



# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan





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## *Table of Contents*



3. Executive Summary
4. Project Area Description
5. Project Boundary Map
6. Project Boundary Map: wide angle
7. Project Area Map with Buffer/Connectivity needs
8. Project Objectives and Desired Outcomes
9. Public and Elected Official Input
12. Online Workshop Results
13. Conceptual Site Plan
14. Street Sections addressing massing, scale, height, build-to lines, lighting and street trees
  - A. Fisherman's Wharf
  - B. Indian River Drive
  - C. Second Street
17. Wayfinding design, Street Furniture, Lighting options
18. Perspective Conceptual Renderings
20. Issues for Future Study



# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

## *Executive Summary*

Fisherman's Wharf Redevelopment Plan is a joint community planning effort between St. Lucie County and the City of Fort Pierce, supported by a grant from the Florida Department of Economic Opportunity. The Plan is to serve as a guide to the development of a high quality "transition zone" between the existing residential, retail and recreational areas of Historic Downtown Fort Pierce and the industrial, job-creating areas of the Port of Ft. Pierce. The Plan identifies the facilities and infrastructure needed to support the anticipated business and operational needs within the redevelopment zone, including:

- Street and street intersection design and amenity features;
- Wayfinding signage and information systems;
- Landscaping;
- Architectural responses to climate, such as shading;
- Street furnishings;
- Lighting options;
- Massing, scale, height and setbacks for building frontage along the street; and,
- Location of parking and stormwater management facilities.

As a result of this local planning effort, stakeholder outreach and elected official input, the Plan proposes to redevelop Fisherman's Wharf by building on the existing strengths of this active working commercial and recreational waterfront. In recognition of the high level of community support for local boating use, it proposes the expansion of the existing public boat ramps and boat trailer parking options; it proposes extending and improving the public's linear access along the waterfront, which originates in Downtown Fort Pierce, by adding two new public plazas and an improved promenade along the waterfront;



it proposes the retention and expansion of the existing and historic restaurant, bar and entertainment uses in the area; it recognizes the value and importance of the existing marine retail uses, through the opening up the possibility of establishing an active retail/wholesale opportunity for commercial fisheries and seafood markets, and it includes the option of providing a location for short-term stay accommodations that can be marketed to support the local sport fishing needs.

The Plan contemplates a varied mix of building types and uses. Building Heights can range from 1 to 5 stories. The plan contemplates the inclusion of a tiered parking structure in order to minimize surface parking consumption of the scarce land resources in the planning area. The plan contemplates the inclusion of occupiable floors above any parking structure in order to take full advantage of the vistas that the higher elevations offer, and the plan contemplates the impletion of a compete streets program where pedestrian and retail activities are encouraged throughout the study area. .



# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

## *Discussion of Project Area*



Fisherman's Wharf is a 24.5 acre mixed use area in the City of Ft. Pierce, lying between the industrial Port to the north and the designated historic districts of Downtown Ft. Pierce and Edgartown to the south.

Current uses in the project area include restaurants, a small marina, boat storage, boat ramps, boat rentals, boat sales, bait and tackle supply shops and a limited amount of multi-family residential uses.

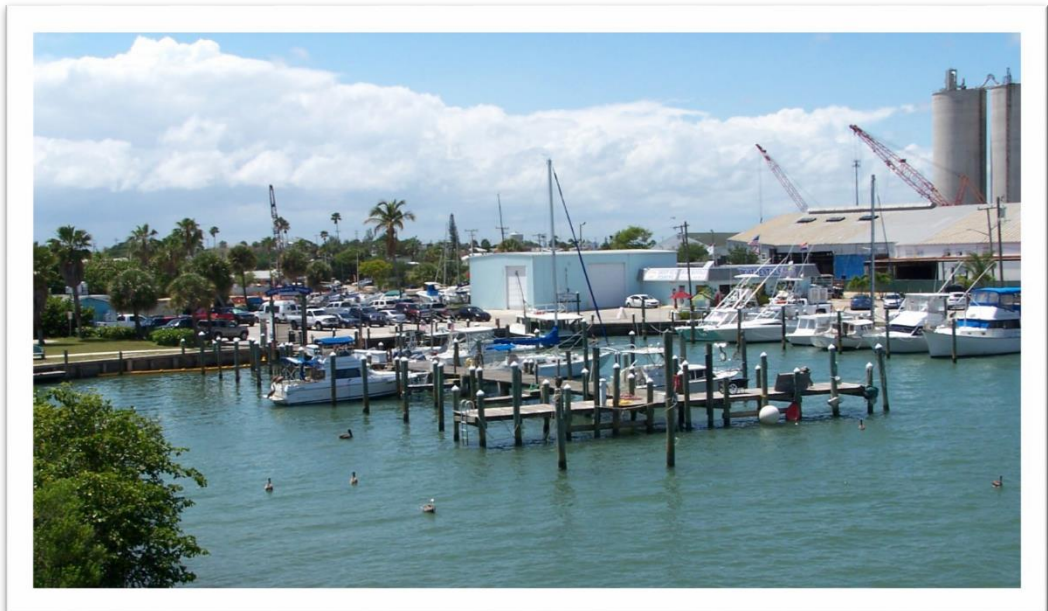
While the restaurants, boat ramps and marine commercial uses are popular destinations for locals and tourists alike, the majority of the land area is underutilized, with many buildings and structures being removed from the area following to 2004/2005 hurricane season impacts on the Ft. Pierce area.

The East Coast Greenway Trail will extend through this area, and this planning exercise allowed the opportunity to site the trail through the planning area

The 'Fisherman's Wharf' boat ramps and marina are well-used as the Fort Pierce Inlet is located directly to the east of the planning area, with no bridge impedances between the ramps and the open ocean. The Ft. Pierce Inlet is recognized as being one of the safest to navigate along Florida's east coast and leads to world class recreational fishing off the coast of St. Lucie County.

The Port of Fort Pierce has been identified by the St. Lucie County Board of County Commissioners and the Fort Pierce City Commission as a strategic redevelopment priority. This Priority designation is for the purpose of encouraging the creation of quality marine industrial and marine commercial jobs.

The Edgartown Historic District, lying to the south of the project planning area, is a locally designated historic district, and the site of the original settlement area of what is now the City of Fort Pierce.



This area was first settled in the in the late 1800's as a small fishing village along the Indian River Lagoon. There remain today many small, 1 and 2 story, frame vernacular structures, in this area that are being redeveloped into a residential and mixed use neighborhood. This area serves as a transition zone into a vibrant Downtown historic district.

East of the Edgartown Historic district, is the City's Riverwalk Park District. This area of public property along the water has for many years served the public as recreational and cultural location. Anchoring this area is the Ft. Pierce Riverwalk Community Center, the AE Baucus Art Museum and the Ft. Pierce Manatee Education Center. Uses in the area are generally passive in nature, with several small local festivals and community events held in the area during the year.

During the project planning and community input process, comments were solicited from both the Ft. Pierce City Commission and the St. Lucie County Board of County Commissioners. While land use zoning authority for the Fisherman's Wharf area rests within the City of Ft. Pierce, the Board of County Commissioners serves as the regulating authority for the Port of Ft. Pierce, and is responsible for its overall master planning and consistency with State regulations. Together the Ft. Pierce City Commission and the SLC Board of County Commissioners have recognized the high community value that a commercially viable mixed use activity center in the Fisherman's Wharf area will have. Integration of the land use proposed for this area with the surrounding area is seen as being critical to the success of the Ft. Pierce Waterfront.

As noted, to the south of the Fisherman's Wharf area are the Riverwalk and

Edgartown districts. These areas provide for a lower intensity transition to the more densely active areas of Downtown Ft. Pierce. Both the City of Ft. Pierce and St. Lucie County have for many years actively sought to make the downtown area of Ft. Pierce and its surrounding neighborhoods and districts, vibrant and active community places, most notably after normal business hours.

To develop these areas into fully vibrant activity centers, there need not only to be attractors, such as the proposed redevelopment plans for the Fisherman's Wharf area contemplates, but there needs to be complementary business and residential uses in the surrounding area that can provide feeder traffic into the "Wharf" area itself. To that end, although outside of the planning scope of this particular master planning project, it is recommended that consideration be given to encouraging the development/redevelopment of the west side of portions of North Indian River Drive with a mix of higher density residential and neighborhood uses to support retail. Properly designed buildings along this frontage can, from a place making point of view, provide an opportunity to take advantage of the open water views of the Indian River Lagoon and at the same time help to establish the necessary populous dynamic that is needed for businesses to effectively serve an area. Presently there are several residential buildings in this area and there have been proposals for others.

It is important to note that any successfully vibrant urban environment, is at its roots, the sum of many divergent parts. It is the objective of both the City of Ft. Pierce and the St. Lucie County Board of County Commissioners to take the diverse parts of the Ft. Pierce Waterfront and integrate them in a manner that provides for the vitality, activity and simple ambiance that makes this area a 'livable' waterfront community.



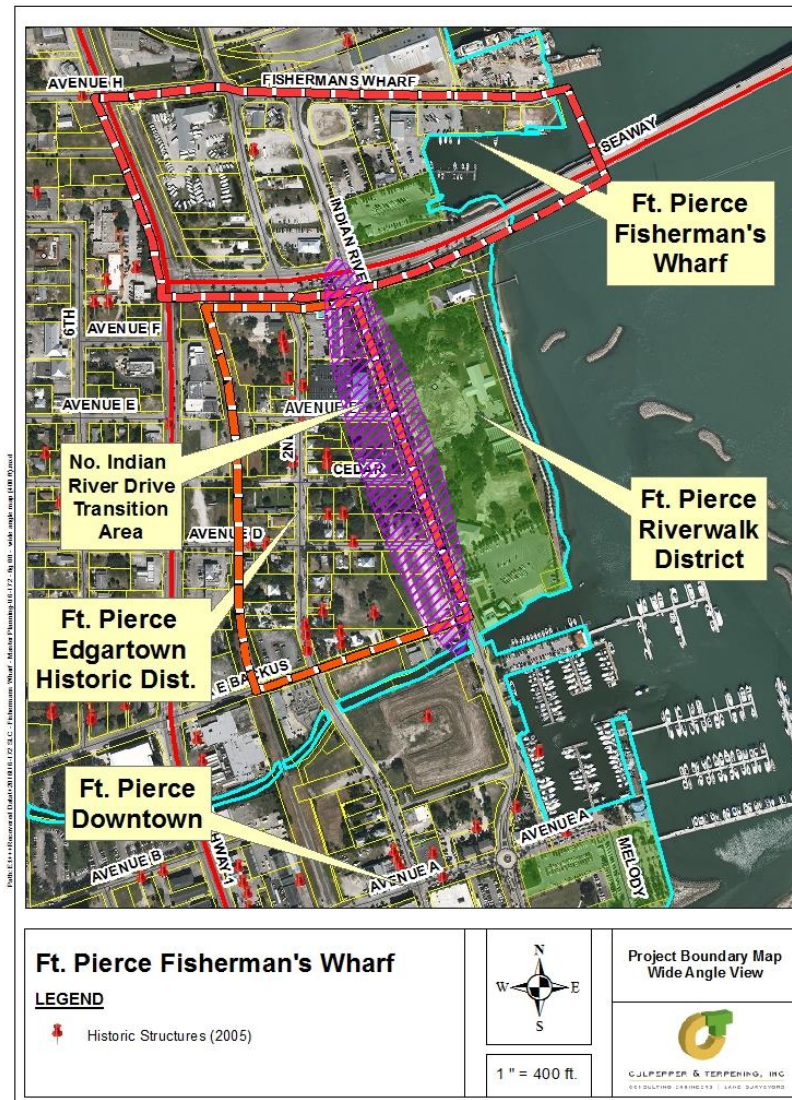
# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan Project Boundary Map





# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

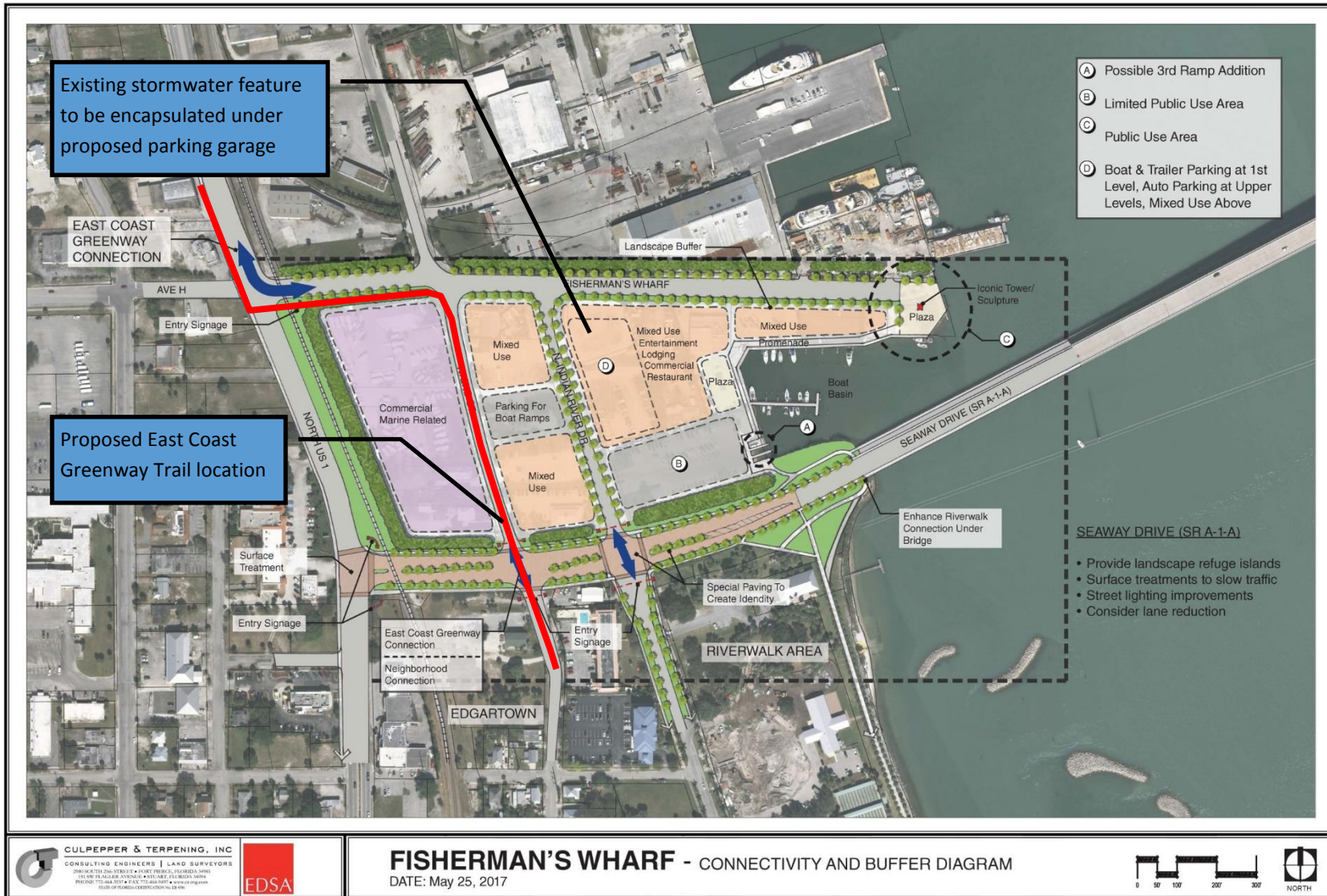
*Project Boundary Map: Wide Angle*





# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

## Project Boundary Map w/ Buffers

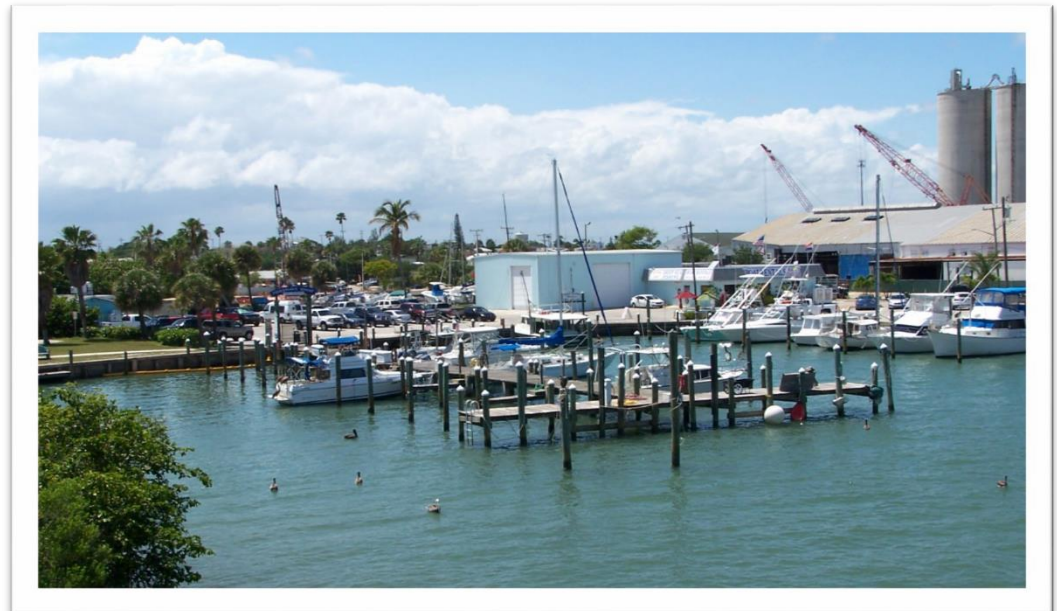




# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

## *Project Objectives and Desired Outcomes*

1. Redevelop Fisherman's Wharf as a high quality buffer/Transition Zone between the industrial areas of the Port of Fort Pierce and the mixed use historic districts to the south.
2. Build on the existing strengths of recreational and commercial fishing. Retain or expand existing boat ramp access, including boat trailer parking options.
3. Move the program of public access to the Ft. Pierce Waterfront from the center of the industrial port area (Harbor Point property) and invest in quality public access at Fisherman's Wharf.
4. Create safe, pedestrian and bike-friendly access between Fisherman's Wharf and other areas of Ft. Pierce with focus into the Riverwalk Park and Edgartown districts adjacent to the Downtown Fort Pierce area.
5. Retain popular uses and businesses in the Ft. Pierce Fisherman's Wharf area.





# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

## *Public & Elected Official Input*



The Draft Fisherman's Wharf Draft Urban Design Concepts Report was presented to the St. Lucie County Commission on April 18, 2017 and to the Fort Pierce City Commission on April 17, 2017.

### **Fort Pierce City Commission feedback:**

1. Focusing redevelopment on an existing strength (its recreational fishing and auxiliary uses) is in keeping with the policy direction of the Ft. Pierce City Commission.
2. Expanding the number of boat ramps from two to three, meets a community need.
3. Expanding the amount of boat trailer parking should be addressed in the final plan.
4. Integrating limited short term stay or limited residential uses may be appropriate, if such uses are marketed to those wanting simple accommodations next to a working port with attendant noise, dust, vibration and odors.
5. Retaining and expanding linear public access to the water is an important public benefit, in line with City policy.

6. Ensure retention of valued tenants in the planning area.
7. Heavy landscape is an important buffer component between the working port and the Fisherman's Wharf area
8. The neighborhood is a working man's port where people boat and fish
9. Pedestrian connections are difficult across Seaway Drive. The Drive is wide, and the traffic off the bridge is fast moving. People are concerned about what they will find in the under bridge pedestrian connection. Consider alternatives, perhaps to be studied in the future.
10. Like the 4-5 story building height for this area.



# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

## Public & Elected Official Input



11. Good buffer option between working industrial port and historic districts to the south.

### St. Lucie County

#### Board of County Commissioners' feedback:

1. Ensure no incompatible uses are developed adjacent to the working port area.
2. Clarify through layer management the arrangement of existing and proposed uses. For instance, call out the location and treatment of the existing stormwater retention area.
3. Retention of existing popular businesses is key to the success of any plan, even though the business may be housed in a new structure as a result of the plan.
4. Engage stakeholders through a public workshop.

#### **Stakeholder Workshops:**

Stakeholder and Property Owner Public Workshop (public notice): April 28, 2017

Fort Pierce First United Methodist  
Congregation (by invitation)

Presentation to Hibiscus Park (Fort Pierce)  
Neighborhood Association (by invitation)

#### **Stakeholder Workshops feedback:**

*Desirable:* Additional boat ramp(s), Additional boat trailer parking, more fish cleaning stations, open plaza, Parking Garage elevation rendering appearance

*Undesirable:* To lose tenants like 12 A Buoy restaurant and Captain's Galley Restaurant

*Concerns:* The first story of the parking garage may not be able to accommodate the height and turning radius of Boat Trailer Parking, as proposed in the draft report. Feasibility of valet boat trailer parking also a concern.

- Safety features should include wider sidewalks and better pedestrian connections to Downtown, better lighting, bicycle lanes, above





# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

## Public & Elected Official Input



- street walkways, a waterfront promenade along the entire planning area and a buffer between the east and west port areas.
- In order to improve circulation, stakeholders suggest additional loading and boat launch areas, more boat trailer storage areas, and better signage. There were individual comments suggesting the relocation of the boat ramps to the north end of the port, within the industrial port area. Another comment suggested closure of the boat ramp altogether.
- Stakeholders suggested ideal uses should include: fishing and other retail shops, restaurants, vacation rentals, hotels, seafood markets, wholesale commercial fisheries, bait and tackle establishments and bars and entertainment.
- Most respondents supported the concept of vacation rentals as a short term stay use as opposed to resort hotel. There is a market for overnight stay accommodations to support the recreational fishing amenities offered out of the Fort Pierce Inlet and Indian River Lagoon.

- There is also some interest in residential units, provided that the occupants understand and appreciate the proximity to a working port with attendant noise, dust, vibration and odors.



Example of stakeholder markup, submitted online



# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

## Online Workshop



### Outreach Methods:

The Online Workshop was publicized via two televised Commission meetings, the County webpage, and County social media including Facebook and Twitter.

### Outreach Analytics:

Clicks: 514

Average User Time per Page: 1m 55s

Number of Surveys Completed: 19

Demographics: Over three-fourth of the respondents to the web-based workshop are fulltime St. Lucie County residence. All are of varying age groups between the ages of 18-74 with the majority group falling within the 55-64 year old age range.

### Summary of Online Workshop Comment:

*What do you like about the area now?*

- Restaurants, location, view, boat ramps, "Salty feel..Not difficult to imagine commercial fishermen unloading and treasure hunters returning with bounty."

*What do you like about the Urban Components Report?*

- Warehouse district idea, a good transition between working port and residential area, a positive expansion of Downtown Fort Pierce

*What can be improved in the Plan?*

- Create a treasure museum to build on the history of the 1715 Fleet, more commercial/industrial uses, train station adjacent to the FEC RR tracks, create focal point, and add elevated pedestrian bridge over Sea- way Drive.

*Best uses for the area? (Listed in order of votes)*

- Fishing Retail shops, Seafood Markets, Restaurants, Entertainment, Bars, Boat Services, Hotel, Vacation Rentals, Wholesale Fisheries, Treasure Museum, Condos, Glamping

*Most desirable amenities to include/expand:*

- Expand boat ramps and fish cleaning stations, Open public plaza, Boat fueling station, rooftop observation tower, additional floating docks.

### Other comments

- "The State of FL has hundreds of millions of 1715 shipwreck treasure recovered within miles, locked away in Tampa, FL. The public doesn't even know about this and it could be a serious draw for the Treasure Coast!" "We should have the finest treasure Museum in the world and it should be situated at Fisherman's Wharf." "Think About the vast jewels, gold and silver coins displayed at free exhibits. People would talk about it! Talking about Ft Pierce is what we need to grow tourism!"
- "Very excited to see this area being updated and upgraded. Can't wait!"

[www.fishermanswharflc.org](http://www.fishermanswharflc.org)



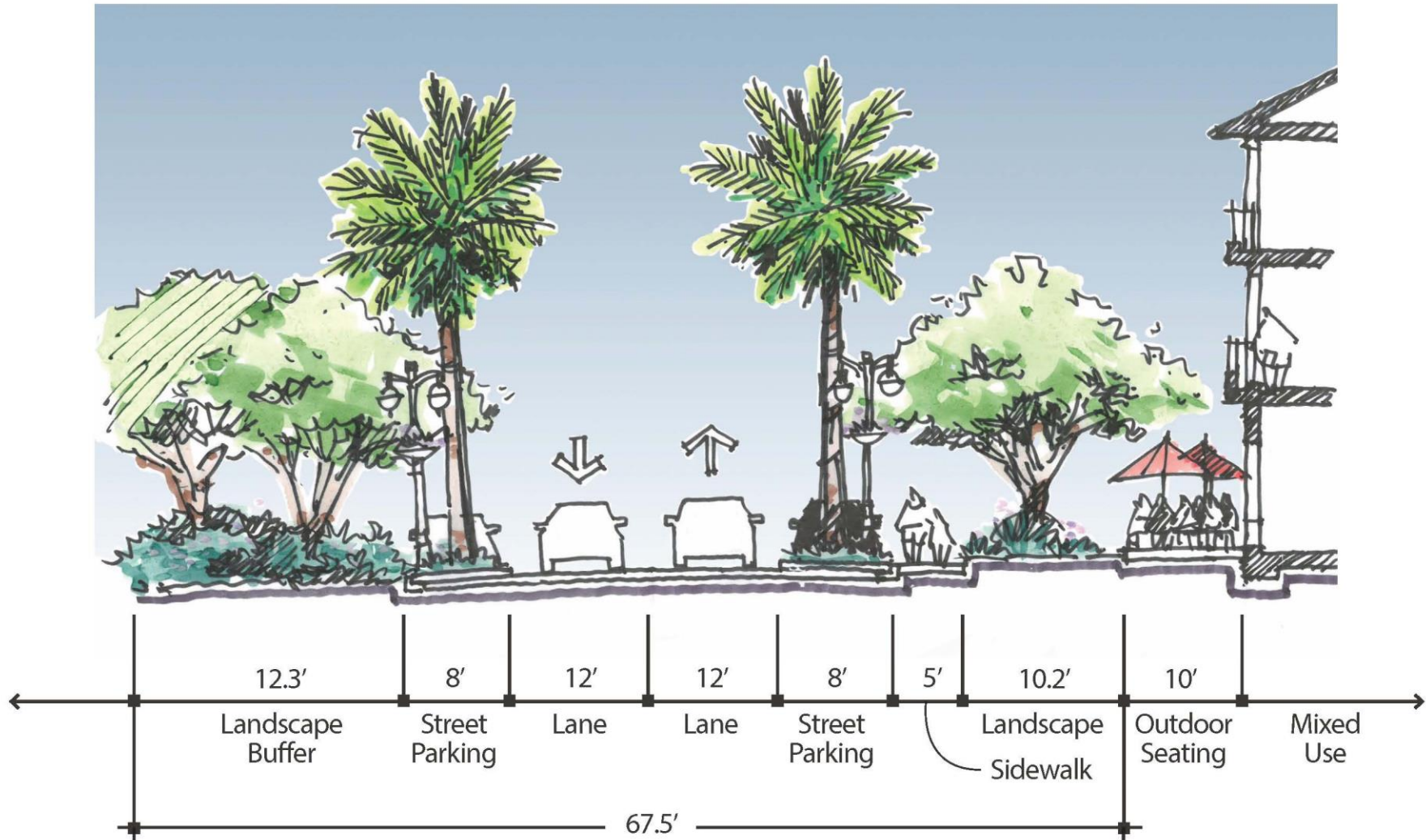
# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan Conceptual Site Plan





# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

Street Section: Fisherman's Wharf

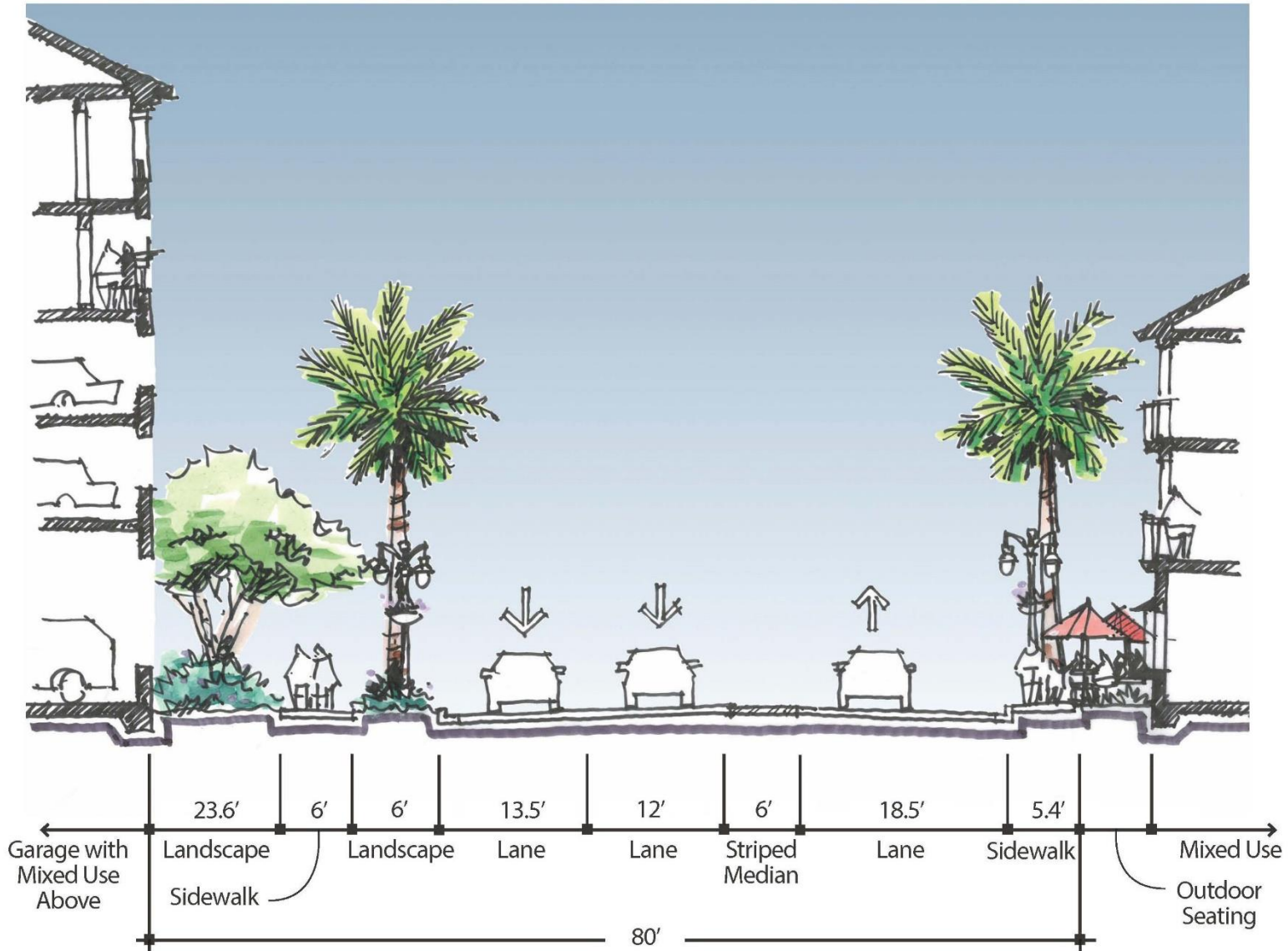


**SECTION A-A' FISHERMAN'S WHARF**



# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

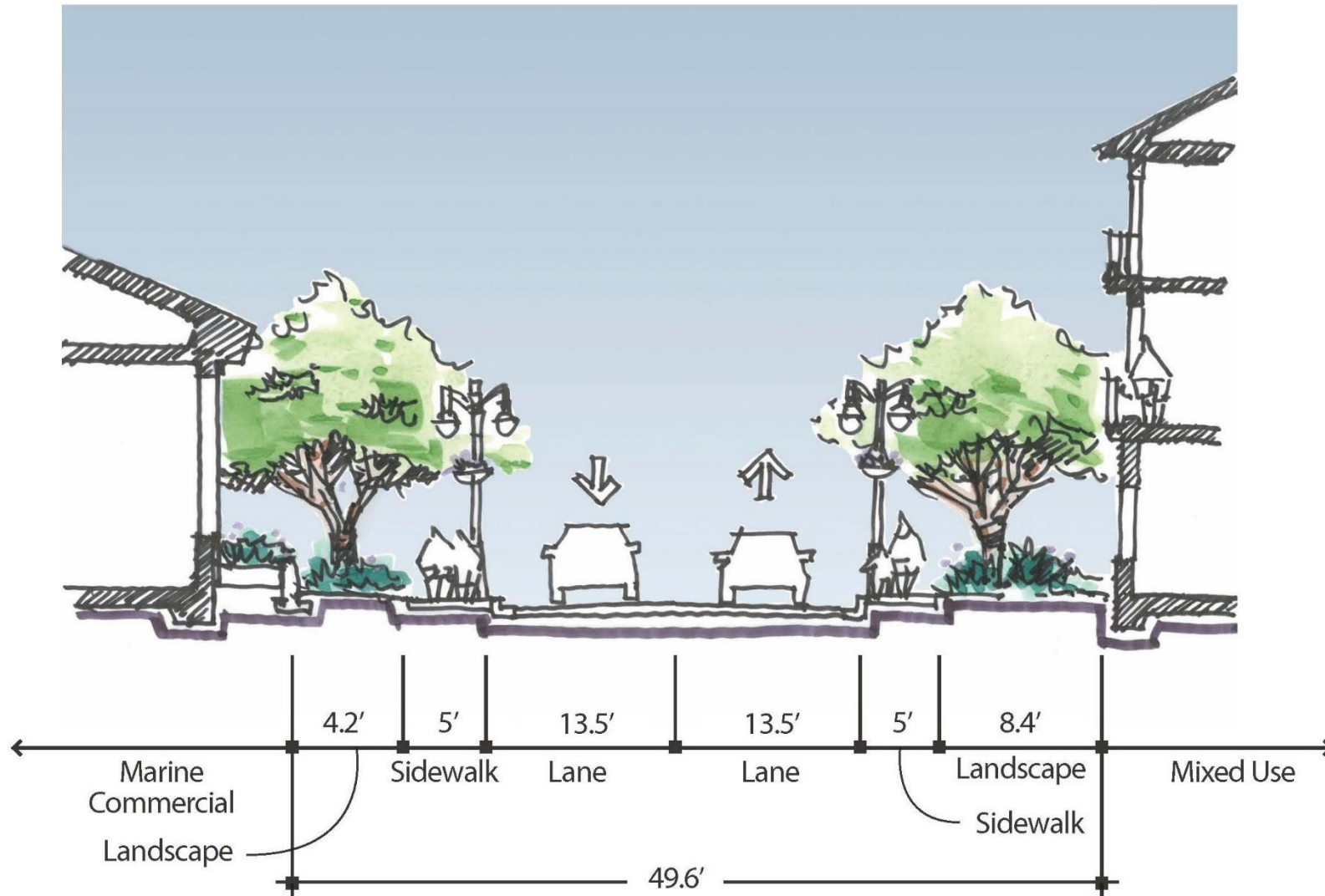
Street Section: Indian River Drive



SECTION C-C' N INDIAN RIVER

# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

Street Section: North Second Street



**SECTION B-B' N 2ND ST.WHARF**



# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

## Wayfinding, Lighting, Landscaping



BENCHES



DINING AREA



BIKE RACK & TRASH BIN



PLANTER



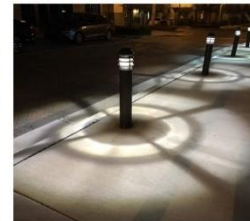
ROAD LIGHT



PEDESTRIAN LIGHT - POLE



PEDESTRIAN LIGHT - BOLLARD



ENTRY SIGNAGE



OVERHEAD SIGNAGE



PLAZA SIGNAGE



DIRECTIONAL SIGNAGE



BUS STOP





# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

*Perspective Rendering, Promenade – west*



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**FISHERMAN'S WHARF - PERSPECTIVE - PROMENADE**  
DATE: June 2, 2017



# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

*Perspective Rendering, parking garage*





# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

*Perspective Rendering, at docks*





# Port of Fort Pierce Fisherman's Wharf Redevelopment Plan

## Issues for Future Study



The following issues were identified as a result of the Redevelopment Plan analysis, but are out of scope for the current project. These items require further study and collaboration with additional agencies in order to be incorporated into the Redevelopment Plan:

- **FDOT access modifications to Seaway Drive and Second Street:** Consider closing north-south access on Second Street at Seaway Drive to create sheltered midblock pedestrian crossing and extend a north bound turning lane for Indian River Drive. Collaboration with FDOT required, as well as analysis of vertical clearance for large trucks at Avenue H and US Highway 1 required to determine feasibility.
- **Off-site boat trailer parking:** While the Redevelopment Plan calls for additional Boat Trailer Parking, additional offsite parking will be required in order to meet the capacity required by the community. The Fisherman's Wharf study area does not have adequate area for boat trailer parking to meet existing and future demand. A larger study area should be

identified for offsite valet service to meet demand.

- **Future Land Use and Zoning Amendments:** Determine consistency between the redevelop-

ment Plan and regulatory framework. Future study should make recommendations on modifications to the City of Fort Pierce Comprehensive Plan and Land Development Code, if applicable.

