: Feasibility Analysis



Property Owner: Fort Pierce
Redevelopment Agency
Building Location: 910 Orange Avenue

Parcel Information:
1.2410-604-0173-000-2 0.71 Acres
2.2410-604-0141-000-9 2.02 Acres
3.2410-604-0169-000-1 0.79 Acres

KEY SERVICES & DELIVERABLES

1. Project Kick-Off & Site Evaluation

- Kick-off meeting with FPRA & City Department Heads
- Data collection and site inventory
- Landscape and utility assessments
- Full survey by Engenuity Group

2. Community Engagement

- Online survey
- In-person community charrette
- Stakeholder interviews

3. Historic Preservation (REG Architects)

- Archival research and building scan
- Condition assessments
- Up to three adaptive reuse concepts
- Final Historic Resources Report

4. Feasibility Study (CRE Valuation Services)

- Market study and economic analysis
- Review of two reuse concepts
- Assessment of viability and sustainability

5. Conceptual Master Planning

- Development of three unique master plan concepts will be developed, each offering unique design ideas and innovative approaches for the reimagined Old St. Anastasia

6. Final Conceptual Master Plan

- Based on community & FPRA feedback, a final comprehensive master plan will be presented with renderings, 3D visuals, and inspiration boards.