
Port Sub-element 2A

GOALS, OBJECTIVES AND POLICIES

Originally adopted via Ordinance 15-017

The Port of Fort Pierce vision is to maximize economic benefit to the region while minimizing impact on the Indian River Lagoon and Atlantic Ocean. The vision for the Port of Fort Pierce encourages economic redevelopment of the port under well-defined land use and planning guidelines and streamlined port governance, with sufficient flexibility to merge market demand with marine industrial, marine commercial, marine research, and maritime academic/vocational uses. The vision includes environmentally sound best management practices, as well as transitional buffers between various uses.

References to the “Port of Fort Pierce” in the Goals, Objectives, and Policies shall be interpreted to mean the County Port Authority working in coordination with the City of Fort Pierce to implement the Goals, Objectives and Policies of the Port Sub-element. An Interlocal Agreement between the County and the City of Fort Pierce further defines the responsibilities of each entity.

Goal 2A.1: Responsibility for the Port - The overall responsibility for the management of the Port of Fort Pierce is vested by law with the St. Lucie County Commission and should be managed in the public interest of all the citizens of St. Lucie County.

Objective 2A.1.1: St. Lucie County, working with the City of Fort Pierce, interested agencies and private property owners and consistent with the Port enabling laws and the constitutional and statutory protections for the rights of existing private property owners should ensure that the public interest and quality of life is protected when exercising public control of port property.

Policy 2A.1.1.1: St. Lucie County shall maintain the necessary oversight of the Port of Fort Pierce to ensure compliance with applicable state law governing deepwater ports and to guarantee the financial feasibility of any publicly funded infrastructure within the port.

Policy 2A.1.1.2: St. Lucie County shall determine whether to initiate actions necessary to acquire public ownership of those areas in the port determined to be in the public interest.

Policy 2A.1.1.3: St. Lucie County shall cooperate with the City of Fort Pierce, other affected local governments, the St. Lucie Transportation Planning Organization (TPO), the Treasure Coast Regional Planning Council and the Florida Seaport Transportation and Economic Development Council (FSTED).

Policy 2A.1.1.4: St. Lucie County, operating through its existing and future legal authorities, shall initiate discussions with the City of Fort Pierce, with other public agencies, and with the private business sector to create the legal agreements, memoranda of understanding, and joint planning agreements necessary to implement the goals, objectives, and policies of the 2020 Master Plan for the Port of Fort Pierce.

Goal 2A.2: Land Use Map for the Port of Fort Pierce - The Port of Fort Pierce shall establish a General Master Development Map for the Port that establishes a general Port Operations Area Boundary to provide elected officials, prospective investors, port facility developers, and the public a clear understanding of the physical location of the activities that could be accommodated in the Port of Fort Pierce. The General Master Development Map for the Port of Fort Pierce is not to be used alone but rather in conjunction with the other development policies found in this plan and the applicable Local Comprehensive Plans for St. Lucie County and the City of Fort Pierce.

Objective 2A.2.1: The General Master Development Map and Illustrative Master Plan for the Port of Fort Pierce shall be as depicted in Figure 2A-1 and 2A-2. The land use activities shown in these exhibits shall comply with applicable State, County and Municipal laws including the applicable Local Comprehensive Plans for St. Lucie County and the City of Fort Pierce, adopted pursuant to Chapter 163, Florida Statutes.

Policy 2A.2.1.1: The general land use classification is to be used to determine consistency between the General Master Development Map for the Port of Fort Pierce and the applicable local government comprehensive plan. The Port of Fort Pierce will coordinate with the City of Fort Pierce and St. Lucie County to determine whether the Port General Master Development Map and Illustrative Master Plan are consistent with the City and the County Comprehensive Plan Future Land Use designations for the Port Operations.

Policy 2A.2.1.2: The Port of Fort Pierce shall support/seek development activities such as yacht construction and maintenance, maritime industrial and commercial uses, marine research facilities, maritime academic and vocational uses, depending on market conditions.

Policy 2A.2.1.3: By March 1st of each year, the Port of Fort Pierce Director shall submit to the County Administrator or their designee an updated five (5) year capital budget/improvement plan for the Port. To the extent that local funds are required to address a capital improvement need, the Board of County Commissioners shall be requested to provide the necessary funding to meet that need. Nothing in this policy shall be construed as to prohibit the Board of County Commissioners from requesting that the City of Fort Pierce, the Fort Pierce Community Redevelopment Agency, or any other appropriate agency or entity assist in funding one or more capital improvement project(s) within the Port Operations Area.

Goal 2A.3: Port Activities - The quality of life for St. Lucie County residents will be strengthened and maintained by enhancing the economic viability, attractiveness, environmental quality, and social benefits associated with activities at the Port of Fort Pierce.

Objective 2A.3.1: The Port of Fort Pierce should strengthen the economic development activities in the Port Operations Area by working with federal, state and local government, the private sector, and other interested parties to formulate an economic development plan that will foster new jobs that exceed the County's average annual wage and enhance the community's prosperity.

Policy 2A.3.1.1: The Port of Fort Pierce shall support County and City efforts to purchase and lease property within the Port Operations Area that will support economic development of the Port through added revenue streams while allowing for increased opportunities for Federal and State grants.

Policy 2A.3.1.2: Future public infrastructure improvements in the Port Planning Area will be made consistent with the Port Master Plan, to include the following projects: Harbor Pointe shoreline protection, refurbish and/or improve City marina bulkheads, Fisherman’s Wharf, improve Terminal Drive, improve Harbor Street, improve Port Avenue, construct a connecting road between 2nd Street to the Harbor Pointe property, construct additional bulkheads at the City Marina, construct pedestrian linkage along 2nd Street to downtown, construct pedestrian linkage to Old Dixie Highway/US 1, develop park infrastructure, develop engineering master stormwater management system for port property including offsite alternatives, and coordinate and install improvements along with corresponding infrastructure element.

Policy 2A.3.1.3: St. Lucie County, working with federal, state and local governments, the private sector, and other interested parties, may provide incentives for jobs that exceed the County’s average annual wage. St. Lucie County, the City of Fort Pierce, private property owners, and local economic development groups should establish a proactive campaign to market the Port of Fort Pierce.

Policy 2A.3.1.4: The Port of Fort Pierce, working with federal, state and local governments, the private sector, and other interested parties, will encourage port industries to develop job training programs and use the local workforce to the fullest extent possible.

Objective 2A.3.3: The Port of Fort Pierce, working with federal, state and local governments, the private sector, and other interested parties, shall maintain, increase, and promote marine industry and related scientific and commercial activities at the Port of Fort Pierce so there is no net loss of marine industry.

Policy 2A.3.3.1: The Port of Fort Pierce, in cooperation with other governmental bodies, the private sector, and other interested parties, shall accommodate water-related marine activities and related service activities within the Port Planning Area.

Policy 2A.3.3.2: The Port of Fort Pierce, in cooperation with other governmental bodies, the private sector, and other interested parties, shall protect, maintain, and promote marine industry activity from encroachment or displacement by incompatible land uses.

Objective 2A.3.5: The Port of Fort Pierce, in compliance with federal, state, and local laws, shall work with appropriate public safety entities to improve and maintain the port security management plan for the Port Operations Area.

Policy 2A.3.5.1: The Port of Ft. Pierce shall use its best efforts to ensure that port security will protect port users and citizens from crime or terrorism concerns and prevent any increase in criminal activity or enterprises.

Policy 2A.3.5.2: The Port of Fort Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties, shall develop a public education program for the port security management plan to ensure that the owners, users, other responsible parties, and members of the public understand port security.

Goal 2A.4: Environmental Protection - The Indian River Lagoon is recognized as the most biodiverse estuary in North America and as an important component of the local economic base and the overall quality of life in the community. As such, the integrity of the Indian River Lagoon shall be protected by correcting any detrimental effects caused by current operations and ensuring long-term development and improvement activities are consistent with all local, state and federal environmental laws and regulations.

Objective 2A.4.1: The Port of Fort Pierce, working with federal, state, and local governmental bodies, the private sector, and other interested parties, shall ensure the protection and restoration of the Indian River Lagoon and avoid future degradation of the Lagoon's ecological health due to port activities.

Policy 2A.4.1.1: The Port of Fort Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties, will regulate discharges coming from port activities into the Indian River Lagoon to prevent air and water pollution in violation of any adopted federal, state, or local laws or regulations. Berthing, seawall and drainage infrastructure will actively be pursued to eliminate or reduce and treat existing runoff.

Policy 2A.4.1.2: The Port of Fort Pierce shall work with other governmental bodies, private interests, and other interested parties to preserve and restore seagrass beds and mitigate any permitted losses to existing seagrass beds caused by port activities to the maximum extent possible.

Policy 2A.4.1.3: The Port of Fort Pierce, working with other governmental bodies, private interests, and other interested parties, shall protect endangered and threatened species from port activities in the Indian River Lagoon; including excessive freshwater, suspended materials, nutrient inflows, toxic substances and exotic invasive species.

Objective 2A.4.2: The Port of Fort Pierce, working with other governmental bodies, private interests, and other interested parties, shall protect and maintain the existing natural coastal areas and resources within the Port Planning Area.

Policy 2A.4.2.1: The Port of Fort Pierce, working with other governmental bodies, private interests, and other interested parties, will develop a list of best management practices for environmental protection, including water quality and air quality, which have been used successfully by other Ports to ensure efficient and effective management of port operation activities while providing environmental protection.

Policy 2A.4.2.2: The Port of Fort Pierce, working with other governmental bodies, private interests, and other interested parties, shall encourage the development of stormwater run-off control systems where possible to protect the natural coastline in the port and surrounding areas.

Policy 2A.4.2.3: The Port of Fort Pierce will work with other governmental bodies, private interests, and other interested parties, to prevent detrimental effects on the Indian River Lagoon caused by port activities by supporting estuarine diversity and the protection, maintenance, and enhancement of the population of endangered and threatened species.

Objective 2A.4.3: In keeping with the St. Lucie County Manatee Protection Plan (MPP), the Port of Fort Pierce will work with other governmental agencies and private interests to improve

protection of the manatees and enforcement of existing related laws within the Port Operations Area.

Policy 2A.4.3.1: The Port of Fort Pierce, working with other governmental bodies, private interests, and other interested parties, will adjust future and proposed dock design and construction to be consistent with manatee protection measures.

Policy 2A.4.3.2: The Port of Fort Pierce, working with other governmental bodies, private interests, and other interested parties, will protect and/or mitigate seagrass beds and submerged aquatic vegetation that serve as manatee habitat in the Port Planning Area.

Policy 2A.4.3.3: The Port of Fort Pierce, working with other governmental bodies, private interests, and other interested parties, will help to develop guidelines and establish an education program for crew procedures regarding observing and avoiding manatees when arriving and departing from docks in the Port Planning Area.

Goal 2A.5: Emergency Management - The public will be protected in various emergency situations through cooperation between the Port of Fort Pierce and other governmental bodies to achieve maximum levels of safety and to restrict commerce of hazardous materials in the Port of Fort Pierce.

Objective 2A.5.1: The Port of Fort Pierce, working with regional and state emergency management agencies, private interests, and other interested parties, shall identify new and existing procedures to ensure public safety in the event of a hurricane or other natural disaster.

Policy 2A.5.1.1: The Port of Fort Pierce shall comply with the comprehensive emergency management plans of appropriate local general purpose government to ensure safe evacuation of the Port during times of a hurricane or other disasters.

Policy 2A.5.1.2: The Port of Fort Pierce shall work with the City of Fort Pierce and St. Lucie County to ensure that all development activities within the Port Planning Area, including the Port Operations Area, are consistent with State of Florida's policies on development within areas identified as Coastal High Hazard Areas. New residential uses within areas designated as Coastal High Hazard as defined in the St. Lucie County Land Development Code, shall be discouraged.

Objective 2A.5.2: The Port of Fort Pierce, working with other governmental bodies, shall comply and cooperate to ensure that adequate procedures are in place to respond to a hazardous material spill.

Policy 2A.5.2.1: The Port of Fort Pierce shall comply with the processes of federal, state, and local governments for safe and expedient cleanup of hazardous spills.

Policy 2A.5.2.2: The Port of Fort Pierce shall cooperate with governmental bodies to provide complete and timely information to the public in the event of a hazardous materials accident.

Goal 2A.6: Landside Infrastructure - Landside and waterside infrastructure serving the Port of Fort Pierce should meet the Port's future requirements in a manner consistent with the abilities of the appropriate agencies to provide the services needed to support approved port activities.

Objective 2A.6.1: The Port of Fort Pierce shall work with other governmental agencies to improve linkages between the Port Facilities and intermodal transportation routes.

Policy 2A.6.1.1: The Port of Fort Pierce should enhance and expand activities that tie the Port to the Treasure Coast International Airport and coordinate with the St. Lucie TPO, Florida Department of Economic Opportunity, Florida Department of Transportation (FDOT) and the Florida East Coast (FEC) Railroad, Tri-rail and other possible rail services, in order to encourage multimodal development, maximize intermodal transportation connections, and facilitate the continued economic growth, development, and vitality of St. Lucie County.

Policy 2A.6.1.2: The Port of Fort Pierce, working with other governmental bodies, should facilitate expansion of public transit to and from the Port Planning Area.

Goal 2A.7: Navigation Channels – Navigation channels serving the port’s maritime and recreational activities shall meet existing and limited future needs as outlined in this plan.

Objective 2A.7.1: The Port of Fort Pierce shall coordinate with the U.S. Army Corps of Engineers and the Florida Inland Navigation District to provide for the maintenance of the navigation channels, including location of spoil disposal sites and adequate channel depths.

Policy 2A.7.1.1: The Port of Fort Pierce shall coordinate with the U.S. Coast Guard in the placement and maintenance of the navigational aids within the port area.

Policy 2A.7.1.2: The Port of Fort Pierce, working with other governmental bodies, the private sector, and other interested parties, shall continue to operate, maintain and improve a permanent spoil disposal site for materials dredged from the Port Planning Area.

Policy 2A.7.1.3: The Port of Fort Pierce, working with other governmental bodies, the private sector, and other interested parties, shall seek to improve the condition of Taylor Creek from the S-50 Spillway to the Intracoastal Waterway through maintenance dredging and water quality improvement projects.

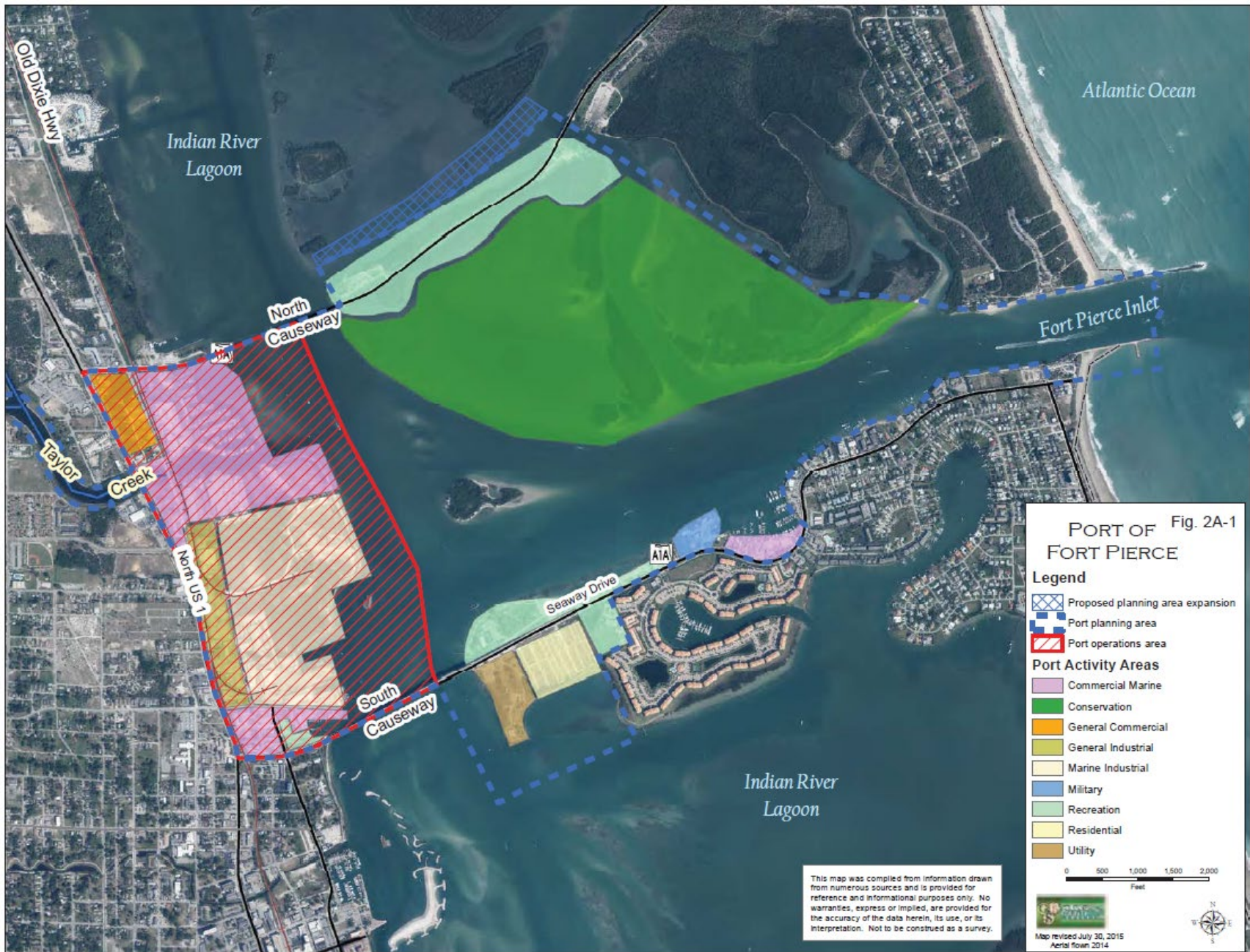


Figure 2A-2

