



St. Lucie County
&
The City of Fort Pierce
Joint Meeting
October 26, 2017

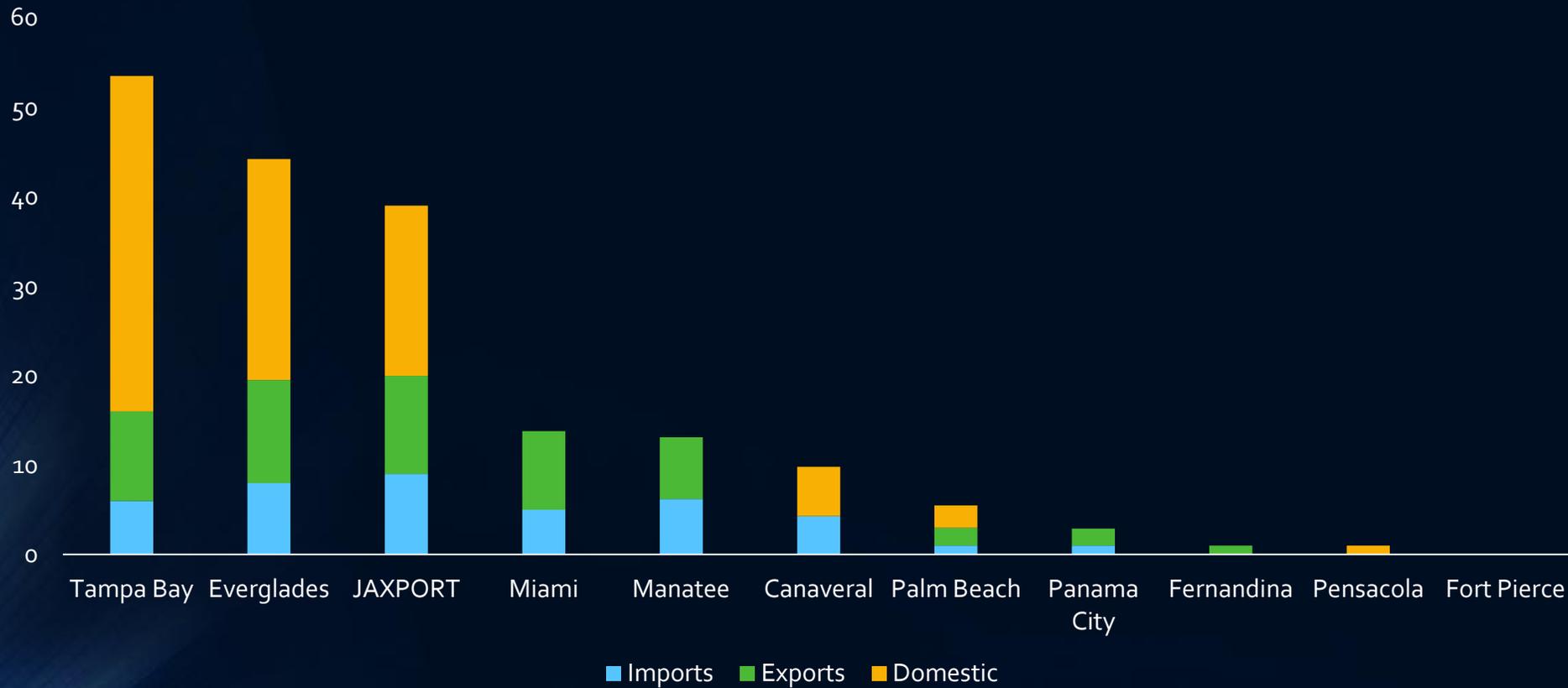
The background features a dark blue gradient on the left, transitioning into a complex, glowing blue structure on the right. This structure consists of numerous thin, parallel lines that curve and spiral inward, creating a sense of depth and movement, similar to a tunnel or a stylized architectural element. The lines are more densely packed and brighter in the center of the curve, fading towards the edges.

Port of Fort Pierce Land Acquisition

Port of Fort Pierce

- Came into existence in 1920 when the Fort Pierce Inlet was created
- 106 acres total
- St. Lucie County Board of County Commissioners is the port authority
- Defined as “non-functioning” by the Florida Department of Transportation and Florida Ports Council

Florida Seaports



New Port Entrance

Through partnership with the Florida Department of Transportation, the County is currently revitalizing the entrance to the Port of Fort Pierce.

County Investment

\$4.3 million

State Investment

\$4.3 million



King Maritime Purchase

The County has accepted a proposal of \$25 million to purchase:

- The working waterfront at the Port (the existing King Maritime Terminal), \$22 million
- 10% interest in a 67 acre tract in the Destin Beach, Inc. property, \$3 million
- The submerged land lease adjacent to the Terminal, included in the \$22 million



Due Diligence Status

- Appraisals (2)
- Environmental
 - Phase I Completed
 - Phase II Underway
- Economic Analysis – Completed
- Survey & Title – Underway
- Debt Issuance Process - Underway

Economic Impact Analysis

Site Rehab and Construction

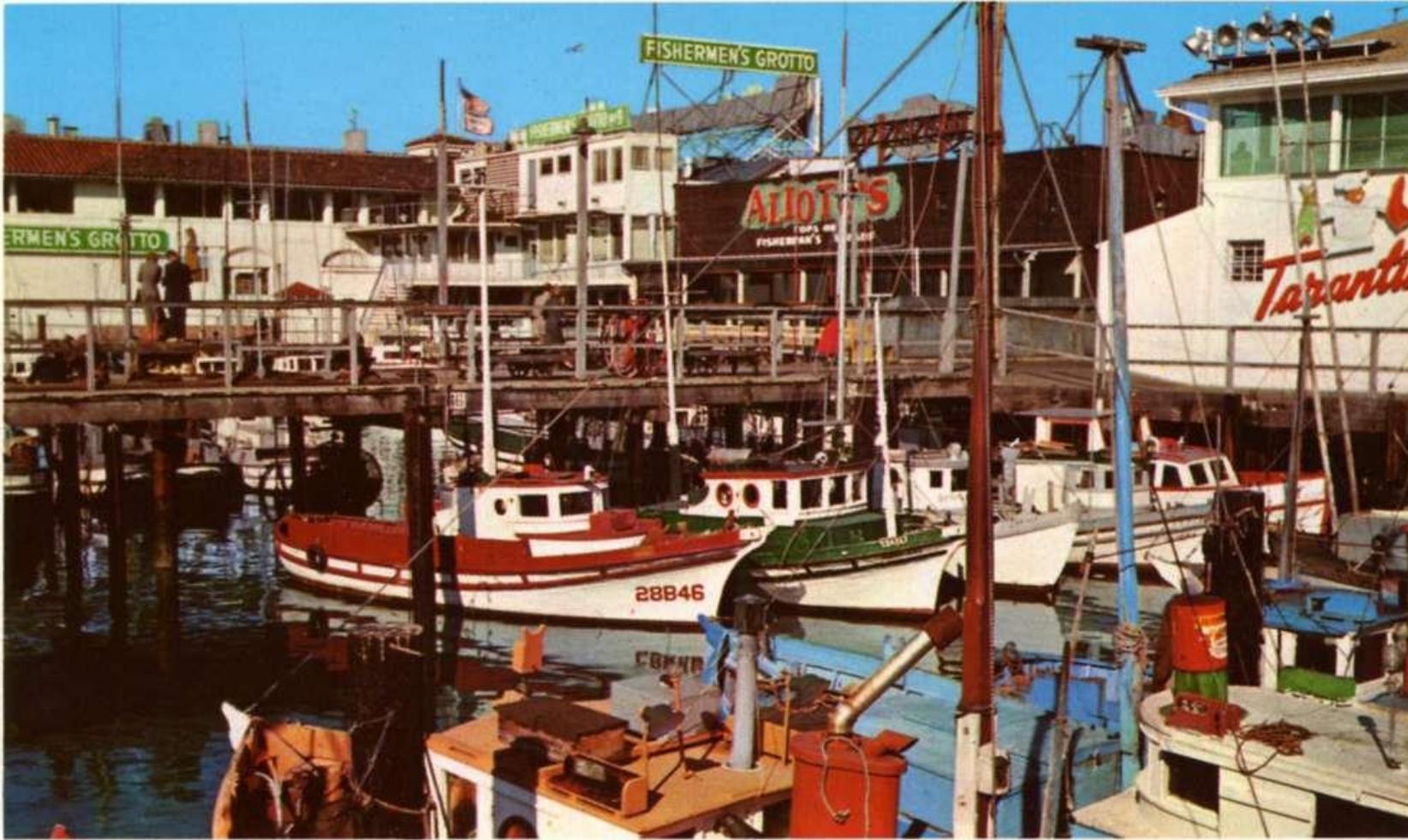
Total Impact	Employment	Wages	Output
Direct	44	\$1,588,597	\$6,600,000
Indirect	18	\$586,047	\$2,041,291
Induced	12	\$369,429	\$1,326,791
TOTAL	74	\$2,544,073	\$9,968,082

Economic Impact Analysis

Permanent Economic Impacts

Total Impact	Employment	Wages	Output
Direct	597	\$32,952,996	\$72,712,397
Indirect	90	\$2,770,103	\$10,503,792
Induced	192	\$6,147,193	\$22,093,717
TOTAL	879	\$41,870,292	\$105,309,905

2nd Street/Fisherman's Wharf Update



Fishing Boats, Fisherman's Wharf

2nd Street/Fisherman's Wharf Update

North 2nd Street Roadway Improvements Current Construction Work



2nd Street/Fisherman's Wharf Update

North 2nd Street Roadway Improvements

Current Construction Work



1

- Removal of abandoned utility lines and initial pavement construction at North 2nd Street and Fisherman's Wharf Road



2

- Water main tie-in and removal of abandoned utility systems
- Final stormwater tie-in at Pond 1A

2nd Street/Fisherman's Wharf Update

North 2nd Street Roadway Improvements

Future Construction Work



Roadway Construction
On North 2nd Street
(South of Fisherman's
Wharf)

Roadway Construction
on Indian River Drive
(North of Seaway
Drive)



Any road closures and detour plans involving US-1 and Seaway Drive are being coordinated with the City of Fort Pierce and FDOT.



Port of Fort Pierce Fisherman's Wharf



Objective:
Develop the southernmost portion of the Port's operating area as a "*Transition Zone*", between the City's Downtown to the south, and the industrial area to the north.

October 2017





Port of Fort Pierce Fisherman's Wharf

Discussion

- Background & Previous Efforts
- Status Update
- Staff Recommendation





Port of Fort Pierce Fisherman's Wharf

Status of Efforts

Background & Previous Efforts

- **Port Master Plan Update –**
November 2017 Draft Report for Port Advisory Committee Review
- **Fisherman's Wharf Redevelopment Plan –**
Completed Technical Assistance Grant DEO Planning
- **Fisherman's Wharf Bulkhead Design**
Permit was Obtained and Final Design is currently underway
- **Fisherman's Wharf Roadway -**
90% Design Completed





Port of Fort Pierce Fisherman's Wharf



Status Update

a.) Fisherman's Wharf Roadway and Infrastructure Improvements

– Consultant is expected to be completed in 2017

Grant Funding was Secured with FDOT/FSTED for Design

FY16/17 50/50 Match \$250,000 Total

b.) Fisherman's Wharf Bulkhead Rehabilitation and Dredging Permit

– Consultant is expected to be completed in 2017

Grant Funding was Secured with FDOT/FSTED for Design

FY16/17 75/25 Match \$300,000 Total

Grant Funding was Secured with FIND for Design

FY 16/17 55/45 Match \$696,000 Total

c.) Property Acquisition Funds

Grant Funding was Secured with FDOT/FSTED for Acquisition

FY16 50/50 Match \$510,000 Total have been transferred to Bulkhead Project

d.) Applied for Grant funds for the Construction of the Fisherman's Wharf Bulkhead



Grant Application was submitted to FIND (Florida Inland Navigation District) – June 2017 (\$397,000)

Grant Application was submitted to FDOT/FSTED – August 2017 (\$500,000)



Port of Fort Pierce Fisherman's Wharf

2018

Work Continuing Forward

- a.) Complete Bulkhead Design
- b.) Initiate Mitigation Plan
- c.) Submit Dredging Permit

- Continue to work with adjacent property owner and/or acquisition of adjacent lands for public use, infrastructure, and right-of-way
- Establish a contract for Construction of the Bulkhead and begin construction

Utilizing FIND & FDOT/FSTED
Grant Funds for FY17 and FY18





Port of Fort Pierce Fisherman's Wharf

Staff Recommendation

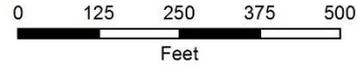
Continued work on reconstruction and rehabilitation of the Fisherman's Wharf Bulkhead with follow on efforts of basin dredging and mitigation.

Continue to seek State partnerships for improvements.

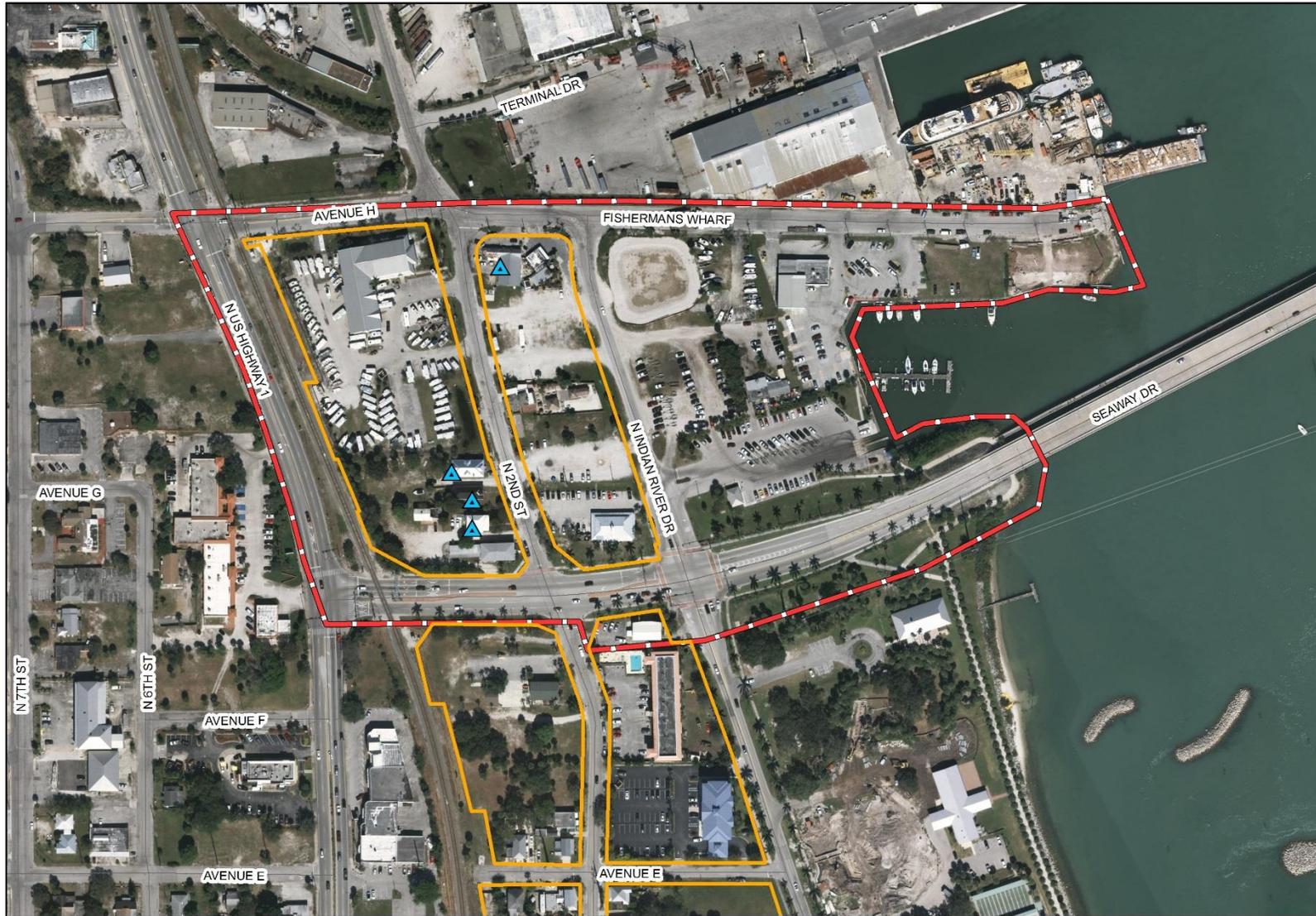


Fishermans Wharf
Port of Fort Pierce

- Edgartown Historic District
- Study area
- Contributing historic buildings



Aerial flown 2016
Map prepared February 15, 2017



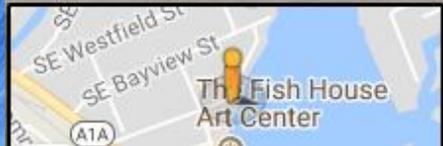
Commercial Fishing at the Wharf

- Fort Pierce was founded on Commercial Fishing industry
- Fisherman's Wharf Redevelopment Plan envisions a revitalized Commercial Fishing fleet and Working Waterfront as a core building block for redevelopment
 - Industry, Tourism, Culture, History
- Commercial Fishing fleet at the Wharf industries expands job opportunities, preserves local history and attracts tourism and spin off businesses (wholesalers, retail fish markets, seafood processing, distribution)
- Moves public uses south, and high security uses to the north

2nd Street/Fisherman's Wharf Update



Street View - Jan 2015



Questions?