Waterways Plan for Martin & St. Lucie Counties

Presentation of Work-in-Progress

Project Steering Committee Meeting
May 29, 2014

The Study Area:
120+ Miles of Waterways
A Multi-Agency Process...

... that includes the Community!

Educational Forums & Public Workshops

<table>
<thead>
<tr>
<th>Forum on Marine Transportation</th>
<th>December 19, 2013</th>
<th>Indian Riverside Park Jensen Beach</th>
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<tbody>
<tr>
<td>Forum on Land Use &amp; Upland Transportation</td>
<td>January 8, 2014</td>
<td>Historic City Hall Fort Pierce</td>
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<td>Forum on Regulation &amp; Management</td>
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<td>Forum on Natural Resources</td>
<td>February 27, 2014</td>
<td>Port St. Lucie Community Center Port St. Lucie</td>
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<td>Forum on Recreational, Cultural &amp; Educational Resources</td>
<td>March 12, 2014</td>
<td>Port Salerno Community Center Port Salerno</td>
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<td>Forum on the Economics of the Waterways</td>
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<tr>
<td>Public Design Studio</td>
<td>May 19-23, 2014</td>
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</table>
A Few of the Things We Heard...

- Protect the waterways – reduce discharges from the Lake, uplands, other
- Increase public access to the waterways via parks, bridges, riverwalks
- Help protect & advance the marine industries
- Explore a system of water taxis to connect waterfront destinations
- Create more canoe/kayak launches with parking & amenities
- Use publicly-owned lands for water-related activities
- Reduce navigational constraints (RR bridge, maintenance dredging)
- Increase opportunities for and awareness of pump-outs & responsible boating
- Restore spoil islands and habitat areas; increase camping and public access
- Expand educational programs about natural resources, history, hydrology
- Support waterfront villages and expand waterfront destinations
- Expand education & training for marine industries (high school & college)
- Build upon water sports activities & eco-tourism to enhance hospitality
- Complete multi-use paths to waterfront destinations & along canals
- Uncertainty about Port of Fort Pierce’s future
- Implement CRA Plans in waterfront villages & add more destinations
- Need for more hotels with waterfront access or connections
- Potential for designated anchorages to protect waterways
- Protect & support commercial & recreational fishing
Key Findings: Marine Transportation

- Need for Maintenance Dredging (inlets & channels)
- Need for Improved Boater Facilities (ramps, docks, parking)
- St. Lucie River RR Bridge
- Potential for Water Taxis
- Improved Navigational Aids
- “Alternative” Marine Modes (seaplanes, high-speed ferries)
- Designated Anchorages

Many Types of Boat Users

<table>
<thead>
<tr>
<th>BOAT REGISTRATION (2013)</th>
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<tbody>
<tr>
<td>COUNTY</td>
</tr>
<tr>
<td>--------------</td>
</tr>
<tr>
<td>MARTIN</td>
</tr>
<tr>
<td>ST LUCIE</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
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Mega-Yachts: A Growing Market

Non-Motorized Boating
Depths, Shallows & the Need for Consistent Access

- Maintenance of Martin & St Lucie Waterways:
  - USACE: Inlets, Intracoastal & Okeechobee Waterways
  - FIND: Intracoastal Waterway (provision of dredge upland sties), Okeechobee Waterway/St. Lucie River S. Fork
  - SFWMD: Okeechobee Waterway, Canals
  - Local Governments: All other waterways

- Dredging programs are designed to maintain designated channels at project depths
  - ICWW North of Fort Pierce: 12 feet
  - ICWW South of Fort Pierce: 10 feet
  - St Lucie River/South Fork/Okeechobee WW: 8 feet
  - Manatee Pocket – main channel: 10 feet

- Controlling depths limit boating activities in high impact areas between dredging cycles
Boat Ramp Inventory

St. Lucie River Railroad Bridge

Areas of Focus: EIS, Coast Guard assessment, Potential for SIS Funding
Water Taxis

• Service Assumptions
  – Vessel Types & Speeds (3 - 15 knots)
  – Five-minute penalties for loading/unloading & additional stops
  – Varying route lengths (15, 30, 60 minutes)
  – Manatee speed restrictions

• Operational Considerations
  – Origins/Destinations, Parking
  – Special Event vs. Daily
  – On-Demand vs. Scheduled
  – Waterside Infrastructure

• Station Screening

Water Taxi Operating Matrix
Water Taxis: Short-Term Opportunities

- Fort Pierce City Marina to Causeway Island to Smithsonian
  - Short route distance; key connections; special events; existing water taxi looking to expand
- Sandsprit Park to St Lucie Inlet Preserve
  - Provides service to boat access only park
- Sandsprit Park through Manatee Pocket (Pirate’s Cove Marina, Fish Market, Shrimpers Restaurant)
  - Provides service to established waterfront activities & restaurants; short route distance; water taxi precedent for special events
- Downtown Stuart has a variety of marinas & destinations in existence today with others planned
  - Stuart Floating Dock, Loggerhead Marina, Sunset Bay Marina
  - Palm City locations: Riverwatch Marina, Leighton Park
  - Club Med Sandpiper – speed advantage; high potential volume

Sample Water Taxi Routes
Preliminary Average Trip Times

<table>
<thead>
<tr>
<th>From</th>
<th>To</th>
<th>Mileage</th>
<th>Average Speed in Knots/Hour</th>
<th>Travel Time in Minutes</th>
<th>Origin Penalty</th>
<th>Stop Penalty</th>
<th>Destination Penalty</th>
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<td>Harbortown Marina</td>
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<td>History Museum &amp; Smithsonian</td>
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<td>15</td>
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Water Taxi Potential

Service Assumptions
• Vessel Types & Speeds
• Boarding/Alighting
• Sample Routes
• Manatee Speed Restrictions

Operational Considerations
• Special Events
• Waterside Infrastructure
• Seasonal vs. Annual

Station Screening

Water Taxis
Multi-Modal Connections

Seaplanes & Water Ferries

TAKE A TRIP TO KEY WEST
30 to 40 Knot Vessel Could Connect Fort Pierce with Freeport in 4 to 4.5 Hours

<table>
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<tr>
<th>Trip Time (minutes)</th>
<th>Knots Per Hour</th>
<th>Miles Per Hour</th>
<th>Miles Per Minute</th>
<th>Route Length</th>
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<thead>
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<th>Trip Time (minutes)</th>
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<td>40.00</td>
<td>46.1</td>
<td>0.77</td>
<td>164.4</td>
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</table>

Key Findings: Natural Resources

- Paramount Concerns over Water Quality
  *(Discharges from Lake Okeechobee, Uplands, Other)*
- Local & Regional Restoration Efforts
- Storm Water Management Programs
- Pump-Outs & Boater Education
- Restroom Accessibility for Boaters
- Environmental Education
  *(K-12, Public At-Large)*
- Inter-Agency Permit Protocol
- Deficiencies for Enforcement Personnel & Vessels
- Multiple Agencies with Overlapping Regulations
Stormwater & Water Quality Programs

ORCA "Kilroy"

Construction Site
Stormwater Pollution Hotline

NEW FERTILIZER ORDINANCE
On January 7, 2014, St. Lucie County BCC approved a set of fertilizer rules becoming effective June 1, 2014. Click the links below to learn more.
Fertilizer Ordinance 2014-3
Fertilizer Ordinance Brochure
Landscaping Professionals' Brochure

SPEAK UP
for the St. Lucie 4 Can Project
www.martinfl.gov
Speak up for the St. Lucie
Natural Resources
Key Findings: Land Use & Upland Transportation

- Waterfront Villages & Centers
  - Port Salerno
  - Stuart
  - Rio
  - Jensen Beach
  - Palm City
  - Indiantown
  - Fort Pierce
  - Port St. Lucie

- Multi-Modal Connections

- Last-Mile Transportation for Boaters

- “Micro-Transit” & Alternative Modes

- Waterway-Focused, Eco-Themed Art

- Water Taxi Stations as Central Nodes

Overview of Waterfront Villages & Centers

- Successful Redevelopment Underway

- Economic & Market Studies to Evaluate Land Use Potentials

- Better Organized Waterway Activities Enhance (or Induce) Market Potentials

- Current Development Interest Indicates Market Recovery
Objectives of the Economic Analysis

- Identify “Economic Value” of 120+ Miles of Waterways in Martin & St. Lucie Counties
  - Intracoastal Waterway, St. Lucie River, Canals

- Evaluate Marine-Related & Supporting Industries
  - Marine-support (boat building, repair & sales, etc.)
  - Marina activities (recreational/commercial boating, marinas, etc.)
  - Supporting Industries (Hospitality, Eco-Tourism)
  - Port-related activities (TBD)

- Land Use & Upland (Re-) Development Opportunities
  - How do long-term growth forecasts in key indices translate into economic opportunity?
  - Economic development versus real estate development

Land Use & Upland Economic Opportunities: Port Salerno

Demographics
- 10,100 residents (7% of County) in “CDP”
- Population has declined since 2000
- 3,100 jobs in CRA (4% of County)

Real Estate Market Condition
- Limited available data on workplace inventory, leasing activity
- Retail sales of $44,000 per capita – highest of all study areas – illustrates regional destination, retail sales “in-flow”, market strengths in Food & Beverage

Economic Opportunities
- Celebrate authenticity of “working waterfront” & fishing culture
- Cluster of marine services industries along waterfront & in nearby industrial park
## Land Use & Upland Economic Opportunities: Port Salerno

### Economic Opportunities
- CRA investment in public realm improvements intended to leverage private investment
- Opportunity for infill residential that maximize water views, fishing village environment
- Locational advantages attractive for specialty lodging
- Growth potentials:
  - **400 new jobs** (2021) if Port Salerno maintains 4% share of Martin County
  - Potentially translates into **125,000 SF** of workplace real estate (gross demand)
- Economic analysis to test market support for specialty lodging (e.g., 20-40+ room inn) and reasonable demand for other uses

### Port Salerno: **Authentic Fishing Village**
Port Salerno: Authentic Fishing Village

- 15,600 residents (<11% of County)
- **2,200 new residents** by 2035 if current share of County maintained

Land Use & Upland Economic Opportunities: Stuart

**Demographics**
- 15,600 residents (<11% of County)
- **2,200 new residents** by 2035 if current share of County maintained
- 34,800 jobs (46% of County)

**Real Estate Market Conditions**
- ‘Workplace’ uses: 12.7 million SF
  - Office (20%)
  - Retail (48%)
  - Industrial (32%)
- Vacant space: 1.2 million SF (9.2%)
- Activity since 2011 suggests ongoing economic recovery
- 740 housing starts (2004-2012) (13% of County); City comprises:
  - 4% of County’s single-family starts
  - 43% of multi-family starts
Land Use & Upland Economic Opportunities: Stuart

Economic Opportunities

- Regional retail, entertainment & dining destination
- Potential transportation hub to reinforce regional role in marketplace
- Publicly-owned sites with significant waterfront views & access
- Diverse economy: government, medical, tourism
- Growth potentials:
  - **4,700 new jobs** (2021) if City maintains its 46% share of County
  - Potentially translates into **1.42 million SF of workplace real estate** citywide (gross demand)
  - Allocation to study area contingent on availability of sites, carrying capacity
  - Awaiting data to test hotel potentials

Stuart: **Sailfish Capital & Cultural Venue**

- Proposed Stuart hotel could bring new dynamic to downtown Stuart | Photo gallery, Interactive
  - Posted May 29, 2014 at 10:39 p.m., updated May 27, 2014 at 6:51 p.m.
  - [Explore gallery](link)
Land Use & Upland Economic Opportunities: Palm City

Demographics
- 23,120 residents (16% of County) in “CDP”
- **8,000+ new residents** by 2035 if current share of County maintained
- 600+/- jobs in CRA (1% of County)

Real Estate Market Conditions
- Limited available data on workplace inventory, leasing activity
- Retail sales of $15,000 per capita are 3rd highest among study areas

Economic Opportunities
- Locations for new residential development not known at this time
- Limited number of available waterfront sites likely to limit opportunities for mixed-use
- Strong waterfront views & recreational boating access

Land Use & Upland Economic Opportunities: Palm City

Economic Opportunities
- Charley Leighton Park offers opportunities to:
  - Expand water sports (rowing)
  - Improve public access to waterfront
  - Strengthen active water sports economic theme
  - Redevelop existing public boat ramp/launch
- May represent opportunity to generate incremental revenue for Martin County with commercial component(s)
  - Revenue stream could offset capital costs of improvements
- Economic analysis to test market support for Food & Beverage use(s) at Charley Leighton Park
Land Use & Upland Economic Opportunities: Indiantown

Demographics
- 6,100 residents (4% of County) in “CDP”
- **1,175 new residents** by 2035 if current share maintained

Real Estate Market Conditions
- Limited available data on workplace inventory, leasing activity

Economic Opportunities
- Location at nexus of state’s transportation network
- Importance of understanding site characteristics to identify market opportunities
  - Developable acreage
  - Ownership
  - Access
- Marketability enhanced by lower land costs

Land Use & Upland Economic Opportunities: Indiantown

Economic Opportunities
- **1,175 new residents = 500+ new housing units**
- Other locational advantages key to future industrial development:
  - Proximity to FL Power & Light facility
  - Active railroad sidings
  - Vacant industrial-zoned parcels
- Findings suggest market opportunities for horizontal industrial development:
  - Warehousing & distribution
  - Capture increment of 726,000 SF of forecasted net demand for industrial space in Martin County by 2021
  - Market potentials/planning target to be determined based on available site(s), capacity
Indiantown: *Industrial Opportunity*

### Demographics
- <1,000 residents (0.7% of County) in “CDP”
- Population has declined since 2000
- 600+/- jobs in CRA (1% of County)

### Real Estate Market Conditions
- Limited available data on workplace inventory, leasing activity
- Retail sales of $10,000 per capita

### Economic Opportunities
- Spectacular waterfront vistas/views of Downtown Stuart enhance overall marketability of Rio for future economic growth
Land Use & Upland Development Opportunities: Rio

**Economic Opportunities**

- “Stuart Harbor” site assembled & plan proposes mixed-use with multiple uses
- Specific information on Stuart Harbor’s development program unknown at this time:
  - Live/work
  - Residential (MF, condos)
  - Office
  - Retail & restaurants
- Potential for significant private investment & activities/uses to strengthen Rio’s local economy

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**Rio: Waterfront Town Center**
Rio: Waterfront Town Center

Land Use & Upland Economic Opportunities: Jensen Beach

Demographics
- 11,700 residents (8% of County) in “CDP”
- **1,350 new residents** by 2035 if current share of County maintained
- 100+/− jobs in CRA

Real Estate Market Conditions
- Limited available data on workplace inventory, leasing activity
- Retail sales of $28,000 per capita & spending from “in-flow” strengthen Jensen’s role as retail destination

Economic Opportunities
- Attractive, image-able beach town enhances prospects as regional destination
- Recent investment in mixed-use prototype
Land Use & Upland Economic Opportunities: Jensen Beach

Economic Opportunities
- Significant water views & access to both Intracoastal & Atlantic Ocean
- Value transition on waterfront trailer park site
- 1,350 new residents = **600+ new housing units**
- Clarify availability of site(s) for mixed-use redevelopment

Jensen Beach: Active & Scenic Waterfront
### Land Use & Upland Economic Opportunities: Port St. Lucie

#### Demographics
- Significant population growth since 2000: 75,800 new residents
- Current population: 164,600 (59% of County)
- Sustained annual growth rate of 6% per year

#### Real Estate Market Conditions
- Limited available data on workplace inventory, leasing activity
- 21,200 housing starts (2004-2012) (77% of County); City comprises:
  - 85% of County’s single-family starts
  - 24% of multi-family starts

#### Economic Opportunities
- Growing city with substantial population base & projected growth

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### Land Use & Upland Economic Opportunities: Port St. Lucie

#### Economic Opportunities
- Strengthen destination role of city’s waterfront with specific new uses such as restaurants
- Opportunity for City-led public/private partnership to locate restaurant (with or without lodging component)
- Opportunities to complement Botanical Garden/special event activity
- Proximity to Club Med may enhance overall marketability (combined with ongoing economic recovery)
- Growth potentials:
  - 97,000 new residents by 2035 if City maintains its 59% share of County
  - 97,000 new residents = **38,500 new housing units citywide** (2035)
Port St. Lucie: Riverfront Opportunity

Port St. Lucie: Riverfront Opportunity
Land Use & Upland Economic Opportunities: Fort Pierce

Demographics
- 41,600 residents (15% of SLC)
- 35,500 jobs (39% of SLC)

Real Estate Market Conditions
- ‘Workplace’ uses: 14.5 million SF
  - Office (14%)
  - Retail (37%)
  - Industrial (49%)
- Vacant space: 1.3 million SF (9%)
- **156,000 SF** of positive leasing activity since 2011 suggests ongoing economic recovery
- 2,500+ housing starts (2004-2012) (9% of County); City comprises:
  - 3% of County’s single-family starts
  - 51% of multi-family starts

Economic Opportunities
- Multiple sites potentially available for infill redevelopment: **125+- acres**
- Amenity value created by waterfront
- Importance of economic development initiatives that back-fill vacant commercial space in CBD
- Power plant site redevelopment will demonstrate market response to mixed-use/infill
- Local decisions required on Port’s future:
  - Lack of consolidated site control
  - Multiple future options: identify specialty niche operations/break-bulk, vessel categories
- Growth potentials:
  - 10,000+ new residents = **3,900+ new housing units citywide** (2035)
  - **4,875 new jobs** (2021) if City maintains 39% share of County
  - Potentially translates into **1.46 million SF of workplace real estate** citywide (gross demand)
Fort Pierce: The Sunrise City

Maritime Academy Potential

Port of Fort Pierce

- Located in heart of downtown Fort Pierce
- Boarded to the South by city owned boat ramp and to North by private land holder
- Recently designated an “Emerging SIS Seaport” by FDOT
- 2013 Master Plan identified range of opportunities
  - Niche cargo
  - Maritime academy
  - Ferry and/or seaplane berth & terminal
  - Mega yacht service facility
Port of Fort Pierce
Cargo Trends & Forecasts

- Port has historically handled variety of niche cargos
- Numbers have declined in recent years, but with rehabilitation to the channel and facility, niche cargo types can continue to be handled

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<th>Cargo Type</th>
<th>FY 09/10</th>
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<th>FY 11/12</th>
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<td>315,000</td>
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Source: Florida Ports Council.

Port of Fort Pierce
Potential Niche Cargo Opportunities

- Construction material
  - Dry bulk: aggregates, cement
  - Break bulk: lumber and steel
- Specialized cargo
  - Large equipment
  - Mega yacht supplies/equipment
- Consumer products
  - Imported transshipments of containerized goods for local consumption
  - Exported containerized goods to shallow draft ports in Caribbean
Fort Pierce: The Sunrise City

Key Findings: Recreation & Eco-Tourism

- Inventory & Improve Passive Launches
- Expand Camping Facilities, Destination Campgrounds
- Expand Water Sports Concessions & Uses in Parks
- Formalize Blueways/Greenways Network
- Improve Paddling Facilities & Experience
  (signage, kiosks, primitive camp sites, events)
- Develop Inventory of Recreational Water Sports
Key Findings: **Public Access**

- Need to Improve Existing Public Access Points
- Port St. Lucie – Largest Population with Least Access
- Potential of Canal Frontage for Multi-Use Trails
- Need Standards for Causeway Access
- Expand Boardwalks along Waterway Edges
- Need for Broader Access to Swimming Instruction

Key Findings: **Economic Development**

- Constraints upon Marine Industries
  *(dredging, workforce, roadway network)*
- Impacts Upon Commercial Fishing industry
  *(water quality, fish markets, marketing)*
- Implementation of Unique Waterfront Villages
- Potential of the Hospitality Industry
- Potential of Water Sports Base & Eco-Tourism
- Benefits of Additional US Customs Facility
- Uncertainty of Port of Fort Pierce
  *(niche cargo, maritime academy, mixed-use)*
Marine Industries

Marine Industries – Career Training

- Development of high school “Career Track” within Martin & St. Lucie County School Districts
  - Foundational Courses (9th & 10th grades)
  - Off-site Instruction (internships) (11th & 12th grades)
  - Former Chapman School HS Program
  - Partnership with MIATC
- Opportunity to Expand Marine Industries Technical Training with IRSC
The Water Sports Industry of Today

The Water Sports Industry of Tomorrow?
## Paddleboarding

### Race Lengths

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<td>Beginner</td>
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<td></td>
</tr>
<tr>
<td>Intermediate</td>
<td>7-15 miles</td>
<td></td>
</tr>
<tr>
<td>Advanced</td>
<td>16+ miles</td>
<td></td>
</tr>
</tbody>
</table>

### Race Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Location</th>
<th>USA</th>
</tr>
</thead>
<tbody>
<tr>
<td>06/07/2014</td>
<td>Sunshine State Games</td>
<td>Sarasota</td>
<td>U.S.A.</td>
</tr>
<tr>
<td>06/07/2014</td>
<td>Surfrider SUP Race</td>
<td>Melbourne</td>
<td>U.S.A.</td>
</tr>
<tr>
<td>06/21/2014</td>
<td>Paddle For Humanity - Florida</td>
<td>Ponce de Leon Beach</td>
<td>U.S.A.</td>
</tr>
<tr>
<td>06/21/2014</td>
<td>Sarasota SUP Series - Race #1</td>
<td>Siesta Key</td>
<td>U.S.A.</td>
</tr>
<tr>
<td>06/28/2014</td>
<td>SUP N GO - Race #2</td>
<td>Melbourne</td>
<td>U.S.A.</td>
</tr>
<tr>
<td>07/07/2014</td>
<td>Paddle For The Cause</td>
<td>City of Ybor</td>
<td>U.S.A.</td>
</tr>
<tr>
<td>08/02/2014</td>
<td>SUP N GO - Race #3</td>
<td>Melbourne</td>
<td>U.S.A.</td>
</tr>
<tr>
<td>08/23/2014</td>
<td>Sarasota SUP Series - Race #2</td>
<td>Sarasota</td>
<td>U.S.A.</td>
</tr>
<tr>
<td>09/07/2014</td>
<td>SUP N GO - Race #4</td>
<td>Melbourne</td>
<td>U.S.A.</td>
</tr>
<tr>
<td>09/07/2014</td>
<td>BIG One Design North American Champs (SUP N GO)</td>
<td>Melbourne</td>
<td>U.S.A.</td>
</tr>
<tr>
<td>10/11/2014</td>
<td>Sarasota SUP Series - Race #3</td>
<td>Sarasota</td>
<td>U.S.A.</td>
</tr>
<tr>
<td>10/13/2014</td>
<td>SUP Invitational</td>
<td>Melbourne</td>
<td>U.S.A.</td>
</tr>
</tbody>
</table>

### Maps

- [Map 1](#)
- [Map 2](#)
- [Map 3](#)
The Hospitality Industry

- Need Better, Consistent Data (Direct & Indirect)
- Benefits from Maintaining Authenticity & Individuality of Waterfront Villages
- Secondary Benefits from Water Taxi System, Expanded Water Sports Base, Special Events
- Marketing & Branding

Eco-Tours on the Waterways
Boat Builders and Dealers

- 27 boat builders
  - 17 Martin County
  - 10 St. Lucie County
- 30 Dealers (560 in the state)
  - 28 Martin County
  - 5 St. Lucie County
- 20 Brokers
  - 15 Martin County
  - 5 St. Lucie County

The Fishing Industry

- Nearly 100 charter boats & fishing guides in Martin & St. Lucie Counties
Questions & Discussion

Project Schedule
# Presentation Calendar

| Martin MPO Presentations | Technical Advisory Committee (June 2)  
|                         | Citizens’ Advisory Committee (June 4)  
|                         | Bicycle/Pedestrian Advisory Committee (June 9)  
|                         | Martin MPO Board (June 23)  
| St. Lucie TPO Presentations | Technical Advisory Committee (July 15)  
|                         | Citizens’ Advisory Committee (July 15)  
|                         | Bicycle/Pedestrian Advisory Committee (July 17)  
|                         | St. Lucie TPO Board (August 6)  
| St. Lucie TPO – FINAL | St. Lucie TPO Board (September 16)  
| Martin MPO - FINAL | Martin MPO Board (September 27)  
| FIND Presentations | TBD  
| Other Presentations | TBD  

*Tentative dates, times & locations; confirmations pending*

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**Waterways Plan for Martin & St. Lucie Counties**

**FOR MORE INFORMATION:**

**KIM DeLANEY, Ph.D.**

STRATEGIC DEVELOPMENT COORDINATOR

TREASURE COAST REGIONAL PLANNING COUNCIL  
(TCRPC)

KDELANEY@TCRPC.ORG

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