

DEVELOPER OUTREACH MEETING

Moore's Creek
Redevelopment Project
A.K.A. Avenue D Model Block



A multiagency partnership



Presented by Marsha Commond & Jennifer Hance

Welcome



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Fort Pierce Redevelopment Agency



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Meeting Purpose and Goal



Timeline

A joint meeting was held between the City of Fort Pierce/FPRA and St. Lucie County.

Feb. 2023

Phase 1: Issue a Request for Information to gauge interest and information gathering for the creation of an RFP.

July 2023

April 2023

Executed Interlocal Agreement to begin activities towards accomplishing the project.

TBD

Phase 2: Issue an RFP after input is received by developers and members of the community.

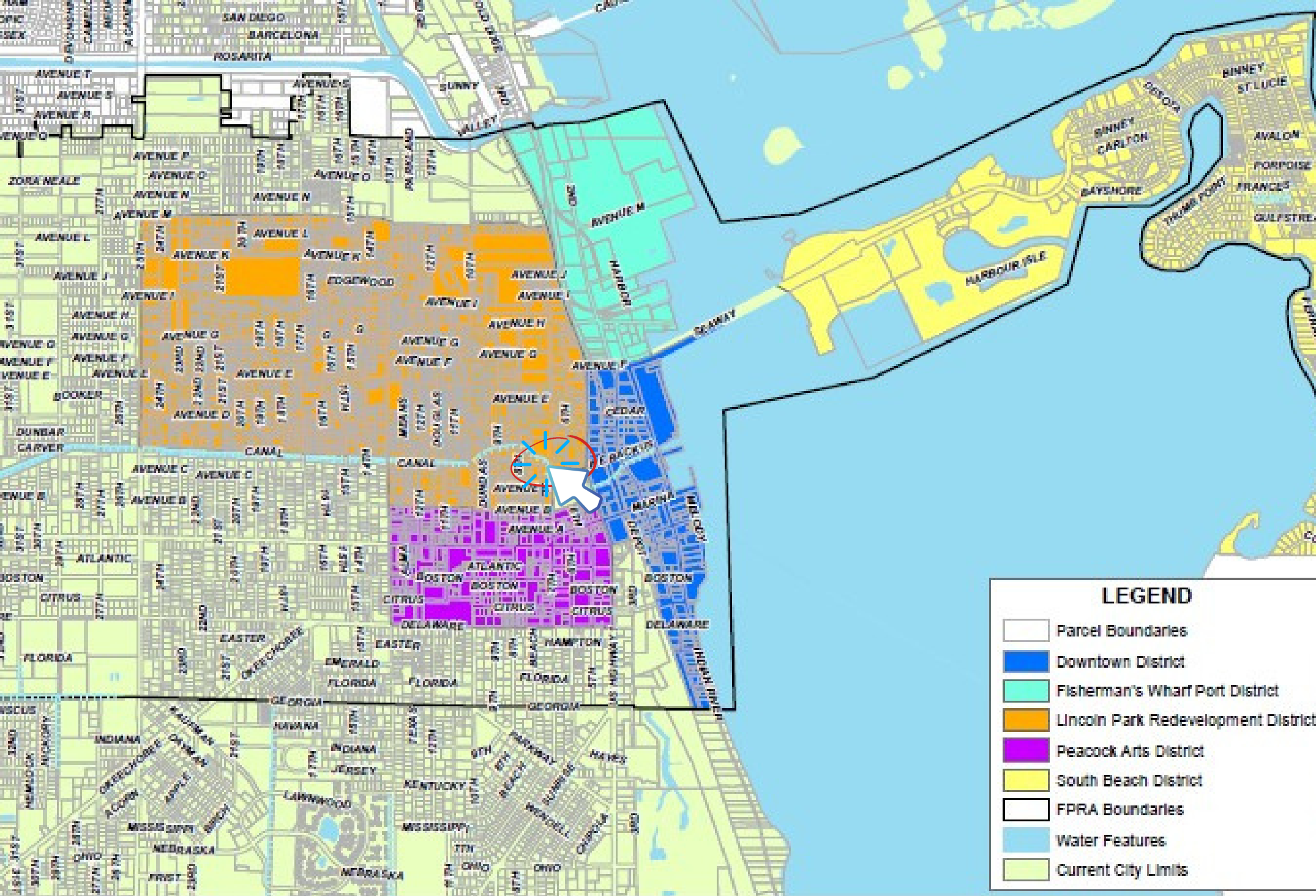


The County owns most of the proposed site that is being offered for redevelopment. And they will leading the procurement process.

The site is located within the FPRA Boundary. And the project falls within the 2020 FPRA Plan.

The development will go through the City's Planning and Building Department.





Project Background

The project site is located in the historic Lincoln Park neighborhood at the intersection of 7th Street and Avenue D which was a bustling center for African - American owned shops, restaurants, businesses and a theatre. It is adjacent to the historic Fort Pierce downtown and waterfront.

The proposed site is not only proximal to downtown but the soon to be Kings Landing mix-use development which will contain restaurants, retail, a hotel and residences.



Project Goal & Objectives

GOAL: Acquire a qualified and experienced party(ies) to develop the "Model Block" as a mixed-use property for affordable housing, retail/commercial opportunities and government/public programs and services.

Objective 1

Aesthetic and economic stimulus for current revitalization efforts.

Objective 2

Supporting the development of minority-owned small businesses.

Objective 3

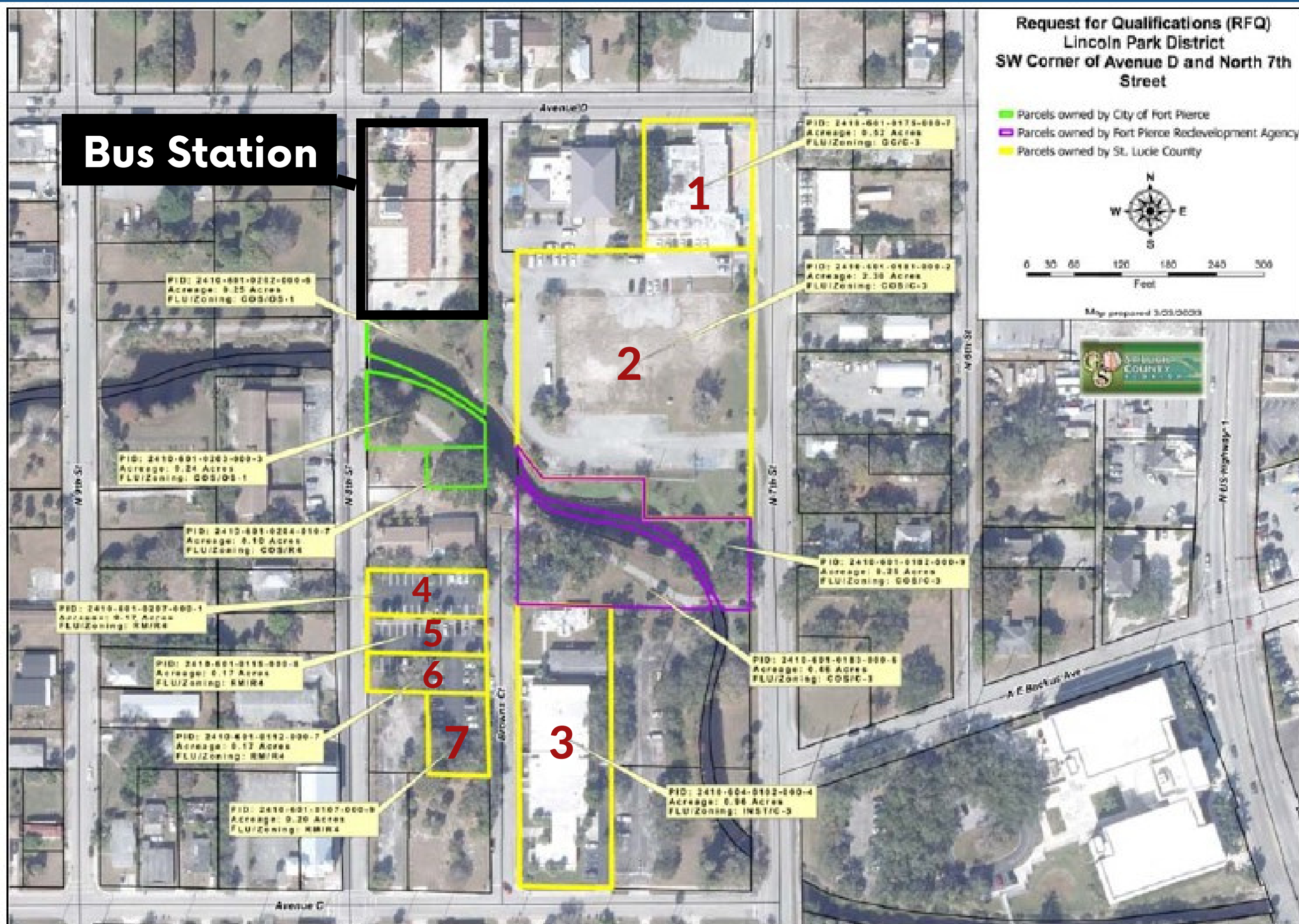
Present an attractive enhancement to the surrounding community.

Represent a timeless quality development where people want to patronize.

Objective 4

Take advantage of surrounding public transit routes.

Site Information:



City of Fort Pierce

Owned by the City of Fort Pierce
 Future Land Use Des. of Conservation/Open Space
 Currently being used as part of the Moore's Creek Linear Park. Contains sidewalks, lighting, and stormwater features.

Total of 0.59 acres

FPRA

Owned by the FPRA
 Currently zoned General Commercial.
 Future Land Use Des. of "Conservation and Open space."

Total of 0.71 acres

St. Lucie County

Owned by the County
 Parcel # 1 - 0.52 acres, FLD: General Commercial, Z: Commercial General
 Parcel # 2 - 2.3 acres, FLD: Conservation/Open Space, Z: Commercial General
Opportunity Zones
 Parcel # 3 - 0.96 acres, FLD: Institutional, Z: Commercial General
 Parcel # 4 (.17 acres) , #5 (.17) , #6 (.17) , #7 (.20 acres)
 FLD: Residential, Z: Medium Density Residential

Total of 4.5 acres

FLD = Future Land Use Designation, Z: Current Zoning

A VENUE D *Model Block*

OVERVIEW

Local retail markets depend on local consumers and residents to activate them. The Avenue D 'model block' seeks to help mitigate the affordable housing issue in Fort Pierce, and Florida. No longer are large vacant lots simply used as residual, symptomatic spaces for parking lots and service areas. The proposed model block includes low apartment buildings and provides ample opportunities for renters and owners to set down roots in Fort Pierce. The model block also provides existing residents options in their living experience.

Capitalizing on the existing green corridor, the residences are oriented to highlight views towards Moore's Creek and the downtown area. Large parking lots have been diminished and landscaping helps to break the 'heat island' up into smaller, more manageable spaces.

Additional retail and commercial structures are proposed immediately adjacent Avenue D. Here, a Multi-Modal central station is finally afforded a population for its use, and commercial opportunities to further the reach of a major retail thoroughfare.



EXISTING

Past development didn't engage the creek in any meaningful way.



PROPOSED

Residences are situated closer to the street to diminish deeper setbacks and better engage the street.



Incentives

PLANNING & BUILDING DEPTS.

Expedited Site Plan Review and Fast Track Permitting

The City will expedite the site plan review and permitting process for development proposals that include affordable housing.

CITY OF FORT PIERCE CODES

Innovative Residential Housing Developments

Innovative residential developments achieve a more creative and imaginative housing environment than what normally occurs by using the clustering technique, employing various other methods to achieve distinctiveness and excellence in siting, design and/or landscaping. Density bonuses and reductions in various building restrictions are used to encourage these developments.

Incentives

CITY OF FORT PIERCE CODES

Comprehensive Plan: Future Land Use Element

The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources through the 2030 planning horizon.

1.1.7 Policy:

The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within $\frac{1}{4}$ mile of a rail station, multimodal transit center, or transit stop.

1.1.8 Policy:

- The City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:
 - Located within $\frac{1}{4}$ mile of a rail station, multimodal transit center, or transit stop;
- Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce (\$40,323) ;
- Affordable housing developments shall include a variety of housing types.

Incentives

OTHER OPPORTUNITIES

Senate Bill 102, A.K.A. Live Local Act

The Live Local Act is a comprehensive, statewide workforce housing strategy, designed to increase the availability of affordable housing opportunities for Florida's workforce.

- Preempts local governments' requirements regarding zoning, density, and height to allow for streamlined development of affordable multifamily rental housing in commercial, industrial, and mixed-use zoned areas under certain circumstances.

Florida Housing Finance Corporation

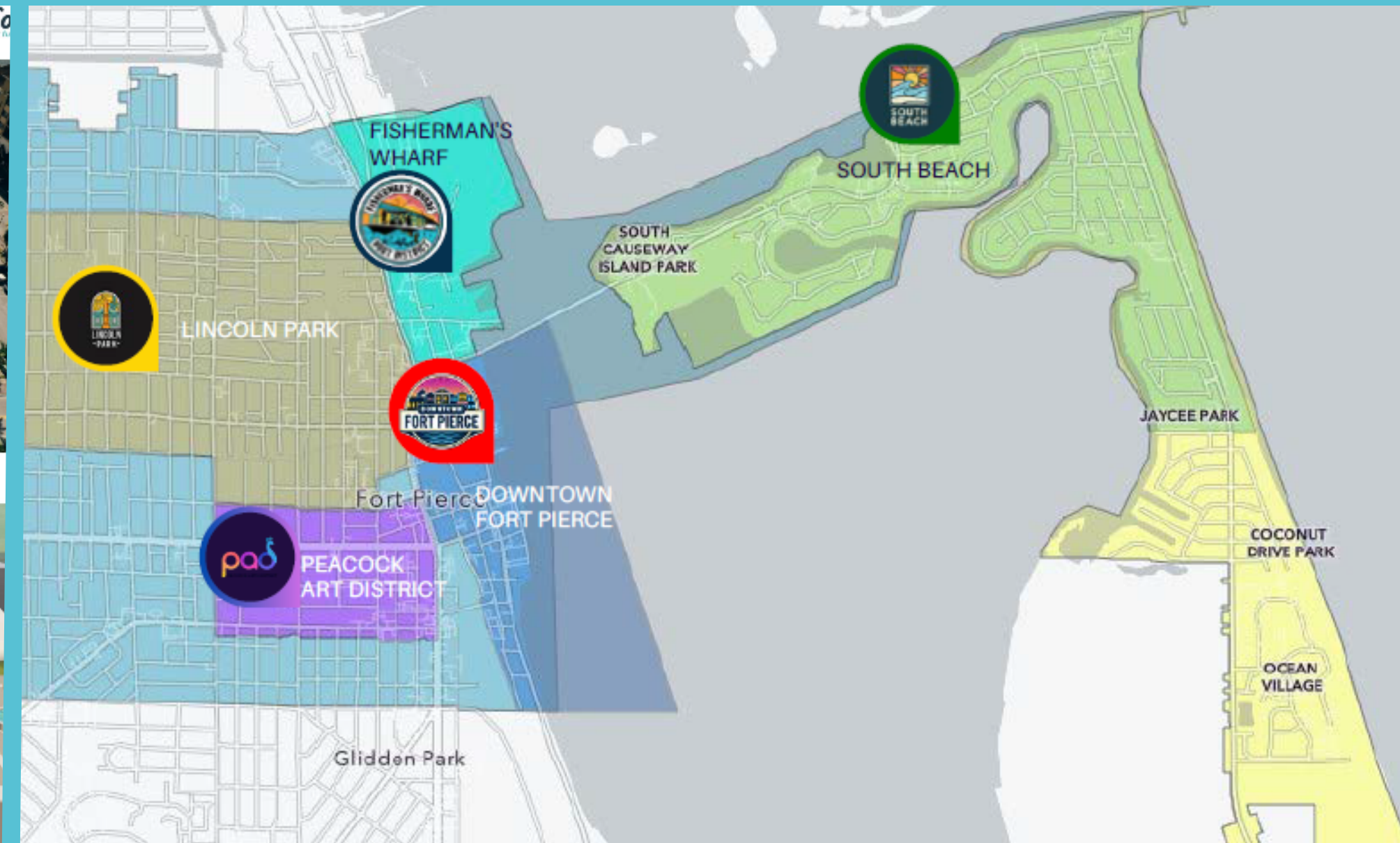
The FHFC administers several programs to increase access to affordable single-family and multi-family housing units. They provide incentives in the shape of Tax Credit Programs and Low Interest Loans for instance.

Florida Community Loan Fund

FCLF offers financing to nonprofit organizations or for-profit entities, for community development projects in Florida's low- and moderate-income neighborhoods. They offer loans through the Commercial Development Fund and The New Markets Tax Credit Strategies.

Other Considerations

The City and the FPRA has taken several actions that can drive economic value to the proposed site. For instance: The Downtown Masterplan, The Highwaymen Museum in Lincoln Park, Avenue D streetscape, statement of interest and a multi-agency support network to welcome a Brightline Station in downtown and a planned development at Fisherman Wharf.





Questions?

Request for Information



Get started for free!

Email Address

This will be your username for logging in to DemandStar

Company Name

Create your DemandStar account

Sign In

By creating an account, you agree to DemandStar's Terms of Use and Privacy Policy.

Feedback

Do you plan to submit a response to the RFI?
Why or Why not?

www.surveymonkey.com/r/moorescreekinput

Submit a response with the following:

- Name, Contact Info, Business Type
- Description of business and experience.
- Knowledge of services and outline of products, concept, technology, and approach.



Thank you



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