

*Western Peninsula (IWTP)
Community Vision & Public Planning Charrette*

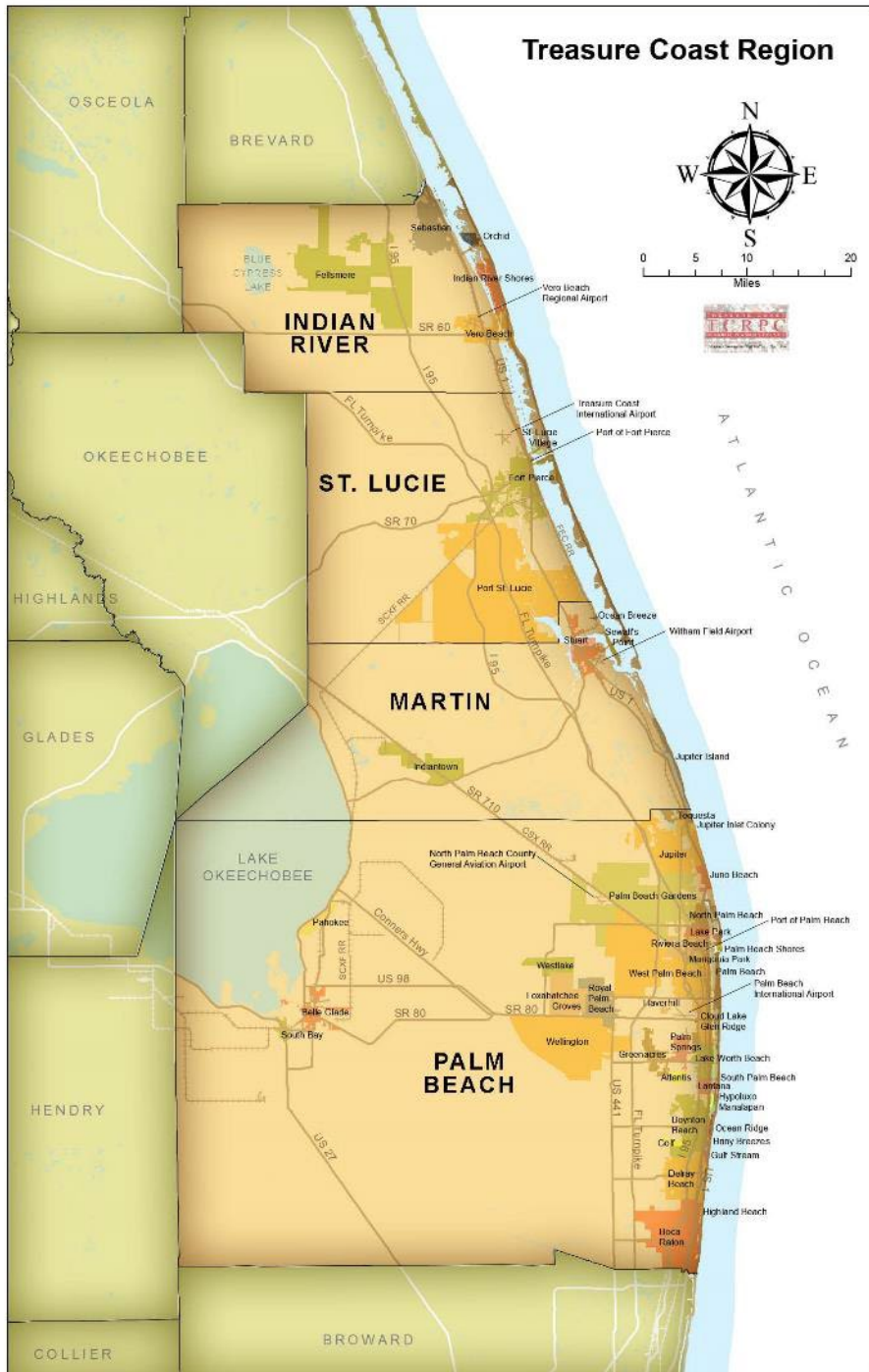


Work In Progress Presentation

Wednesday, October 30, 2024

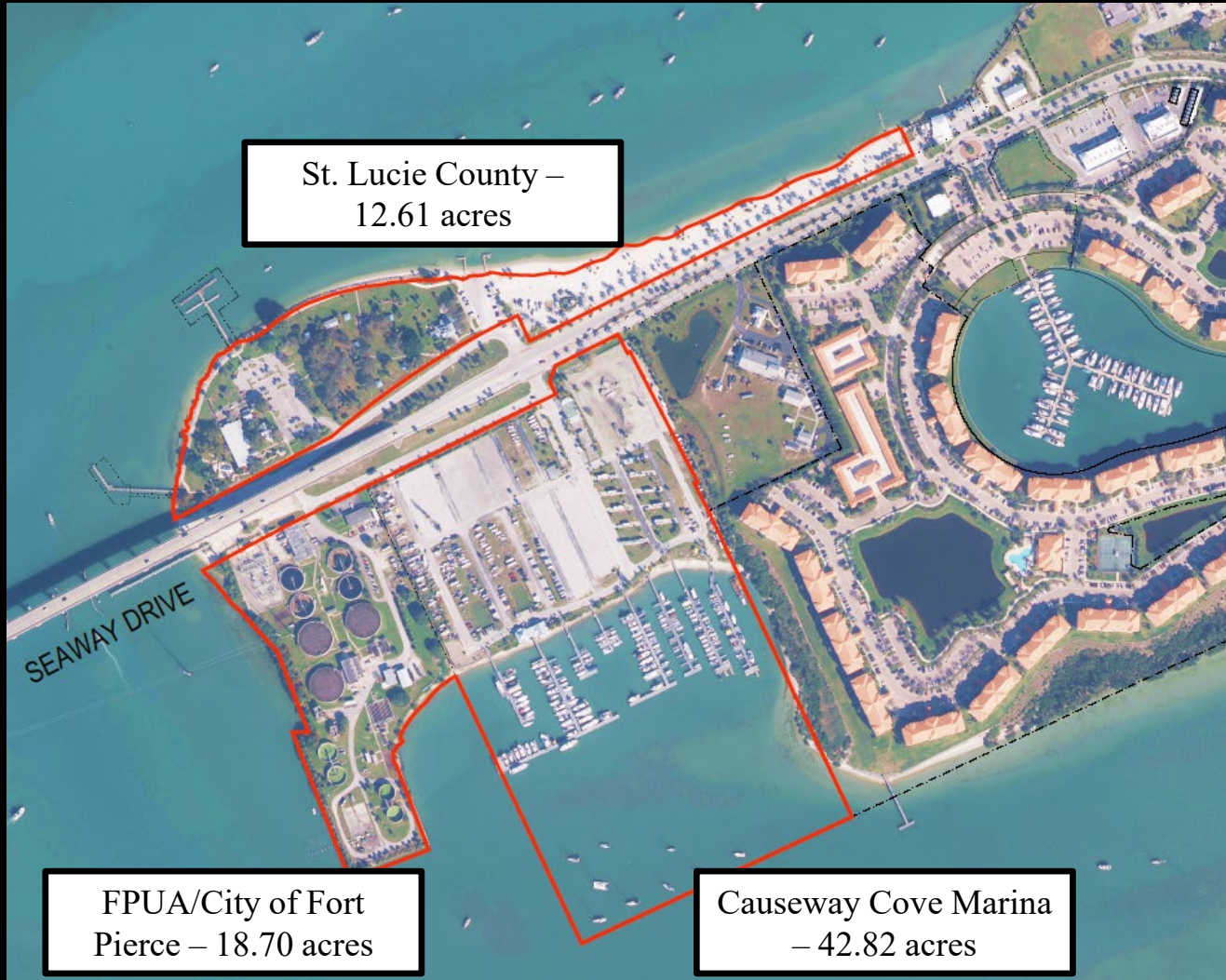
TREASURE COAST REGION

“QUICK FACTS”



- 4 Counties
- 52 Municipalities
- 2.1 million people
- 791,603 Jobs
- 1,002,244 Housing Units
- 105 miles of Atlantic Coastline
- 3,589 square miles
- 2.6 million people (2045)
- 294 local elected officials
- 5 state senators
- 13 state house members

Study Area *(Island Wastewater Treatment Plant, St. Lucie County, Causeway Cove – total +/- 73 acres)*



Unlock Future Opportunities

Project Objectives

- **Due Diligence** – Document Collection – Title Work and Survey
- Conduct a structured series of public input activities, including **stakeholder interviews**, meetings with property owners
- **Real Estate Market Study** which reviews existing market conditions, and demographics, and analyzes key market trends and potentials within the study area (residential, office, retail, hospitality sectors), the City of Fort Pierce, and relevant areas within the region;
- **Conduct a five-day, on-site public design charrette**
- **Develop a Master Plan** document that illustrates design concepts and redevelopment strategies discussed with the community as well as steps for implementing the desired vision for the Island Wastewater Treatment Plant and adjacent parcels.

Maintain the Quality of Life ~ Increase Opportunities

Process To Date

City Commissioners

Mayor Linda Hudson
Commissioner Broderick
Commissioner Gaines
Commissioner C. Johnson
Commissioner J. Johnson



FORT PIERCE

FLORIDA



Process To Date

Host Committee



A Special Thanks to the
Fort Pierce RA Staff!

Pamela Carithers
Glynda Cavalcanti
Amanda Geller
Michael McCarty
Stan Synkoski
Doris Tillman
Christopher Widing

Shyanne Harnage
Willie Colon
Kevin Freeman
Linda Cox

Thank you!



Process To Date

3 Host Committee Meetings

Nearly 40 Interviews

Residents

Commissioners

Business Owners

Property Owners

Commercial Brokers

City/County Staff

Data and Analysis Collection

Market Study Initial Findings

*We Are Still in the Early
Stages of this Process*



Mayor's Message South Beach Looks to the Future

by Linda Hudson, Mayor, City of Fort Pierce



Fort Pierce year round and seasonal residents have the opportunity to play a part in the future of what we locals call "South Beach," but others call Hutchinson Island. Specifically, the Fort Pierce Redevelopment Agency, the City of Fort Pierce, and St. Lucie County will be taking a first step toward planning the possibilities for the Western Peninsula, or the properties north and south of the South Causeway bridge nearest the mainland.

Those properties included in the planning area include the Fort Pierce Utilities Authority (FPUA), the Island Water Reclamation Facility (IWRP), and Causeway Cove Marina to the south; St. Lucie County's Museum Pointe Park, boat ramp, Causeway Island beach, Chuck's Seafood and the previous fire station to the north.

Spearheading this public input process will be the Treasure Coast Regional

Planning Council (TCRPC), which took the lead on an earlier public planning process for the FPUA/Causeway Cove area in 2012.

The process will begin in earnest in September with stakeholder interviews; in October, public workshops will be held, with a preliminary report on the process to be presented in late October.

TCRPC will solicit public input, develop a real estate market study, conduct a public design charrette, analyze potential redevelopment strategies, and determine recommended approaches to redevelop the Western Peninsula, following the relocation of the IWRP from South Hutchinson Island to the mainland.



Want to be a part of this process? Watch for public workshop announcements in late September. For more information, visit the Fort Pierce Redevelopment Agency at <https://www.cityoffortpierce.com/1009/Fort-Pierce-Redevelopment-Agency-FPRA; or Treasure Coast Region Planning Council at https://www.tcrpc.org/>.

Process To Date

Presentations to:

Rotary Club

Coffee With the Mayor

Downtown Business Alliance

FPUA Board of Directors

FPUA ~ CAC

FORT PIERCE GOVERNMENT RESIDENTS VISITORS BUSINESSES DEPARTMENTS

WESTERN PENINSULA CHARRETTE
 (The Fort Pierce Wastewater Treatment Plant & Adjacent Parcels)

REDEVELOPMENT AGENCY

Saturday, October 5th
10 a.m. to 3 p.m.
500 Orange Avenue
 (Lunch & Refreshments Provided)

PUBLIC DISCUSSION on the future of the Fort Pierce Wastewater Treatment Plant

Fort Pierce Redevelopment Agency Invites the Community to Participate in Western Peninsula Charrette Workshop

Agendas & Minutes | Job Opportunities | Notify Me! News & Alerts | Enterprise Permitting & Licensing (EPL) | Public Information | Report An Issue | Services | Bid Solicitations

MAIN STREET FOCUS
 The Official Monthly Newspaper of Main Street Fort Pierce

FOCUS

HISTORIC DOWNTOWN FORT PIERCE

"...the heart of the most exciting town on the Treasure Coast."

facebook Log in

WESTERN PENINSULA CHARRETTE
 (The Fort Pierce Wastewater Treatment Plant & Adjacent Parcels)

Saturday, October 5th
10 a.m. to 3 p.m.
500 Orange Avenue
 (Lunch & Refreshments Provided)

FORT PIERCE, FL
THE SUNRISE CITY

Tonight...

The First Opportunity
to Hear Your Thoughts on the Work –

Are We going in the Right Direction?

Did We Miss Anything?

Are there Other Issues and Concerns
that Need to be Addressed?

The Saturday Workshop



500 Orange Event Center

Saturday, October 5, 2024

The Saturday Workshop – Opening Presentation



Saturday, October 5, 2024




Overview of Site and Amazing Assets!

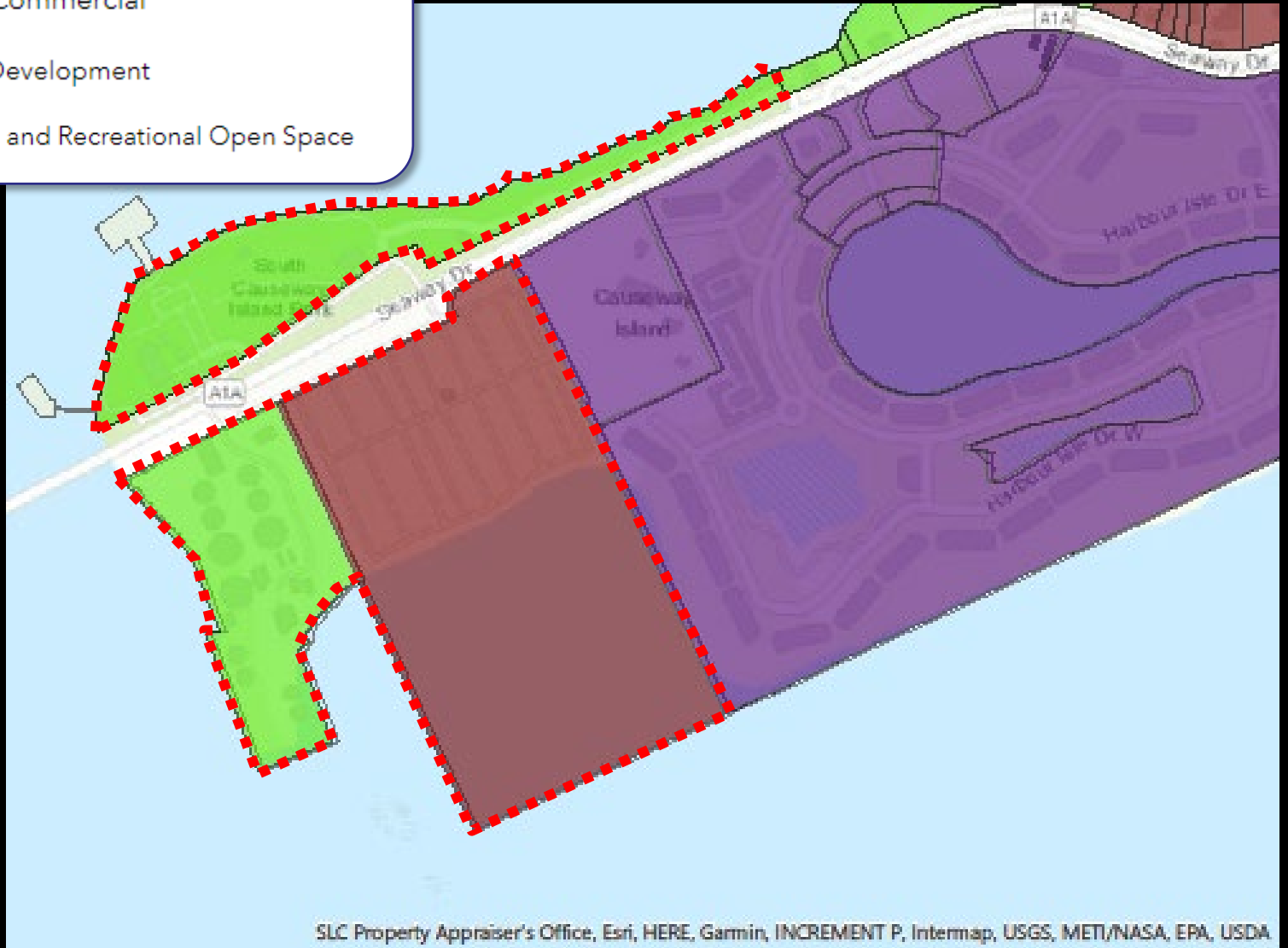


Causeway Island Looking Towards Downtown

Regulatory Considerations

Zoning Designations

-  C-5, Tourist Commercial
-  PD, Planned Development
-  OS-1, General and Recreational Open Space



Title and Deed Research (FPUA Site)

BOOK 219 PAGE 226

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND
OF THE STATE OF FLORIDA

PROVIDED, HOWEVER, anything herein to the contrary notwithstanding, this deed is given and granted upon the express condition subsequent that the Grantee herein or its successors and assigns shall never sell or convey or lease the above described land or any part thereof to any private person, firm or corporation for any private use or purpose, it being the intention of this restriction that the said land shall be used solely for public purposes.

FPUA Parcel

Trustees of the Internal Improvement Fund, State of Florida

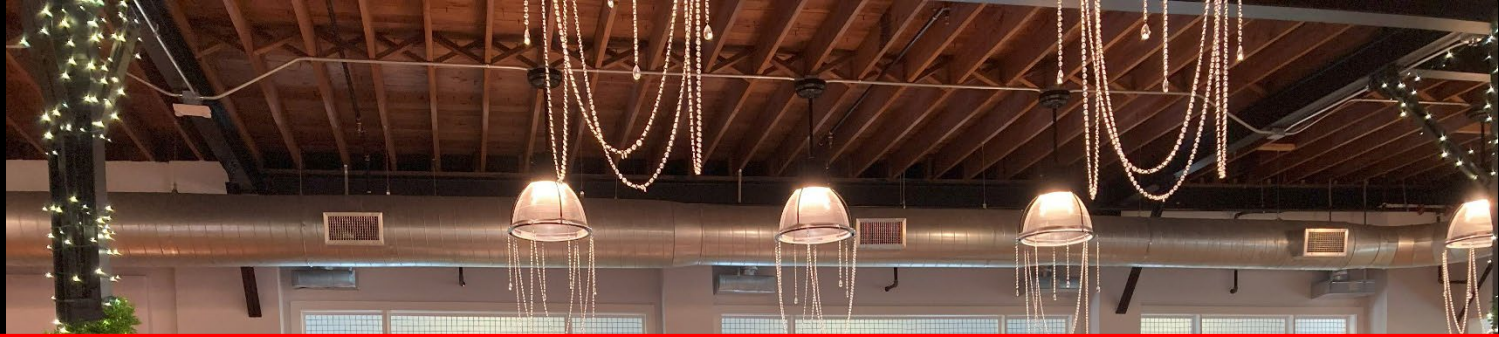
1956

Title and Deed Research (FPUA Site)

What Does “Public Purpose”
Mean to You?

What are Appropriate Future
Uses and Functions for the
Wastewater Treatment Plant?

The Saturday Workshop



Nearly 80 Participants



Saturday, October 5, 2024

The Saturday Workshop



Saturday, October 5, 2024

The Saturday Workshop



Saturday, October 5, 2024

The Saturday Workshop



Saturday, October 5, 2024

The Neighbors' Plans



Saturday, October 5, 2024

The Neighbors' Plans



Saturday, October 5, 2024

The Neighbors' Plans



Saturday, October 5, 2024

The Neighbors' Ideas



Saturday, October 5, 2024

Some of What We Heard...

- Limit New Development to 4 Stories
- Allow Greater than 4 Stories for Certain Uses and/or Public Benefit
- Leave South Causeway Park As Is (New Restroom)

Create Meaningful Destinations that Maintain the Community Character

- Public Uses = Event Center, Lighthouse Tower, Amphitheater, Splash Park, Sailing Club Structure, Ferriss Wheel
- Mixed-Use and Restaurants (*Tahitian Honeymoon Villas*)
- Hotel with Event Space (Include Publicly Accessible Parking)
- Architecture and Scale similar to Key West (Truman Annex)

Saturday, October 5, 2024

After Saturday



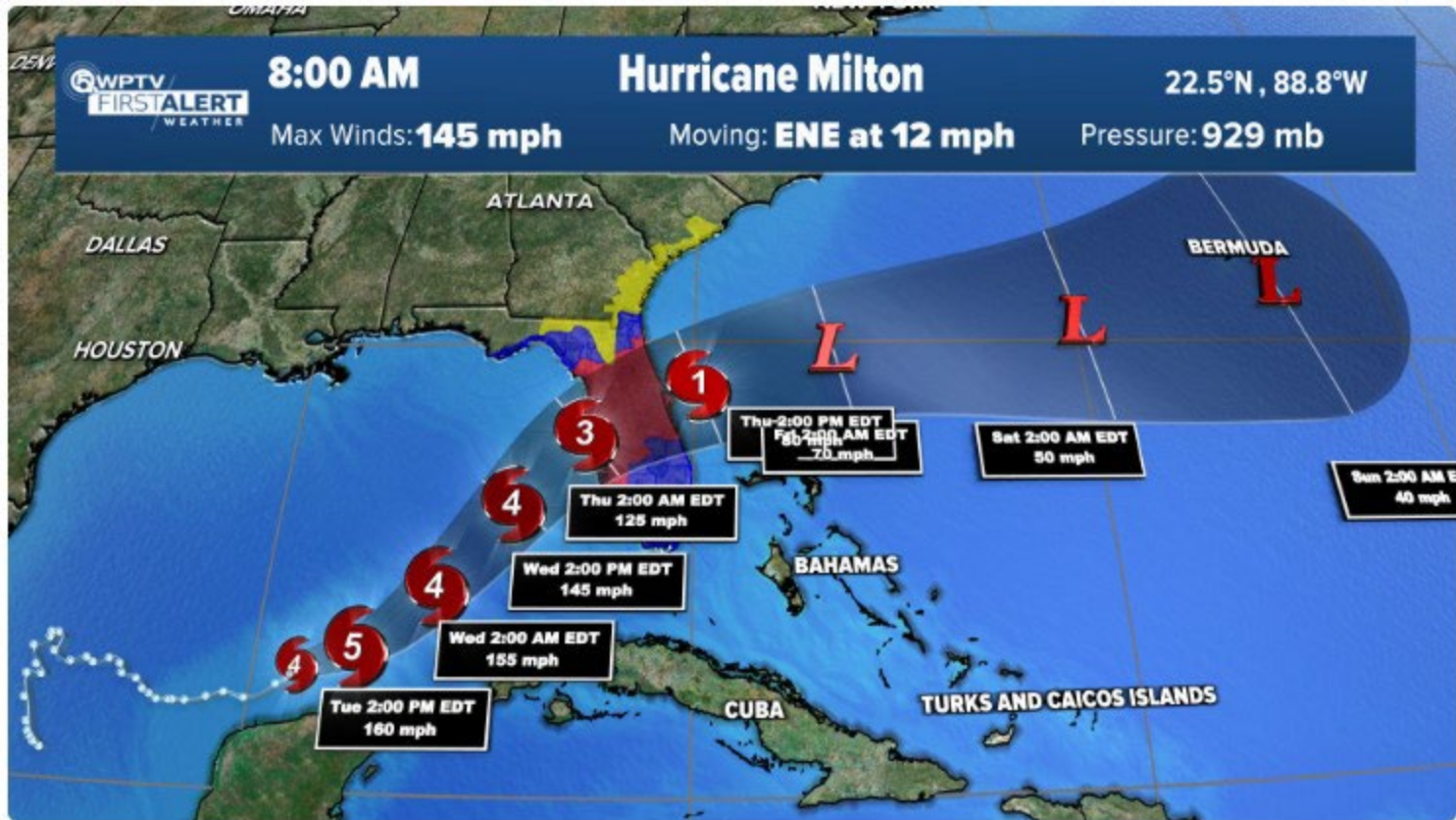
In the studio at 500 Orange Avenue

After Saturday



In the studio at 500 Orange Avenue

After Saturday



Hurricane Milton

After Saturday



Work Has Continued Off-Site

Western Peninsula Master Plan

Market Study Findings



WTL+a

**Real Estate &
Economic Advisors**
Washington, DC &
MA

**Retail &
Development
Strategies**
Arlington, VA

Prepared for:
**Treasure Coast
Regional Planning
Council**

On behalf of:
**City of Fort
Pierce**

October 2024



Your Real Estate Analysts



Tom Lavash, Managing Principal
WTL+a Real Estate & Economic Advisors



Tom Moriarity, Managing Principal
Retail & Development Strategies LLC



Why a Market Study?

- Commenced study in August 2024
- Analyze demographic trends & real estate market conditions
- Test market support for specific land uses:
 - Market-rate housing
 - Office & marine industrial “workplace” uses
 - Community & visitor supporting uses such as retail, hotel/lodging
- Ensure master plan is grounded in **economic/market realities**
- Inform public decisions to guide future growth



Market Potentials: Retail

Selected Potential Retail Opportunities

- Estimated market opportunity **in range of 15,000-25,000 SF** contingent on continued growth in visitor & resident-based consumers
- Create focal public space(s) with adjacent retail businesses to create pedestrian activity, critical mass
- Ensure strong visibility from Seaway Drive, sufficient parking
- Target food & beverage cluster & maximize amenity value created by water views
- High tenant fitout costs associated with F&B will necessitate above-market rents

Market Potentials: Hotel

	2024	2033	Change: 2024-2033	Supportable Rooms
Scenario #1: Historic Occupancy Growth (2009-2024)				
Annual Occupancy-2009	41.9%			
Annual Occupancy-2023	60.5%			
Compound Annual % Growth:	2.48%			
Total Rooms-Fort Pierce	1,794			
x Days Per Year	365			
Available Roomnights:	654,810			
Occupied Roomnights	396,051	505,795	109,744	301
<i>Annual Occupancy</i>	60.5%	77.2%	28%	
Allocation to Known Hotel Projects				
King's Landing				140
Seaway Drive				175
Subtotal-Proposed Projects:				315
Net Supportable Hotel Rooms - 2033 (Unallocated):				(14)

Citywide (2033): Up to 300 Rooms

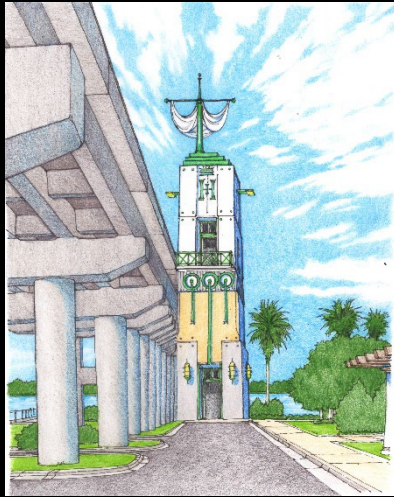
High Occupancies May Translate to Additional Room Demand

Market Potentials: Housing

Scenario	Forecasts (1)			2033 Housing Units
	2024	2033	Population Change	
Scenario #1: Historic Population Growth (2010-2024)				
Average Annual Growth Rate	1.17%			
Current & Future Population	49,492	55,582	6,090	
<i>If 2024 Average HH Size Maintained @</i>				2.51 2,426
<i>If 2024 Average HH Size Declines Based on 2000-2024 Decline @</i>				2.43 2,501
				(2)
Allocation to Multi-family Residential				
<i>If Share of City's Inventory Maintained @</i>				41.8% 1,015
				to 1,046
Allocation to Known Multi-family Projects				
King's Landing (Condominium Units)				106
Seaway Drive (Condominium Units)				106
Other(s) as Identified				-
Subtotal:				212
Net Supportable Units - 2033 (Unallocated):				803
				to 834

Citywide: 800+ New Multi-family Units
Study Area Planning Target: 175-225 Units

Tour of the Plan



A Vision for the Western Peninsula



Draft Master Plan

A Vision for the Western Peninsula



South Causeway Park

A Vision for the Western Peninsula



South Causeway Park

A Vision for the Western Peninsula



Draft Master Plan

A Vision for the Western Peninsula



Museum Point Park

A Vision for the Western Peninsula



Discussions about limiting to smaller vessels or non-motorized only access



Discussions about improving the perimeter fencing/security conditions

Museum Point Park

A Vision for the Western Peninsula



Museum Point Park

A Vision for the Western Peninsula



Continuous Multi-Purpose Path Loop

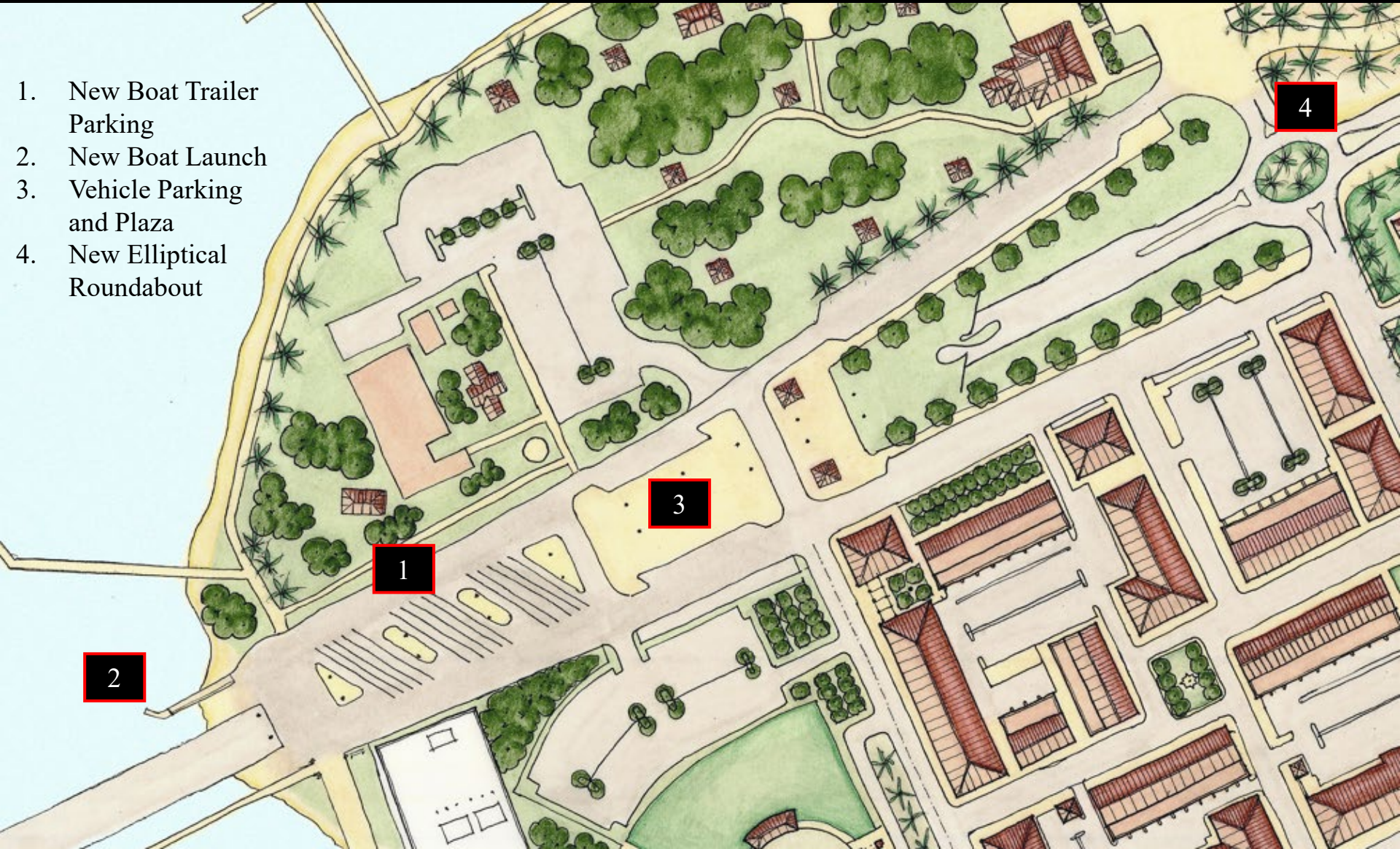
A Vision for the Western Peninsula



Under The Causeway

A Vision for the Western Peninsula

1. New Boat Trailer Parking
2. New Boat Launch
3. Vehicle Parking and Plaza
4. New Elliptical Roundabout



Under The Causeway

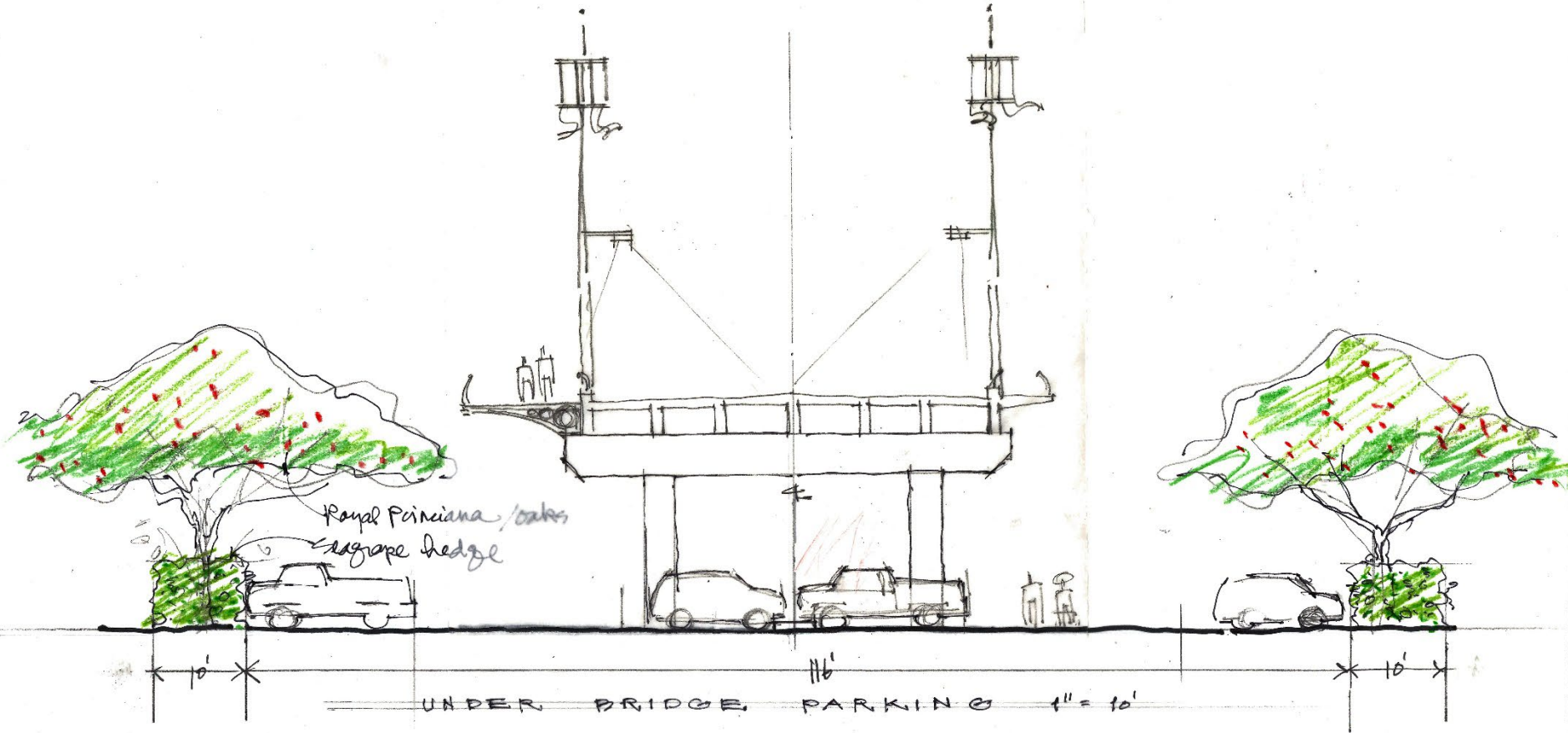
A Vision for the Western Peninsula



*Recently Engaged an Engineering Firm to
Assist with Traffic Analyses*

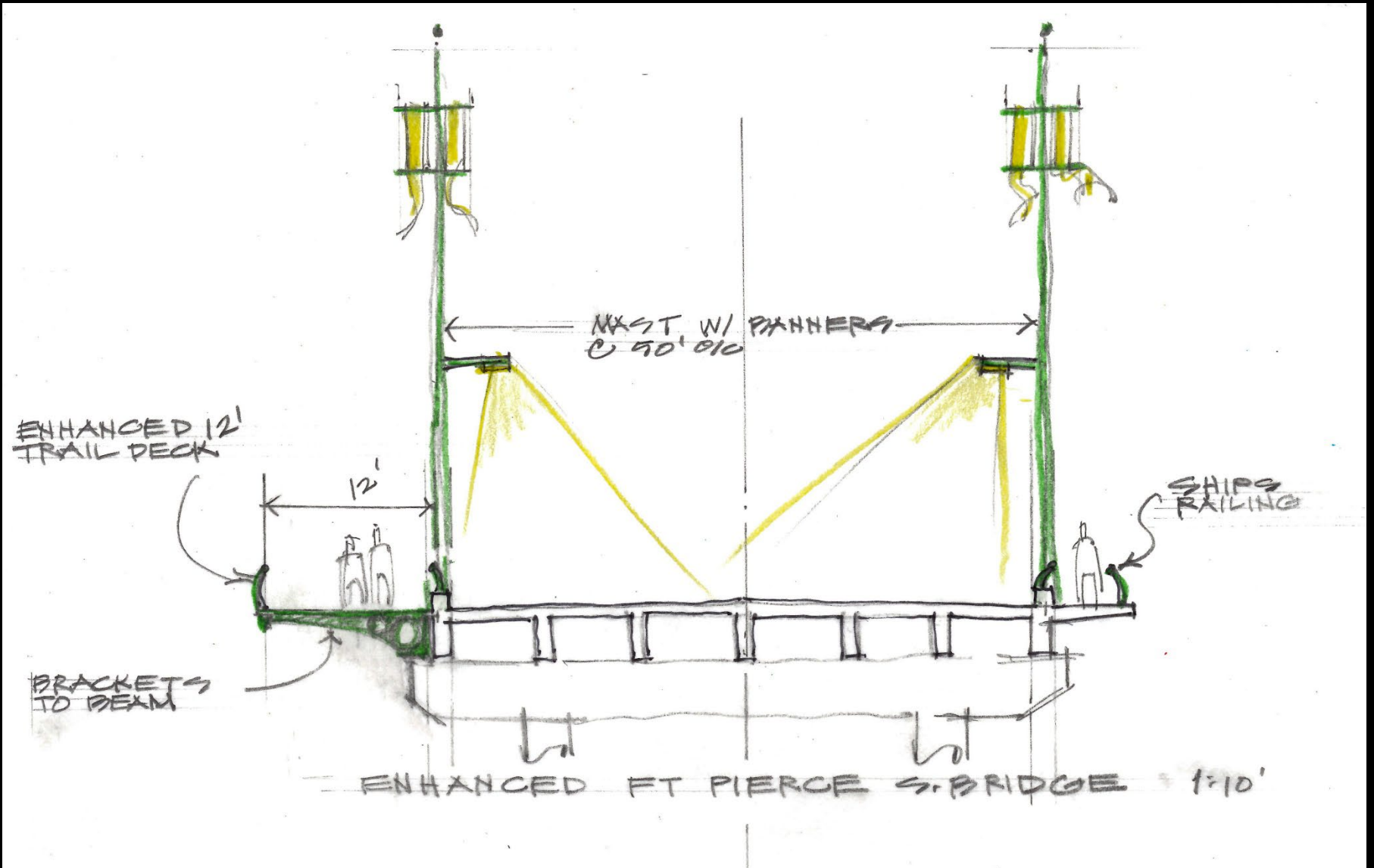
Entryway – Traffic Counts – Mobility Options

A Vision for the Western Peninsula



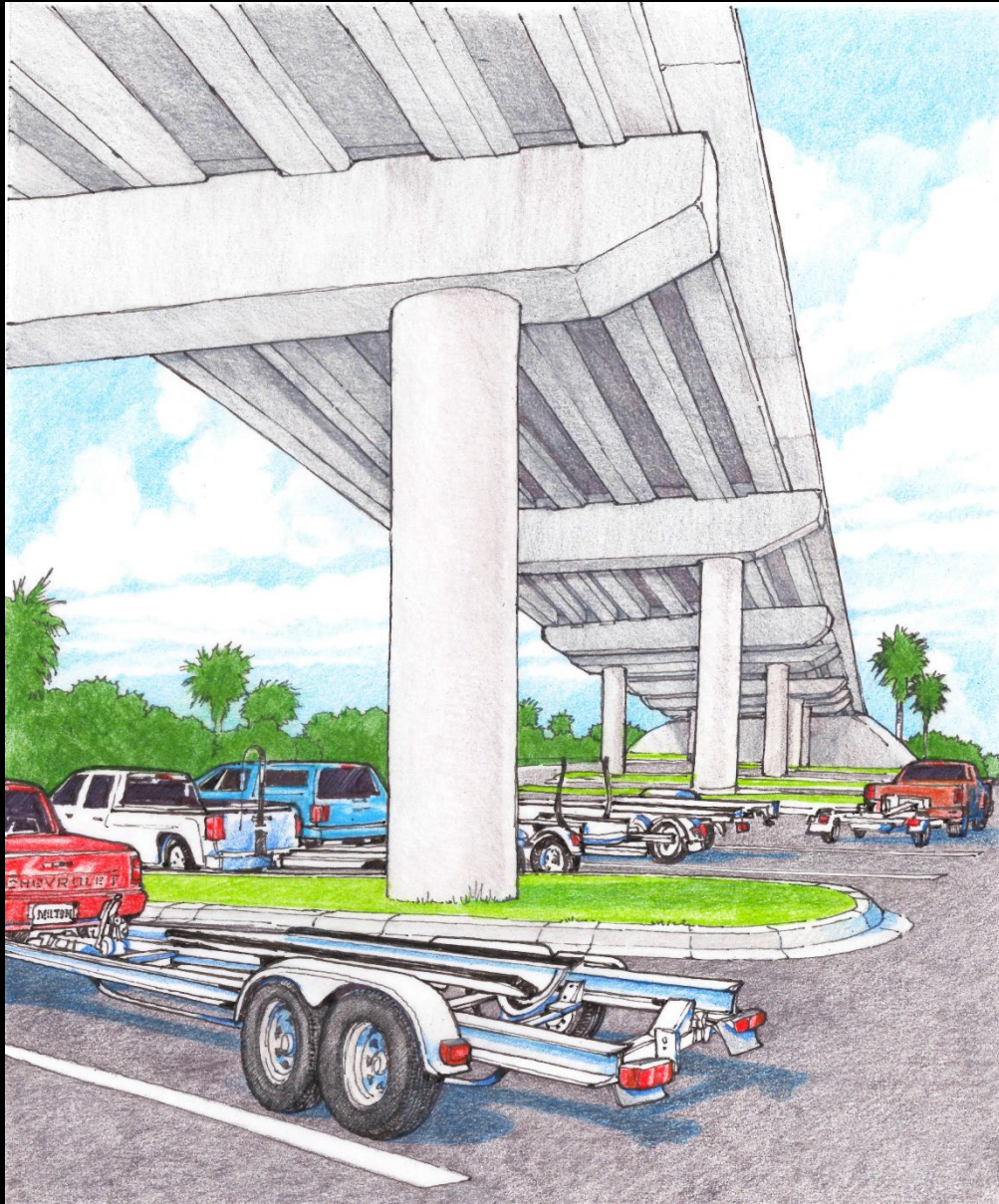
Under The Causeway

A Vision for the Western Peninsula



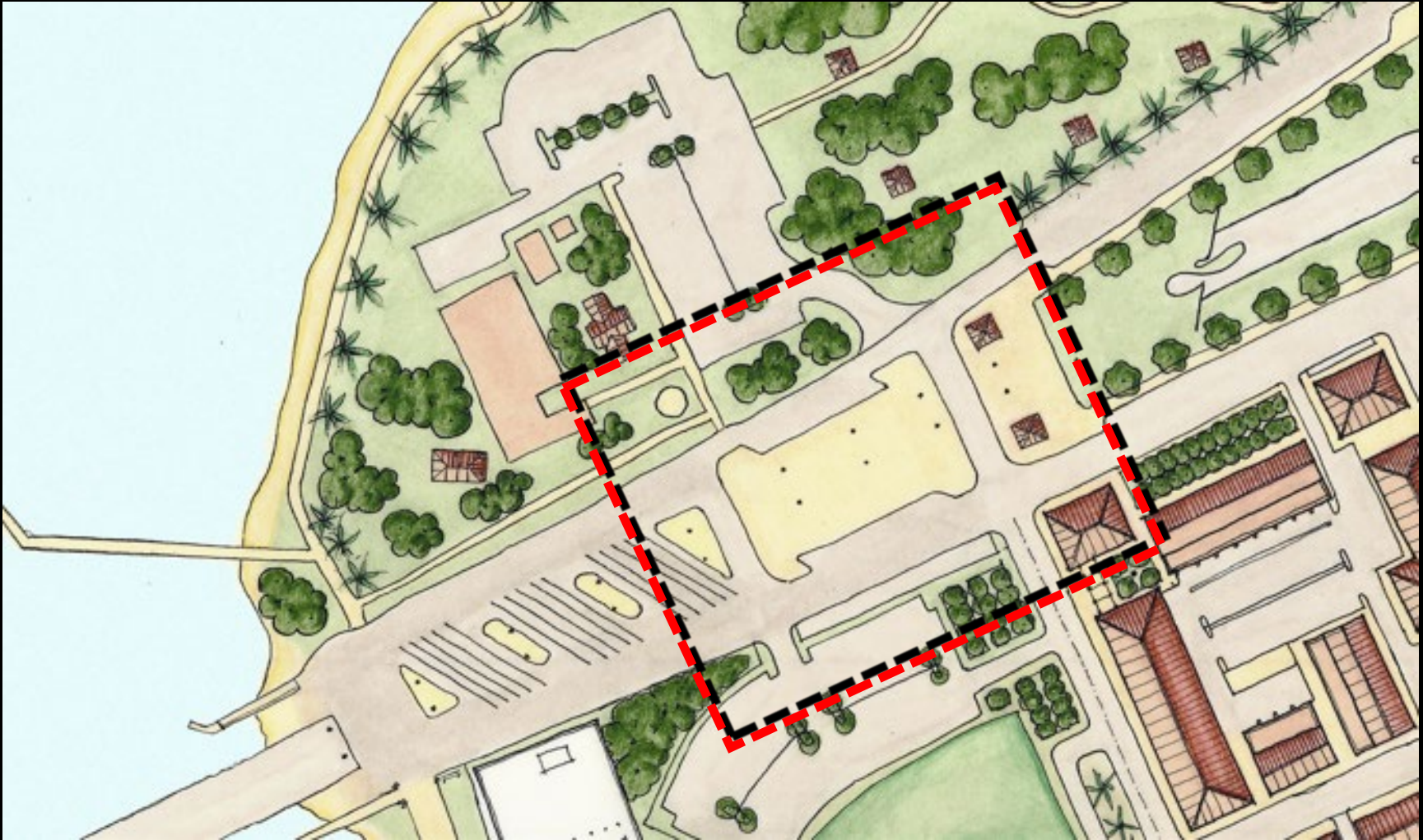
Enhanced Causeway Access

A Vision for the Western Peninsula



Under The Causeway

A Vision for the Western Peninsula



Causeway "Plaza"

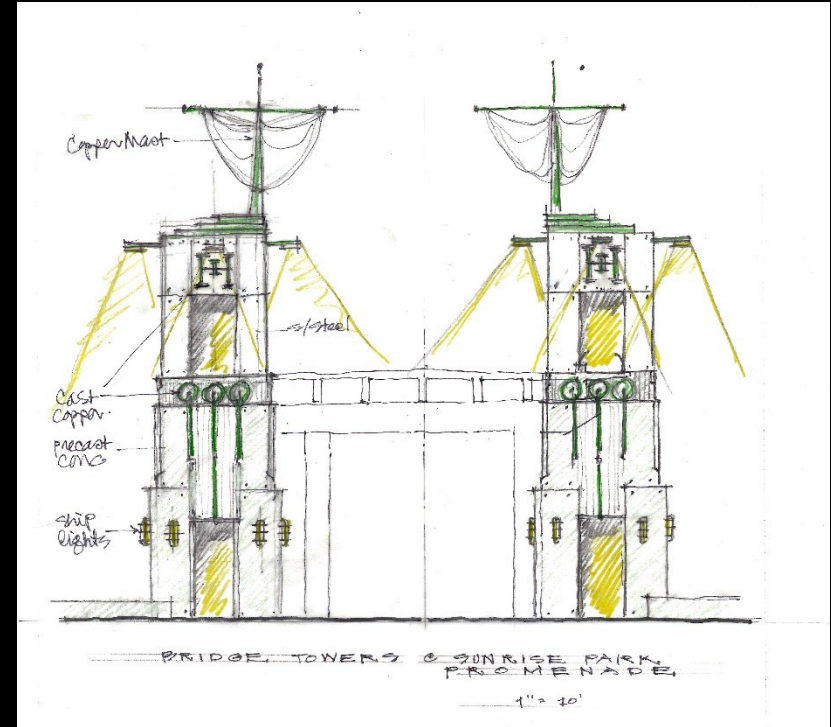
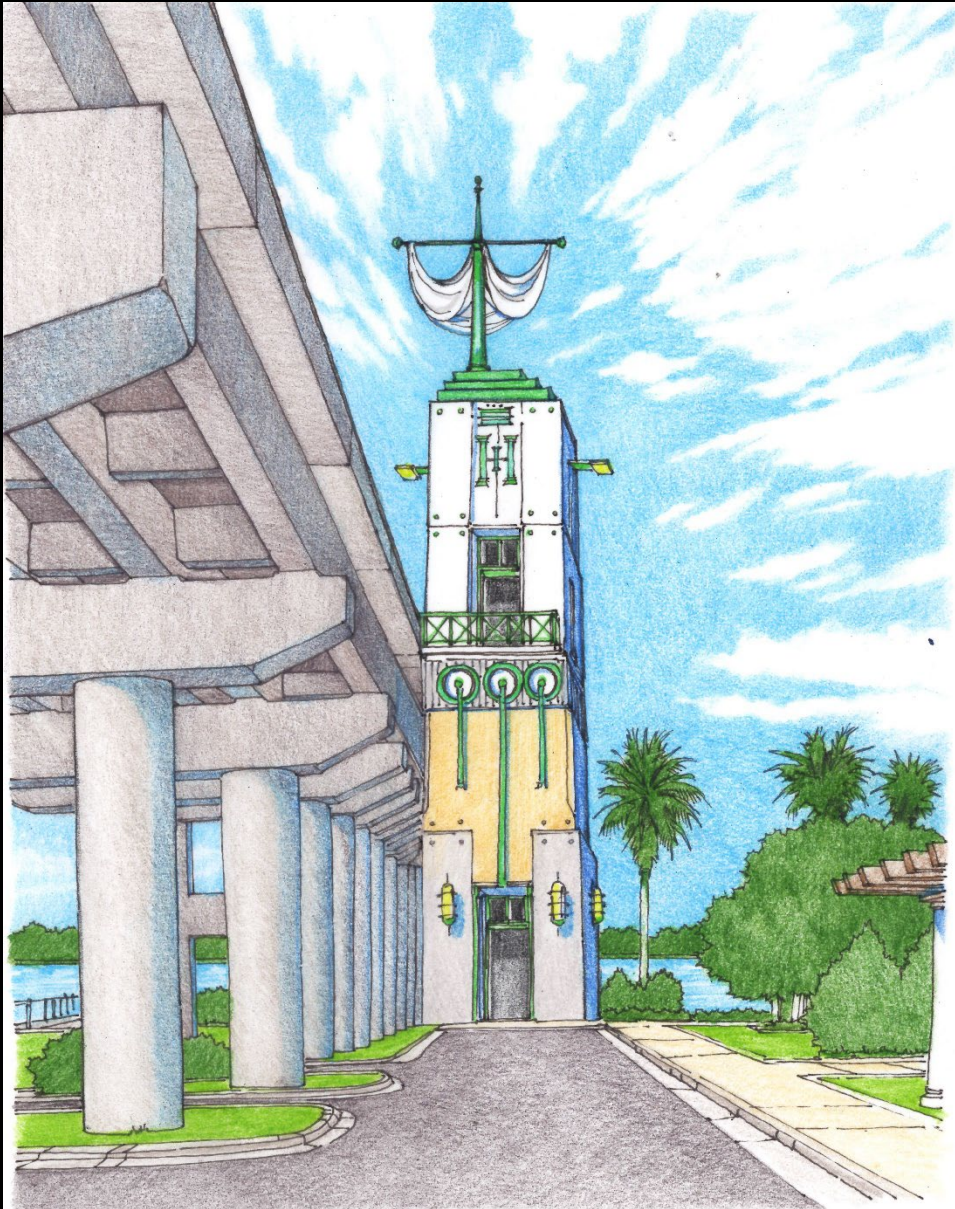
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“The Canopy” Orlando, Florida

Causeway “Plaza”

A Vision for the Western Peninsula



Causeway Towers

Causeway Cove Marina



A Vision for the Western Peninsula



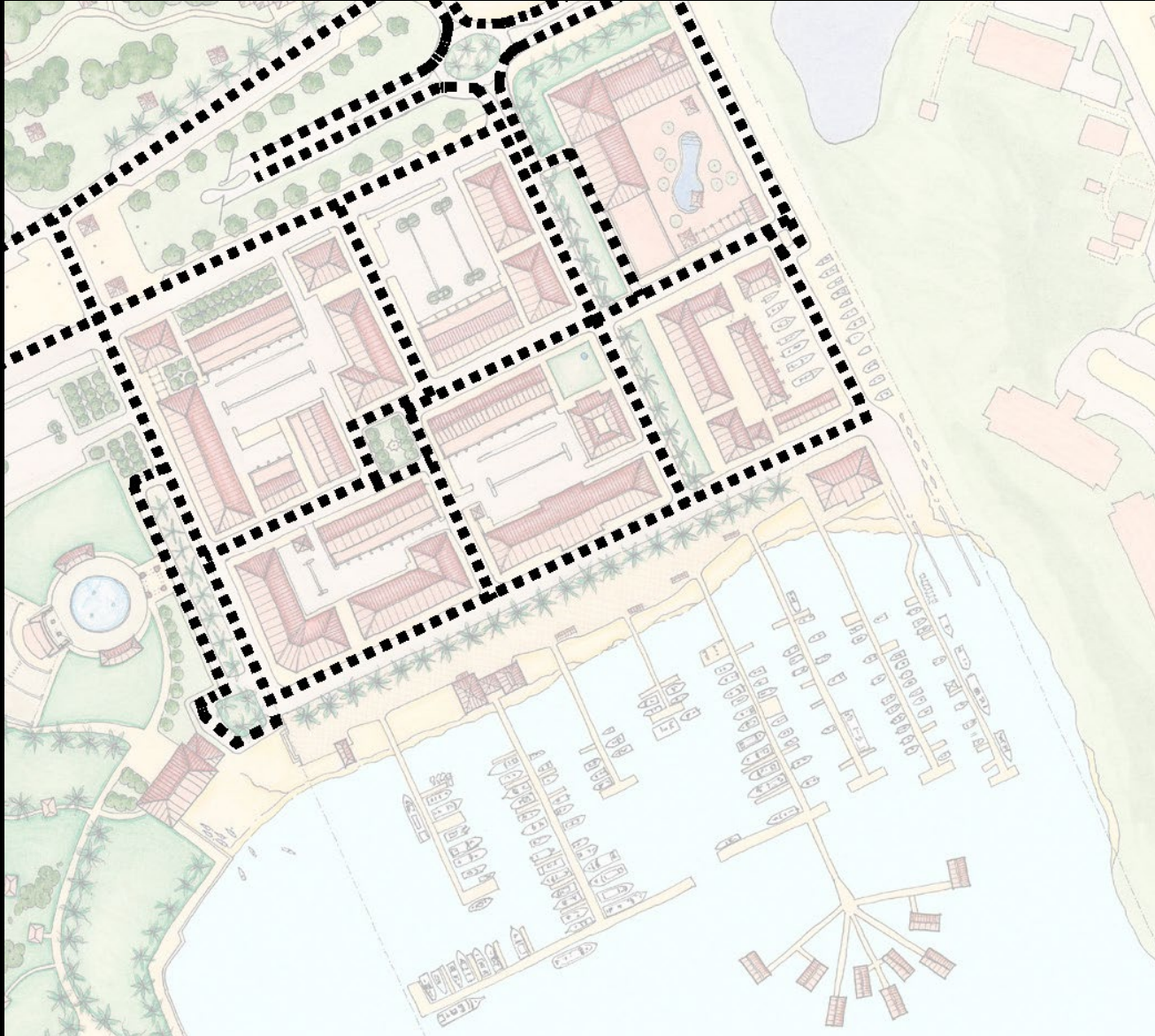
Causeway Cove "Village"

A Vision for the Western Peninsula



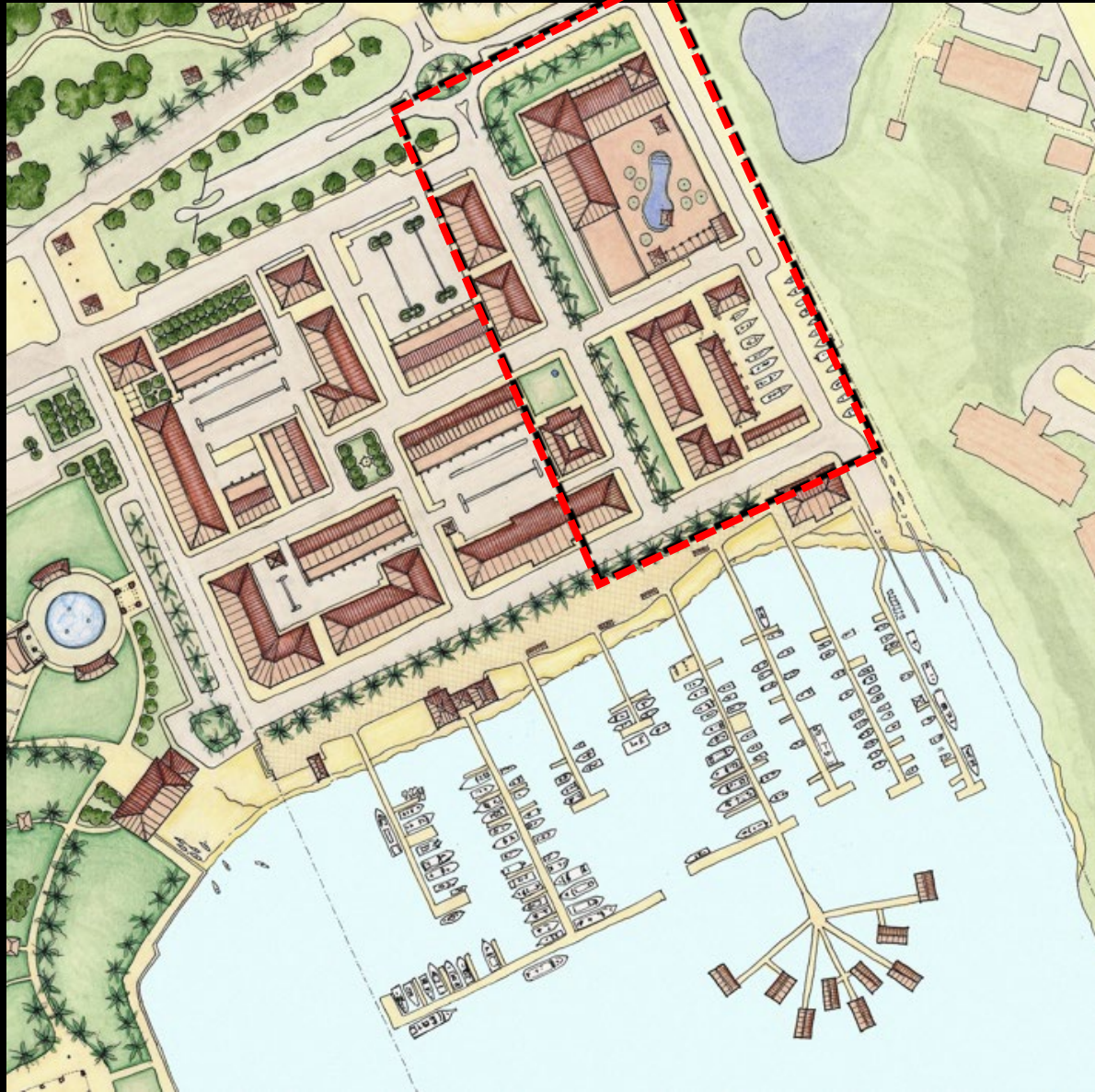
Causeway Cove “Village”

A Vision for the Western Peninsula



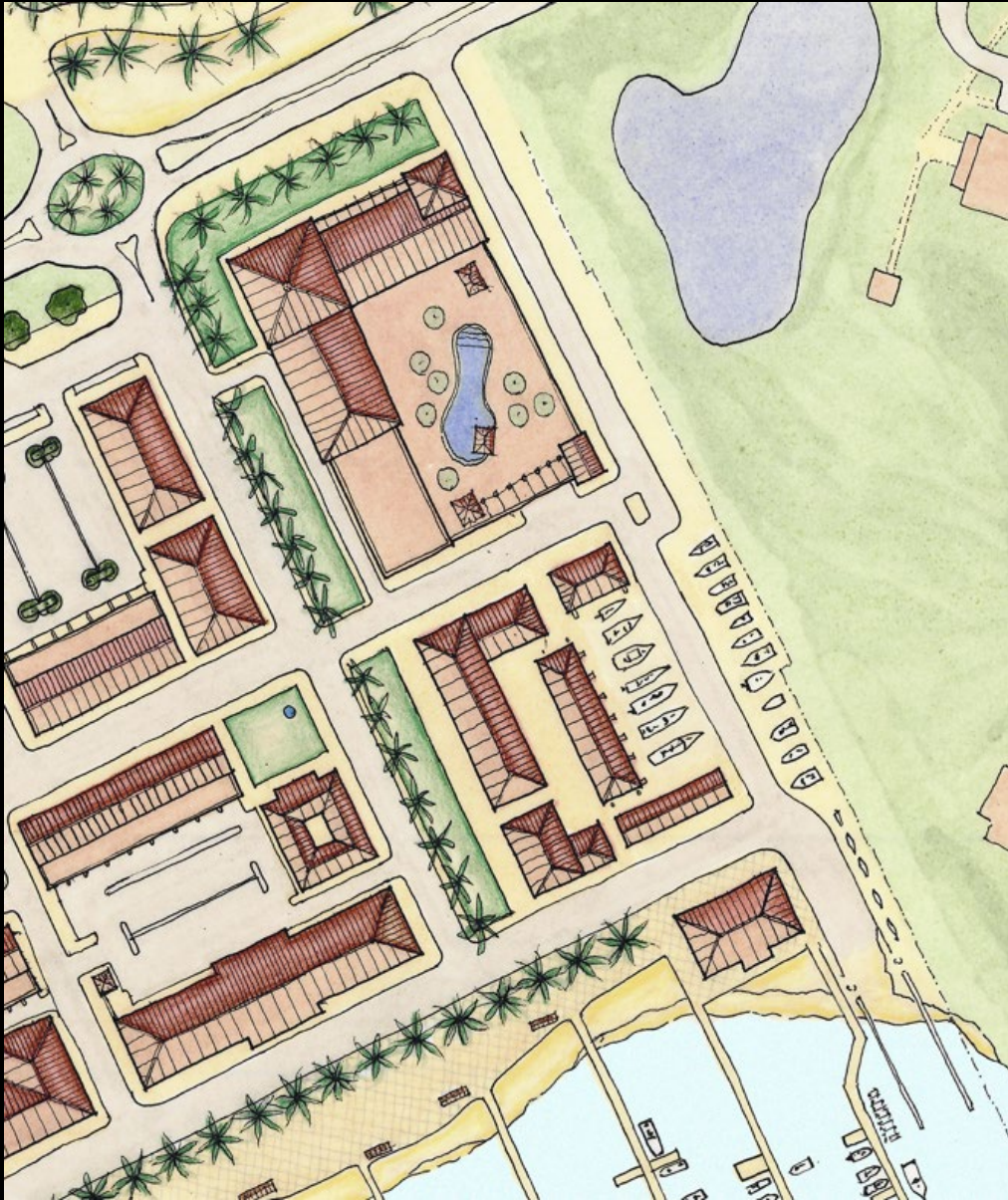
New Road Network - Causeway Cove "Village"

A Vision for the Western Peninsula



Causeway Cove "Village"

A Vision for the Western Peninsula

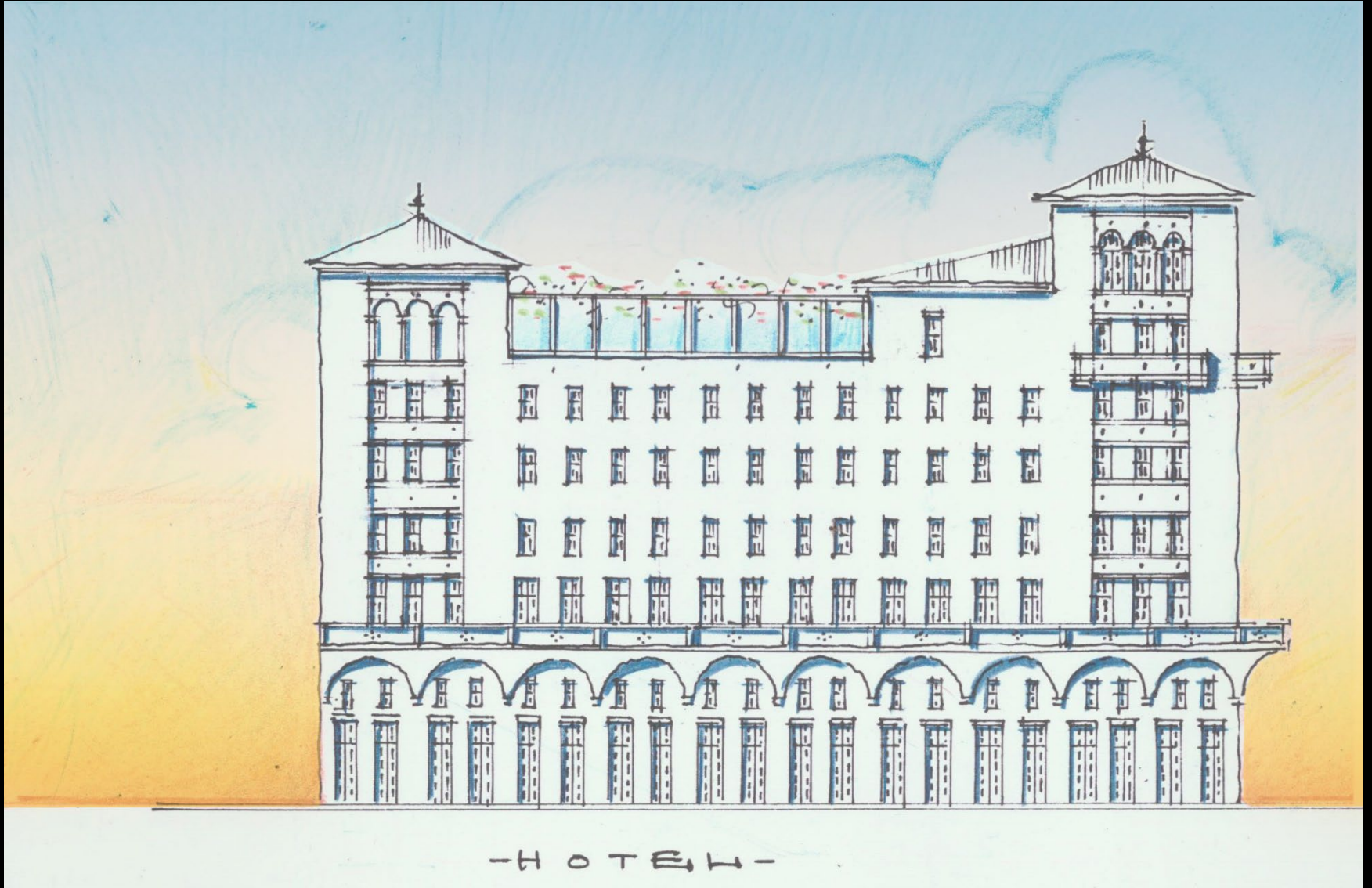


Causeway Cove Hotel/ Marine Service Area

- +/- 120 rooms
- +/- 20,000 s.f. Event Space
- 6-7 Stories along Seaway Drive
- 3 Story Mixed-Use
- Structured Parking
- Marine Service Area

Causeway Cove Hotel

A Vision for the Western Peninsula



Causeway Cove Hotel – Facing Seaway Drive

A Vision for the Western Peninsula



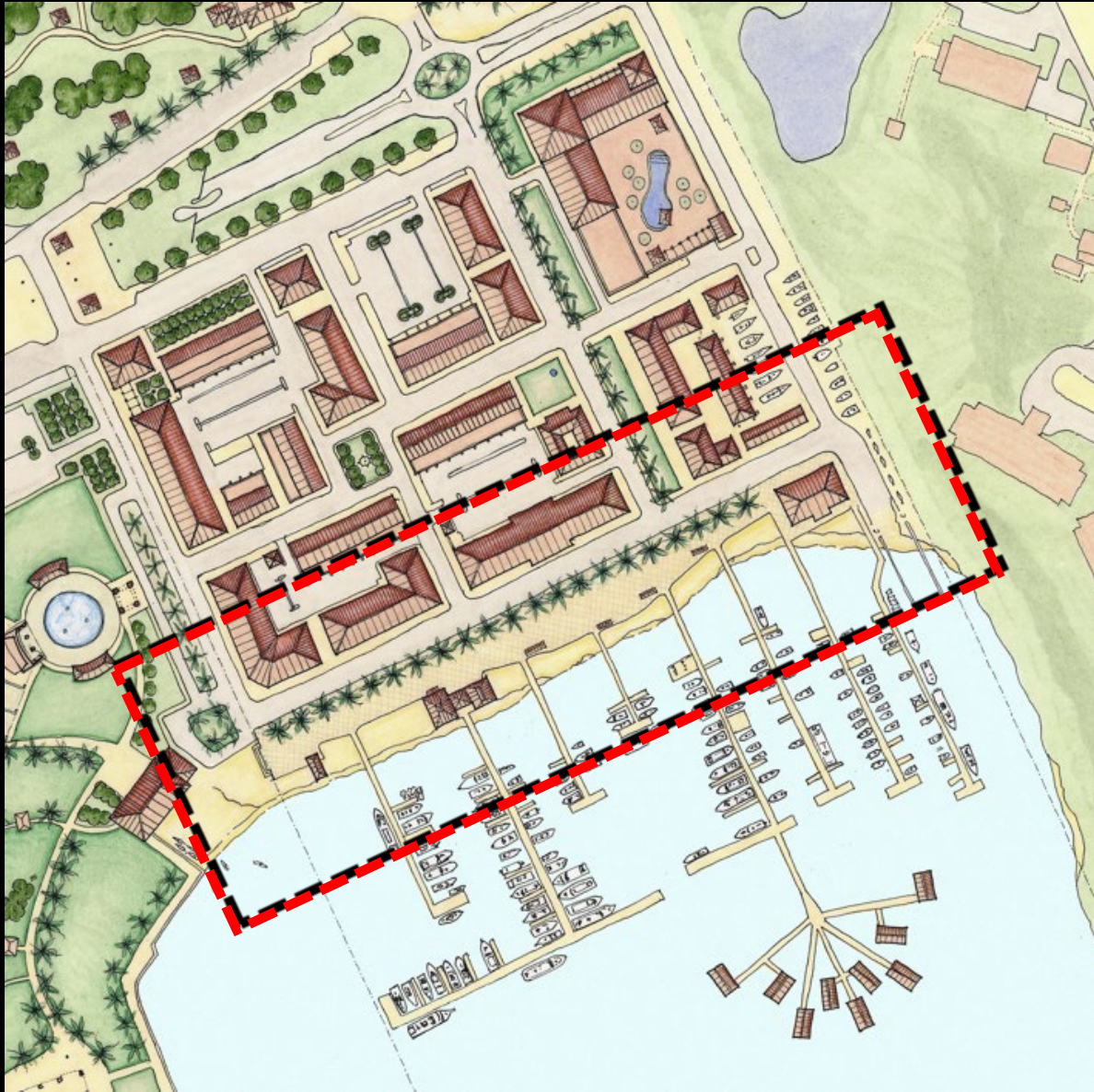
Causeway Cove Hotel – Facing West

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Causeway Cove Hotel

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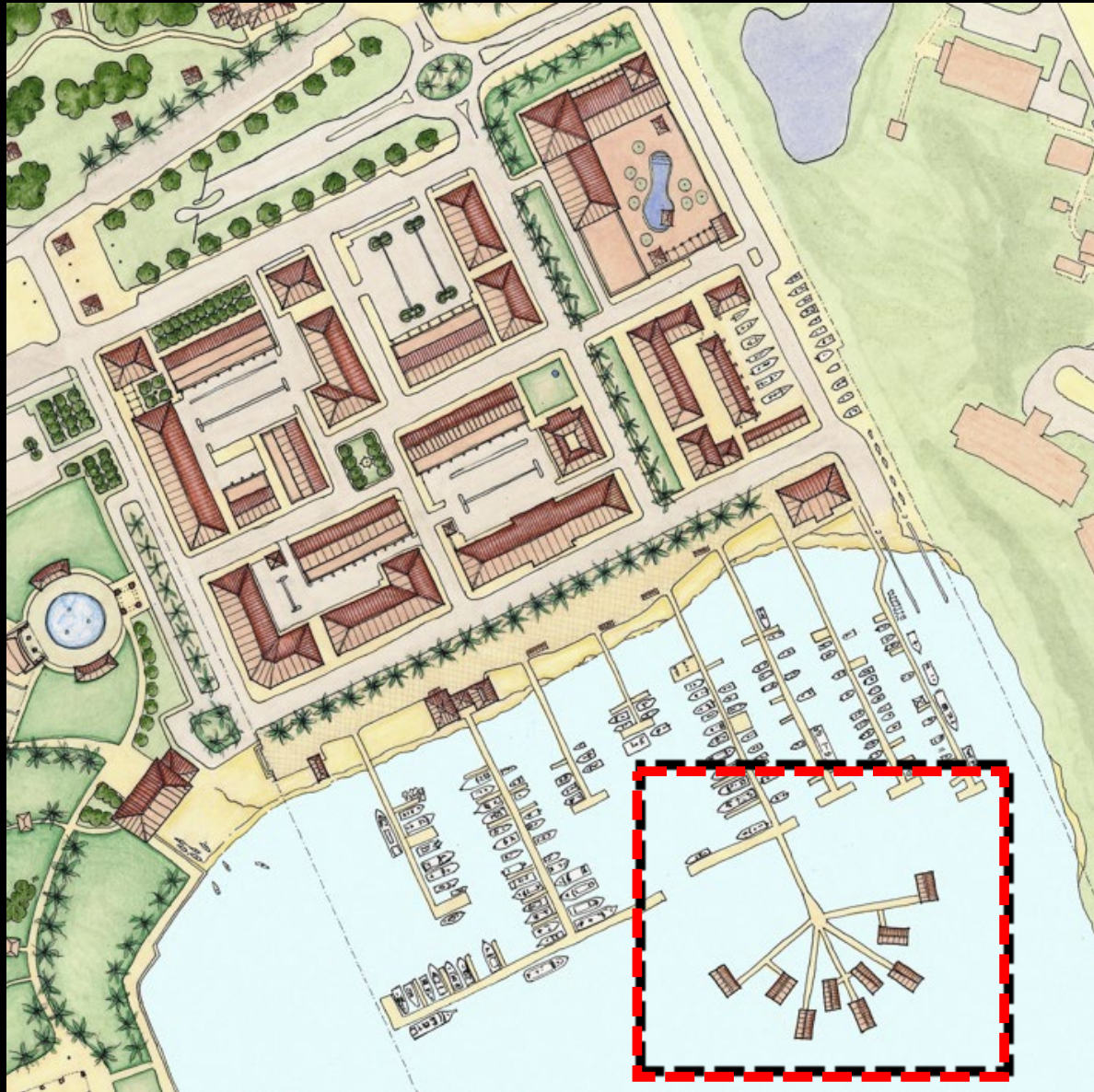
Promenade at Causeway Cove “Village”

A Vision for the Western Peninsula



Promenade at Causeway Cove “Village”

A Vision for the Western Peninsula



Causeway Cove Over-Water Suites

A Vision for the Western Peninsula



Causeway Cove Over-Water Suites

A Vision for the Western Peninsula

Causeway Cove “Village”

- 2-3 Story Buildings
- 227 d/u
- 35 Townhouses
- Total = 262 d/u
(15 d/u acre)
- +/-15,000 s.f. retail
- All surface/on-street parking

Causeway Cove “Village” – Initial Numbers

Character and Scale



Causeway Cove Development Opportunities?

Density – A Little Quiz



How many Stories? **3** What is the Density? **24** d/u acre

FPUA/City Property



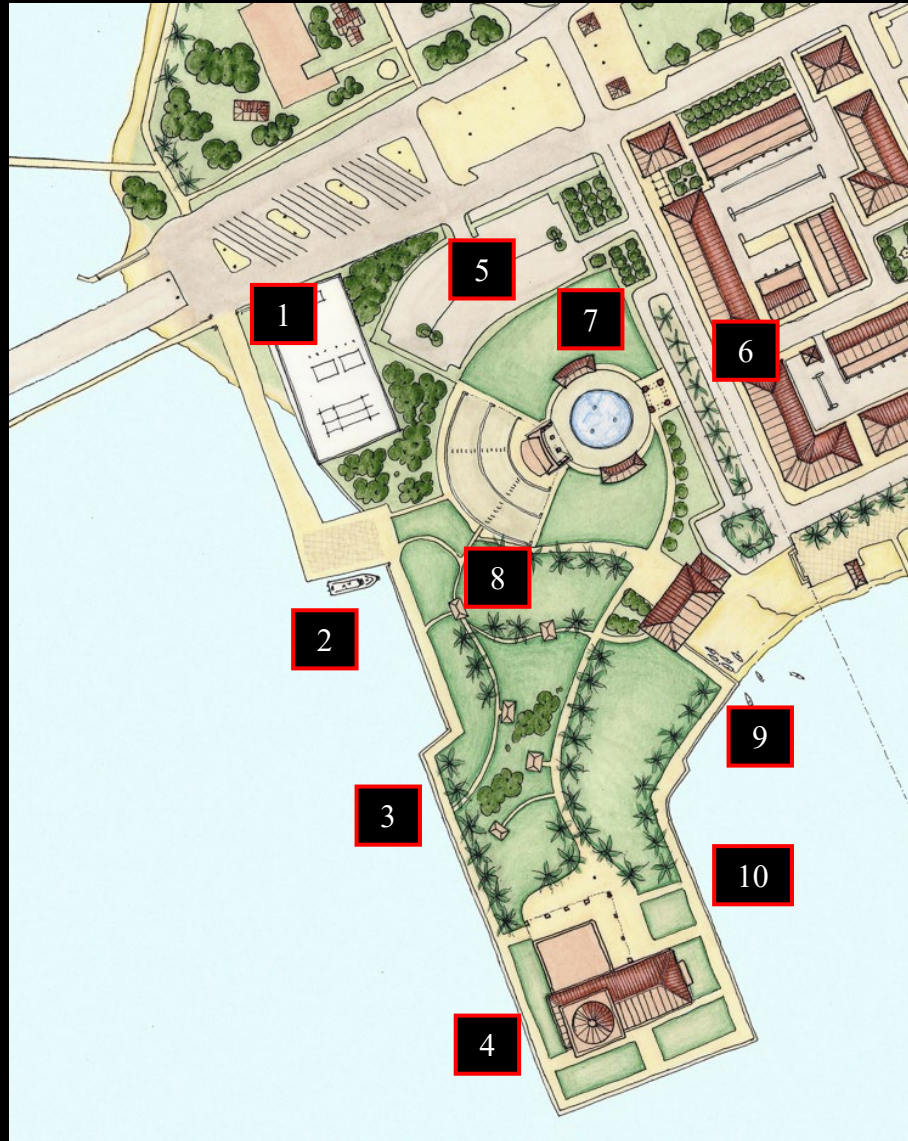
A Vision for the Western Peninsula



Public Elements on Public Property

A Vision for the Western Peninsula

1. Existing Power Station
2. Water Taxi Launch
3. Passive Park Areas
4. Event Pavilion, Observation Tower, Sunset Plaza



5. Public Parking (+/- 150 spaces)
6. Park Drop-off
7. Splash Park
8. Amphitheater
9. Sailing Club
10. Continuous Promenade

Public Elements on Public Property

A Vision for the Western Peninsula



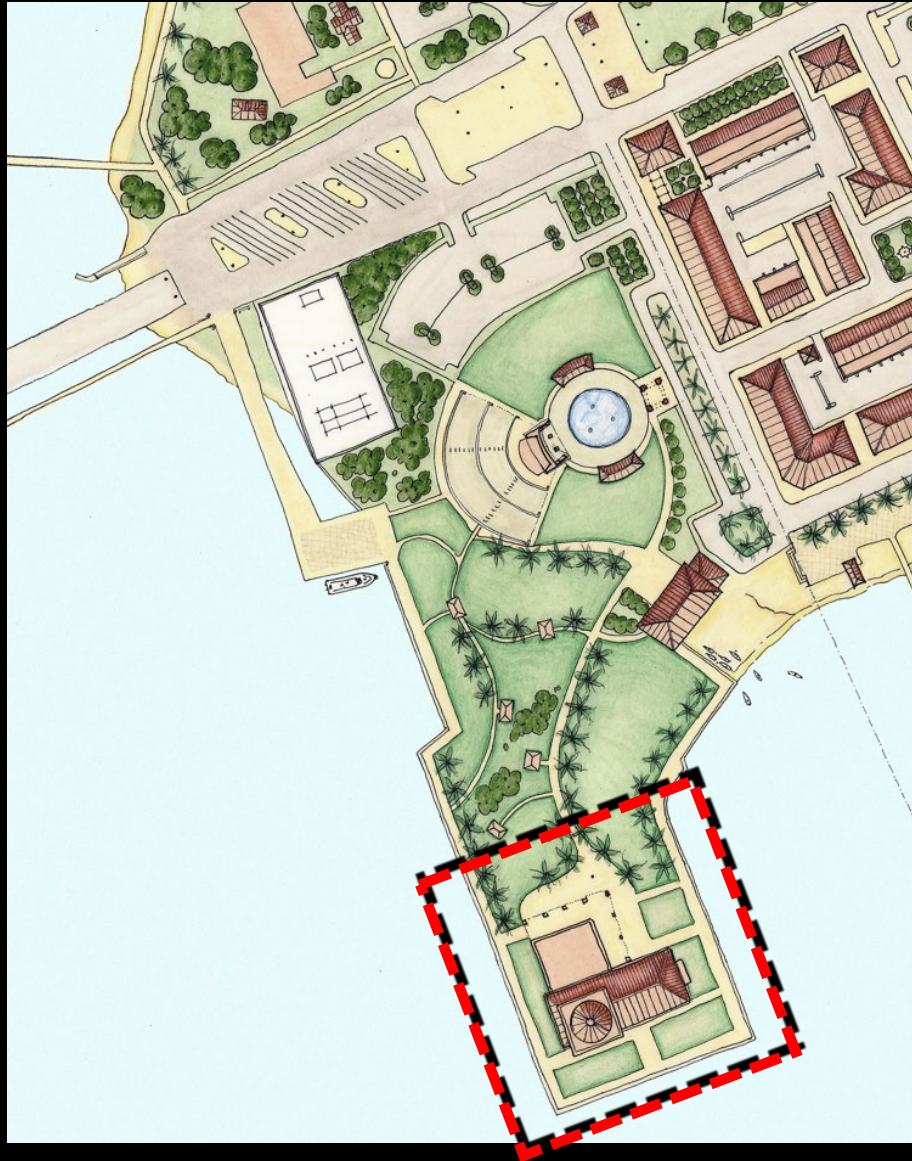
Amphitheater Looking Towards Causeway Cove Village

A Vision for the Western Peninsula



Amphitheater Looking Towards Causeway Cove Village

A Vision for the Western Peninsula



“The Point” Event Center and Observation Tower

A Vision for the Western Peninsula



“The Point” Event Center and Observation Tower

Next Steps

- Get Input and Direction This Evening
- Go Back to Offices and Further Develop Ideas
- Review with Staff
- Deliver DRAFT January/February 2025
- Present to Community

Thank You!



City of Fort Pierce

Western Peninsula Charrette – Work In Progress Presentation

October 30, 2024

TREASURE COAST REGIONAL PLANNING COUNCIL

Tentative Schedule

ATTACHMENT B
ANTICIPATED SCHEDULE
City of Fort Pierce
Island Wastewater Treatment Plant
Public Design Charrette and Master Plan

Fort Pierce - Island Wastewater Treatment Plant - Public Design Charrette and Community Master Plan		2024							2025					
		M	J	J	A	S	O	N	D	J	F	M	A	M
PROJECT SCHEDULE		2ND Q		3RD QTR			4TH QTR		1ST QTR		2ND Q			
Task 1	STAFF WORK SESSION #1 AND DUE DILIGENCE OVERVIEW	█	█	█										
Task 2	HOST COMMITTEE			█	█	█								
Task 3	STAKEHOLDER INTERVIEWS			█	█	█								
Task 4	ON-SITE, 5 DAY PUBLIC DESIGN CHARRETTE						█							
Task 5	DRAFT REDEVELOPMENT MASTER PLAN AND DRAFT RECOMMENDATIONS						█	█	█	█				
Task 6	PROJECT REPORT AND PRESENTATIONS TO CRA AND CITY									█	█	█	█	