

Port of Ft. Pierce Master Plan Update

July 2012



Presentation Outline

- **Summary of Phase 1**
- **Framework for Proposed Phase 2 Scope of Services**
- **Proposed Team**
- **Proposed Schedule of Events**

Phase 1: Purpose and Results

Purpose:

- To determine if seaport infrastructure investment at the Port of Ft. Pierce would attract new cargo activity; and
- Is the community willing to engage in a collaborative effort to update the Port Master Plan

The results:

- The Port is well positioned for a number of business opportunities that would result from increased seaport infrastructure investment; and
- The Community well understands the potential for the land within the Port Boundaries and have many ideas on how the property should be developed.

Phase 1: Summary

Community Outreach

- 3 Publicly Noticed Meetings
- 54 Individual Meetings
- 20 letters and e-mails were received
- 90 persons spoke at public meetings
- 325 comment cards were filled out
- 389 persons in total attended the public meetings

Phase 1: Summary

Market Opportunities

- **Mega yacht facilities could attract dry-docking and service support market**
- **Port of Ft. Pierce can leverage business with the Caribbean and Latin America including construction materials, automotive parts, vehicles, small boats and produce**
- **Port of Ft. Pierce could secure markets from the Statewide plan to increase port-to-port feeder and transshipment activity**
- **Indirect impacts of the Panama Canal will include relocation of Niche Cargo including palletized fruit and Roll-on/Roll-off cargo**

Phase 1: Summary

Market Opportunities (continued)

- **Port of FT. Pierce can position itself to serve smaller vessels serving smaller Caribbean, and eventually smaller Cuban, Ports**
- **Port could position itself as a feeder service for the Central Florida and I-4 growth corridor. The development of multiple intermodal logistics centers with enhanced linkages to the Port will create new opportunities**
- **The South Korean Trade Pact has lifted tariffs from a heavily protected citrus market providing a new opportunity for Florida and the Port of Ft. Pierce to somewhat revitalize the industry**

Phase 1: Summary

Market Opportunities (continued)

- Leveraging opportunities through the National Export Initiative and the American Marine Highways Programs
- A group of Smaller Shippers were interviewed and 5 of 10 said they could use today at 22 feet if new berths were provided and 8 of 10 said they would use Ft. Pierce if it were dredged to 28 feet
- Florida Chamber study, FDOT initiatives, Florida Legislation all support the development of a holistic vocational/technical maritime academy that could be developed at the Port of Ft. Pierce to support Florida's 15 Seaports

Phase 1: Conclusions

- There are infrastructure concerns at the existing facility related to the primary pier, deficient storm water drainage and insufficient lighting to ensure adequate security and nighttime operations
- FDOT has partnered with Private interests to develop Port infrastructure
- “Increased” shipping can range from reconstruction of existing berths and/or rail upgrades to new berthing capacity
- Port of Ft. Pierce can be established as a niche shipping port compatible with mega-yacht and marina uses without compromising treasured natural resources

Phase 1: Conclusions

- There are infrastructure concerns at the existing facility related to the primary pier, deficient storm water drainage and insufficient lighting to ensure adequate security and nighttime operations
- Rail track exists to the dock of Indian River Terminals but has been paved over and inactive for many years, New track would likely be needed to restore use
- FDOT has partnered with Private interests to develop Port infrastructure
- “Increased” shipping can range from reconstruction of existing berths and/or rail upgrades to new berthing capacity
- Port of Ft. Pierce can be established as a niche shipping port compatible with mega-yacht and marina uses without compromising treasured natural resources

Phase 2 Proposed Scope

- **Task A: Fast Track – Identify Infrastructure Improvements Consistent with Mixed Use that are Eligible for State/Federal Funding**
- **Task B: Develop Alternatives through Charette-Style Meetings**
- **Task C: Alternatives Assessment**
- **Task D: Strategic Investment Strategy**
- **Task E: Develop Recommendations for Business Friendly Development Approval Process**
- **Task F: Plan Preparation**

Proposed Team for Phase II

- AECOM – Lennart Lindahl, PE

Water resource and environmental issues

Family founded Lindahl, Browning, Ferrari and Hellstrom

- AECOM – Tom McGowan, PE

Water quality/environmental issues

Does a lot of projects in St. Lucie
and neighboring counties

- AECOM – Blake Drury, AICP

Urban land planning, emphasis on livable communities

Proposed Team for Phase II

- **Adams Consulting Group – Pamela Adams**
Community and Stakeholder engagement
Headed up successful Phase I outreach effort
- **Building Innovations, Inc. – Ray Chladny**
Award winning land use planner and architect
Based in Jensen Beach
- **AECOM – Lori Baer**
Port infrastructure and market development
Former executive director, Port of Palm Beach

Where Do We Go From Here?

- **County/City Acceptance of Phase 1**
- **Active Participation in Regional and Statewide Economic Development Efforts**
- **County/City Approval of Phase 2 Scope, Notice to Proceed Issued**
- **Fast Track Identification of Infrastructure Project(s) to be Amended into Current Plan**
- **Develop a Plan Update that is Flexible, Business Friendly and Environmentally Responsible**