



Scope of Services for Port of Fort Pierce Master Plan

Amendment to the St. Lucie County Comprehensive Plan, Coastal Management Element

The purpose of this scope of services is to facilitate the preparation and adoption of a comprehensive Deepwater Port Master Plan for the Port of Fort Pierce. The Joint Center recognizes that the minimum effort to prepare such a plan requires the County to adopt a comprehensive plan amendment that addresses the required data and analysis and goals, objectives and policies required in state law and rules. (See Rule 9j-5)

The Joint Center proposes that in lieu of the history and current circumstances surrounding the Port of Fort Pierce, additional steps beyond the minimum are necessary to insure that the views of the community, landowners, governmental entities and other stakeholders are solicited and considered in the process. We also believe that the process should be transparent to all parties involved, accessible via website and based on realistic scenarios that are consistent with projected commercial, recreation and mixed use demands in the planning area. The plan should provide for the orderly development, maintenance, management and use of the port while insuring the maintenance, restoration and enhancement of the overall quality of the coastal zone environment, including amenities and aesthetic values adjacent to the port. It should incorporate new statutory requirements since the 1989 Plan, any port security compliance issues if a pending new statute (HB 1663) becomes law, and statewide port planning issues and concerns in writing of the Fla. Dept. of Transportation, Fla. Dept. of Community Affairs, and Fla. Dept. of Environmental Protection.

The Joint Center proposes that the scope of services be divided into four tasks that will proceed concurrently according to a timetable to be agreed upon by the County and the Joint Center. The objective of the timetable is that the Joint Center will provide a draft deepwater port master plan to the County seven months from the execution of the contract between the parties.

The four task areas include the following:

I. Community Website

The Joint Center and its consultants will develop and maintain a "Port Planning Website" for the project. The website can be a part of the St. Lucie County website or operated independently and linked to the County. An example of this type of interactive website can be found at www.bbpi.org. One of the first entries to this website will be a background paper that gives the history of the Port of Fort Pierce, a summary of the various plans and charrettes that have addressed the port planning area, and the timetable for completing the project. The website will contain locational maps and maps specifying the existing and proposed planning area of the Port. As required data are collected, they will be displayed and mapped so that interested parties can comment on the accuracy and recommend additional sources. The draft Master Plan goals, objectives and policies will be displayed for comment and recommended modification. When the project is complete, St. Lucie County can determine whether to maintain and update the website.

II. Stakeholder Meetings

The South Florida Office of the Florida Conflict Resolution Consortium (CRC) will facilitate three community meetings to seek input from community groups, governmental entities and port property owners. Notice of the meetings will be provided to local media and will be posted on the project website. Participants will assist consultants in reviewing and refining the project data and will be asked to propose goals, objectives and policies for consideration in the preparation of the port master plan. The results of the input of each meeting will be recorded on paper. Written summaries will be posted on the website along with explanatory visuals.

III. Plan Preparation and Adoption

The Joint Center project team will be collecting data, preparing analysis of the data, and drafting goals, objectives and policies based on the data and analysis, stakeholder input and the direction from the County staff and elected officials. The Plan will address the requirements for master plans of Florida Statutes, Section 163.3178 (2) (a-k) by reviewing existing practices and documents.

At an agreed upon point on the project timetable, the Joint Center will post on the website a preliminary draft of the Deepwater Port Master Plan. Time will be provided for receiving comments via e-mail. A public workshop, facilitated by the CRC, will be conducted to provide additional public comment and input. The results of this process will be posted on the website and a draft Master Plan will be provided to the County for a

workshop by the County Commission. Based on the results of the County Commission workshop, a draft Deepwater Port Master Plan will be prepared, posted on the website and delivered to the County for the required public hearing and agency review. The Joint Center project team will be present at the adoption hearing for the Port Master Plan by the St. Lucie County Commission.

IV. Plan Coordination Team

The Joint Center project team and staff appointed by the County will form a Plan Coordination Team to monitor progress of the mutually agreed upon timetable. Additional members to the team can be added with agreement of the County Administrator. Port Plan Coordination Team meetings will be publicly noticed and their results posted on the website. The Joint Center and the County will each appoint a person to staff the Plan Coordination Team. This Team will coordinate checkpoints with the consultants for the City of Ft. Pierce, who are undertaking a port development study.