

Waterways Plan for Martin & St. Lucie Counties

Waterways Forum #6:
Economics of the
Waterways

May 2, 2014

Waterways Plan for Martin & St. Lucie Counties

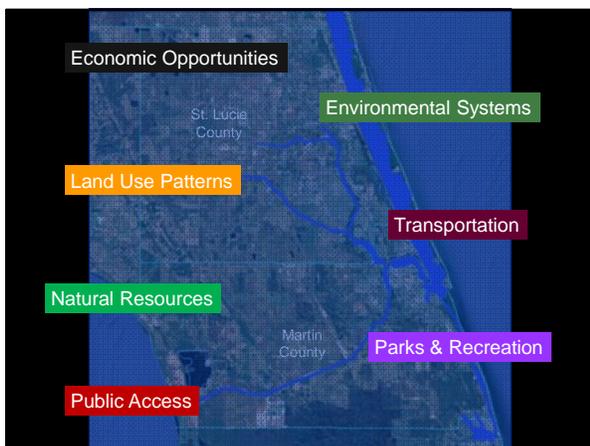
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**Treasure Coast
Regional Planning Council**



Waterways Plan for Martin & St. Lucie Counties

**Overview
& Project Approach**



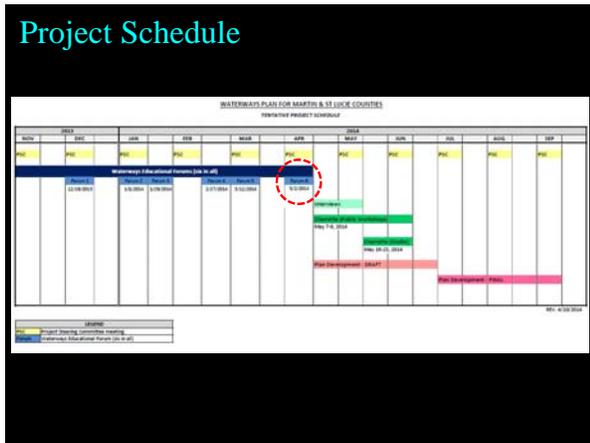
Waterways Educational Forums

1	Marine Transportation	December 19, 2013 Thursday (2-5 PM)	Indian Riverside Park Frances Langford Dockside Pavillion (2 nd Floor) 1707 NE Indian River Drive Jensen Beach, FL 34957
2	Land Use & Upland Transportation	January 8, 2014 Wednesday (2-5 PM)	Historic City Hall 315 Avenue A Fort Pierce, FL 34950
3	Regulation & Management of Waterways	January 29, 2014 Wednesday (2 PM)	Stuart City Hall 121 SW Flagler Avenue (City Commission Chambers) Stuart, FL 34994
4	Natural Resources	February 27, 2014 Thursday (2 PM)	Port St. Lucie Community Center 2195 S.E. Airoso Boulevard Port St. Lucie, FL 34984
5	Recreation/Cultural/Educational Activities	March 12, 2014 Wednesday (2 PM)	Port Salerno Community Center 4850 SE Ancher Avenue Stuart, FL 34997
6	Economic Development	May 2, 2014 Friday (9 AM)	Historic City Hall 315 Avenue A Fort Pierce, FL 34950

Public Workshops	
May 7 - 1 PM Wednesday	Port St. Lucie Civic Center (Port St. Lucie)
May 8 - 1 PM Thursday	Indian RiverSide Park (Jensen Beach)
May 9 - 1 PM Friday	River Walk Center (Fort Pierce)
Design Studio	
May 19 - 23 (9 AM - 6 PM) Monday - Friday	TCRPC Offices (Stuart)

Waterways Plan for Martin & St. Lucie Counties

Project Schedule



Waterways Plan for Martin & St. Lucie Counties

Preliminary Economic & Market Observations

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WTL+a

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RDS

Waterways Economic Forum Market & Economic Indicators

Real Estate & Economic Advisors
Washington, DC

In association with:
RDS
Retail & Development Strategies, LLC
Arlington, VA

Prepared for:
Treasure Coast Regional Planning Council
Stuart, FL

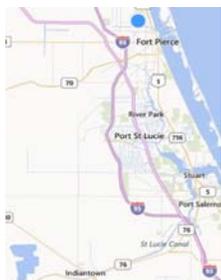
May 2, 2014

WTL+a in Florida

- 120 projects across the state since 1995
- Diverse client mix: 55% public/45% private
- Numerous economic studies in primary & secondary cities
- Multiple CRA projects
 - Redevelopment plans
 - DCA/Comp Plan Amendments
 - Financial feasibility/TIF analysis
 - Economic impacts
 - Implementation/funding strategies
- Multiple projects for Treasure Coast

Objectives of the Economic Analysis

- Identify "economic value" of 120+ miles of waterways in Martin & St. Lucie Counties
 - Intra-coastal Waterway (40 miles)
 - St. Lucie River (North & South Forks)
 - St. Lucie Canal (Canal #51)
- Evaluate marine-related & supporting industries
 - Marine-support (boat building, repair & sales, etc.)
 - Marina activities (recreational/commercial boating, marinas, etc.)
 - 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



Key Focus Areas: Fort Pierce, Port St. Lucie, Indiantown, Jensen Beach, Palm City, Port Salerno, Rio, Stuart

Demographic & Economic Profile

Table 1: Demographic Trends & Forecasts, 2009 - 2035
St. Lucie Counties & Focus Areas
Martin & St. Lucie Counties Waterways Plan

County	2009	As % of County	2019	As % of County	2009-2019 Growth Rate	Forecasts (F)		
						2015	2020	2035
Martin County								
County Population	128,731		148,318		1.4%	148,077	153,000	162,300
Fort Pierce	20,097	15.6%	23,120	15.8%	1.4%	24,708	24,708	32,819
Stuart	14,633	11.0%	15,003	10.7%	0.8%	15,006	15,006	18,276
Jensen Beach	11,100	8.6%	11,707	8.0%	0.5%	12,023	12,023	13,374
Port Salerno	10,141	8.0%	10,091	6.9%	0.0%	10,066	10,066	12,667
Indian town	5,688	4.4%	6,083	4.2%	0.9%	6,347	6,347	7,621
Rio	3,029	2.3%	3,065	0.7%	-0.6%	3,055	3,055	3,624
Subtotal - Focus Areas:	62,887	49.4%	67,550	49.4%	0.9%	70,191	70,191	87,786
POTENTIAL GROWTH (2035):								
Population								14,227
Assumed Household Size								2,215
Households								6,426
St. Lucie County								
County Population	192,895		277,789		3.7%	281,151	298,400	316,100
Port St. Lucie	37,518	19.5%	41,550	19.0%	1.0%	43,790	43,790	53,817
Subtotal - Focus Area:	37,518	19.5%	41,550	19.0%	1.0%	43,790	43,790	53,817
POTENTIAL GROWTH (2035):								
Population								12,227
Assumed Household Size								1,422
Households								8,602
Port St. Lucie	88,769	46.1%	164,803	59.3%	6.4%	224,143	59,540	261,809
St. Lucie County	104,126	53.9%	212,986	109.5%	10.4%	237,361	238,860	354,291

(1) Based on the 2015-2040 low-medium-high population forecasts prepared by BEBR. Analysis uses moderate projections for Martin County.
 Source: U.S. Census Bureau, University of Florida, Bureau of Business & Economic Research, EBR Business Analyst, WTL+M, March 2014.

Demographic & Economic Profile

- Job growth is a critical barometer of demand for 'workplace' real estate: commercial office, retail, industrial parks, etc.
- Workforce Region #20 (Indian River/Martin/Okeechobee/St. Lucie Counties) contains **206,000 jobs**. Largest sectors include:
 - Services (41%)
 - Retail Trade (17%)
 - Government (13%)
- State forecasts: **28,000 new jobs** (2013 - 2021)
- Current employment distribution:
 - Martin County: 76,200 jobs (35%) in 15,000 businesses
 - St. Lucie County: 92,000 jobs (45%) in 19,350 businesses

Allocation of new jobs if fair share is maintained:

Martin County: 10,400 new jobs
 St. Lucie County: 12,500 new jobs

Real Estate Market: Office

Office-Martin County	2007	2008	2009	2010	2011	2012	2013	Change: 2007-2013			
								Total	Ann'l Avg.	% CAGR	
Inventory	3,735,423	3,760,150	3,785,150	3,785,150	3,797,886	3,797,886	3,804,186	68,763			
No. of Buildings	408	412	413	413	414	414	415	7			
Vacant Stock (1)	324,228	415,365	495,011	437,752	481,489	480,708	480,181	163,920			
Acquancy Rate	8.7%	11.0%	13.1%	11.4%	12.7%	12.7%	12.8%	6.7%			
Total Net Absorption (1)	(262,910)	(66,400)	(54,846)	63,279	(37,001)	783	(1,175)	(358,070)	(61,153)		
Construction Deliveries	20,919	24,727	25,000	-	12,736	-	6,300	89,682			
Average Rental Rate (2)	\$ 24.81	\$ 25.22	\$ 17.36	\$ 16.71	\$ 16.51	\$ 16.19	\$ 15.68	-7.4%			
Years to Stabilized (95%) Occupancy: Based on Average Annual Absorption									N/A		

Office-St. Lucie County	2007	2008	2009	2010	2011	2012	2013	Change: 2007-2013			
								Total	Ann'l Avg.	% CAGR	
Inventory	4,848,096	5,094,632	5,121,208	5,148,275	5,288,903	5,301,339	5,303,004	514,906			
No. of Buildings	506	520	522	525	528	530	532	26			
Vacant Stock (1)	618,283	847,968	966,476	750,349	749,496	700,074	715,646	97,363			
Acquancy Rate	12.8%	16.6%	18.9%	14.6%	14.2%	13.2%	13.3%	0.8%			
Total Net Absorption (1)	(303,494)	16,849	(91,923)	243,194	141,481	61,868	48,093	24,043	3,436		
Construction Deliveries	70,775	230,029	26,576	27,067	140,628	12,436	63,054	570,565			
Average Rental Rate (2)	\$ 18.24	\$ 17.86	\$ 17.56	\$ 16.11	\$ 16.25	\$ 15.55	\$ 15.15	-3.0%			
Years to Stabilized (95%) Occupancy: Based on Average Annual Absorption									N/A		

Real Estate Market: Retail

Retail-Martin County	2007	2008	2009	2010	2011	2012	2013	Change: 2007-2013			
								Total	Ann'l Avg.	% CAGR	
Inventory	10,885,229	10,910,513	10,967,456	11,056,197	11,082,084	11,072,656	11,031,543	146,314			
No. of Buildings	691	694	696	701	704	702	702	11			
Vacant Stock (1)	492,274	803,776	904,209	697,717	794,672	864,043	831,046	338,772			
Acquancy Rate	4.5%	7.4%	8.2%	6.2%	7.1%	7.8%	7.5%	8.9%			
Total Net Absorption (1)	(199,707)	(291,218)	(38,489)	305,232	(71,068)	(88,799)	(8,116)	(392,165)	(56,024)		
Construction Deliveries	103,898	28,083	58,943	88,741	25,887	-	38,811	342,363			
Average Rental Rate (2)	\$ 17.44	\$ 16.76	\$ 17.37	\$ 16.88	\$ 17.03	\$ 16.53	\$ 15.87	-1.8%			
Years to Stabilized (95%) Occupancy: Based on Average Annual Absorption									N/A		

Retail-St. Lucie County	2007	2008	2009	2010	2011	2012	2013	Change: 2007-2013			
								Total	Ann'l Avg.	% CAGR	
Inventory	11,805,751	12,378,442	12,549,357	12,619,342	12,648,055	12,657,165	12,703,515	897,764			
No. of Buildings	958	925	939	938	942	943	947	42			
Vacant Stock (1)	1,010,019	624,597	850,347	911,614	738,790	776,916	829,127	(189,893)			
Acquancy Rate	8.8%	5.0%	6.8%	7.2%	5.8%	6.1%	6.5%	-4.4%			
Total Net Absorption (1)	(202,218)	958,113	(54,835)	8,718	201,537	(29,016)	3,179	885,478	(28,497)		
Construction Deliveries	509,858	942,690	172,915	85,500	28,713	9,110	47,886	1,796,732			
Average Rental Rate (2)	\$ 22.60	\$ 21.42	\$ 17.68	\$ 15.32	\$ 14.76	\$ 14.12	\$ 14.01	-7.7%			
Years to Stabilized (95%) Occupancy: Based on Average Annual Absorption									6		

Real Estate Market: Industrial

Industrial-Martin County	2007	2008	2009	2010	2011	2012	2013	Change: 2007-2013			
								Total	Ann'l Avg.	% CAGR	
Inventory	6,343,170	6,647,125	6,715,290	6,715,290	6,715,290	6,715,290	6,715,290	378,170			
No. of Buildings	368	378	378	378	378	378	379	11			
Vacant Stock (1)	199,811	303,006	667,113	620,432	587,228	646,680	444,096	244,285			
Acquancy Rate	3.2%	4.0%	9.9%	9.2%	8.7%	9.6%	6.0%	13.1%			
Total Net Absorption (1)	(33,086)	200,760	(295,942)	46,681	33,204	(58,522)	207,634	100,739	14,400		
Construction Deliveries	33,669	303,965	68,165	-	-	-	6,000	411,839			
Average Rental Rate (2)	\$ 10.04	\$ 8.83	\$ 7.86	\$ 7.16	\$ 6.27	\$ 5.76	\$ 6.03	-4.2%			
Years to Stabilized (95%) Occupancy: Based on Average Annual Absorption									N/A		

Industrial-St. Lucie County	2007	2008	2009	2010	2011	2012	2013	Change: 2007-2013			
								Total	Ann'l Avg.	% CAGR	
Inventory	10,765,172	10,886,230	11,007,831	11,064,479	11,064,479	11,064,479	11,058,034	293,762			
No. of Buildings	658	663	670	671	671	671	670	12			
Vacant Stock (1)	991,475	1,065,788	1,466,374	1,333,626	1,339,652	1,247,388	1,077,527	86,952			
Acquancy Rate	9.2%	9.8%	13.3%	12.1%	12.1%	11.3%	9.7%	0.9%			
Total Net Absorption (1)	(665,279)	467,445	(228,885)	139,296	(6,026)	92,264	164,316	(457,569)	(65,387)		
Construction Deliveries	90,968	121,058	171,761	8,648	-	-	-	390,275			
Average Rental Rate (2)	\$ 7.75	\$ 7.20	\$ 5.96	\$ 4.97	\$ 5.08	\$ 5.52	\$ 5.62	-5.2%			
Years to Stabilized (95%) Occupancy: Based on Average Annual Absorption									N/A		

(1) Includes existing vacant retail and sublet space.
 (2) Average asking rates for office space include both net and sublet space on a full-service (FS) basis. For retail and industrial uses, asking rents are on a triple net basis (i.e., tenants pay their pro-rata share of operating expenses, real estate taxes, common area maintenance, etc.).
 Source: CoStar, Inc.; WTL+M, April 2014.

Real Estate Market: Hotel/Lodging

	No. of Properties	Total Rooms	% of Supply	By Product Class			
				Upper Upscale	Upscale	Upper Mid-scale	Mid-scale Economy
Martin County							
Jensen Beach	1	110	10%		100%		
Stuart	8	1,016	90%	24%	20%	27%	18%
Subtotal - Martin County:	9	1,126	32%				
St. Lucie County							
Fort Pierce	15	1,136	48%		22%	10%	17%
Port St. Lucie	11	1,217	52%	20%	13%	8%	11%
Subtotal - St. Lucie County:	26	2,353	68%				
TOTAL - STUDY AREA:	35	3,479	100%	8%	20%	32%	17%

Source: STR Global; WFL+8, April 2014.

- ### Area Boat Building & Manufacturing Companies
- Martin County:**
- 33 Boat manufacturers & builders
 - 26 boat dealers
 - 20 marinas (public & private)
 - 1,147 wet slips
 - 581+ dry storage spaces for boats (indoor & outdoor)

- ### Area Boat Building & Manufacturing Companies
- St. Lucie County:**
- 34 boat manufacturers & builders
 - 24 boat dealers
 - 9 marinas (public & private)
 - 918 wet slips
 - Hundreds of dry storage spaces for boats (indoor & outdoor)
 - Two of the top 30 employers:
 - Pursuit Boats employs 200
 - Maverick Boats employs 150 in Fort Pierce

Boat Manufacturing & Building – Martin & St. Lucie Counties

No.	Name	Location	Business categories
1	American Custom Yachts	Stuart	Boat builder & manufacturer
2	Applied Concepts Unlashed	Stuart	Boat builder & manufacturer
3	Arctic Power Boats	Fort Pierce	Boat builder & manufacturer
4	Bud Marine	Fort Pierce	Boat building & manufacturing
5	Bowest Boat Co of Florida	Stuart	Boat builder & manufacturer
6	Benchmark Boats Inc	Stuart	Boat builder & manufacturer
7	Bilfish Boat Works	Fort Pierce	Boat builder & manufacturer
8	Blandford Yacht Service	Stuart	Boat builder & manufacturer
9	Bondeo Yacht Works	Stuart	Boat builder & manufacturer
10	Charter Boat Manufacturing Inc	Stuart	Boat building and repairs
11	Chimera Boat Works Inc	Stuart	Boat building and repairs
12	AR Marine	Fort Pierce	Boat builder & manufacturer
13	Cornishman Inc Boat	Stuart	Boat builder & manufacturer
14	Carlington Landweaver Boat	Stuart	Boat building and repairs
15	Hunter Karl Marine Repair	Stuart	Boat building and repairs
16	Hinckley Yachts and Services	Stuart	Boat building and repairs
17	Jim Smith Boats	Stuart	Boat builder & manufacturer
18	L&H Boats	Stuart	Boat builder & manufacturer
19	Loke & Ray Boats Inc	Stuart	Boat building and repairs
20	Loft River Marine	Stuart	Boat builder & manufacturer
21	Mallo Boat Works	Stuart	Boat building and repairs
22	Mark's Marine of Stuart	Stuart	Boat building and repairs
23	Northaven Yachts	Stuart	Boat builder & manufacturer
24	PR Boatworks	Stuart	Boat builder & manufacturer
25	Scop Boat Works Inc	Stuart	Boat building and repairs
26	Shear Water Marine Inc	Stuart	Boat builder & manufacturer
27	Smart building Systems/Montauk	Stuart	Boat building & manufacturer
28	Stuart Boat Works Inc	Stuart	Boat building and repairs
29	Twin Vee Catamarans Inc	Fort Pierce	Boat builder & manufacturer
30	Willis Marine Inc	Stuart	Boat builder & manufacturer

Source: Local listings; Websites; RDS LLC; WFL+8

Boat Dealers – Martin & Saint Lucie Counties

No.	Name	Location	Business categories
1	A Sabor's Place	Stuart	Boat sales; focus on inflatable boats/life rafts
2	A & J Boat Works	Stuart	Boat Sales
3	A-1 Marine Tech Inc	Stuart	Boat Sales
4	Aquarius Marine Systems	Port St. Lucie	Boat Sales
5	Blandford Yacht Service	Jensen Beach	Yacht Sales
6	Gaston's Seagate Marine Sales	Stuart	Boat Sales
7	Huber Sound Marine	Huber Sound	Boat Sales
8	Hinckley Yacht Company	Stuart	Yacht Sales
9	HMV Yachts	Stuart	Yacht Sales
10	Island Trader Yacht Sales	Stuart	Yacht Sales
11	Lindsay Marine	Stuart	Boat Sales
12	MarineMax	Stuart	Boat Sales
13	Ocean Blue Yacht Sales	Stuart	Boat Sales
14	Palm City Boats	Stuart	Boat Sales
15	Pro Boats	Stuart	Boat Sales
16	Rhumb Line/Yacht Sales	Palm City	Boat Sales
17	RJ Marine Group	Stuart	Boat Sales
18	Seamaid Boat Lettering	Jensen Beach	Boat Sales
19	Sovereign Marine	Palm City	Boat Sales
20	Steadfast Marine	Port St. Lucie	Boat Sales
21	Stuart Yacht	Stuart	Yacht Sales
22	Sundance Marine	Jensen Beach	Boat Sales
23	Treasure Coast Boating Center	Stuart	Boat Sales
24	Treasure Coast Propellers	Stuart	Boat sales, specialty propellers
25	Treasure Coast Yacht Sales	Port St. Lucie	Yacht Sales
26	United Yacht Sales	Stuart	Yacht Sales
27	Whitcar Boat Works	Stuart	Boat/Yacht repair and maintenance
28	Whitcar Yacht Sales	Stuart	Yacht Sales
29	Yacht Sales Consultants	Palm City	Yacht sales, brokerage

Source: Florida Boating and Recreation Guide 2014; RDS; WFL+8

Boat Dealers – St. Lucie County

No.	Name	Location	Business categories
30	The Marine Connection	Fort Pierce	Boat dealers, trailers, covers, tops
31	Top Notch Marine Inc.	Fort Pierce	Boat dealers, outboard motors, boat maintenance
32	Modern Discount Marine	Fort Pierce	Boat dealers
33	S2 Yachts	Fort Pierce	Boat dealers, yacht operations, boat distributors
34	Bluewater Sportfishing	Fort Pierce	Boat dealers, distributors, manufacturers
35	St. Lucie Outboard Marine	Fort Pierce	Boat dealers, outboard motors, boat maintenance
36	Heaves Manufacturing Co	Fort Pierce	Boat dealers, outboard motors, boat maintenance
37	Treasure Coast Kawasaki	Fort Pierce	Boat dealers, motor cycles, Engines
38	William M Busch	Fort Pierce	Boat dealers, maintenance & repairs
39	Novaurima of America	Fort Pierce	Boat dealers, boat builders & distributors
40	Pursuit Boats	Fort Pierce	Boat dealers, distributors and manufacturers
41	Greater Yamaha of Palm Beach	Fort Pierce	Boat dealers
42	Chase Manufacturing	Fort Pierce	Boat dealers
43	RKD Yacht Sales	Fort Pierce	Boat dealers, yacht operations
44	Automarine	Fort Pierce	Boat dealers
45	Universal Catamaran	Fort Pierce	Boat dealers
46	Joker Marine	Fort Pierce	Boat dealers
47	Maverick Boat Company	Fort Pierce	Boat dealers, boat builders & distributors
48	Cracker Boy Boat Works Inc	Area	Boat dealers, maintenance & repairs
49	Kephart's Wooden Boat Shop	Area	Boat dealers
50	Spencer Yacht Brokerage	Port St. Lucie	Boat dealers, boat builders & boat yards

Source: Local listings; Websites; RDS LLC; WFL+8

Marinas, Wet Slips & Dry Storage

No.	Name	Location in Martin County	# Boat Slips	Moorage Boat Length	4-5th Avenue Docks	Wet/Thru-Docks	Moorage Yards	Amount of per month	Notes
1	Admiral Marinas	Boat	54	up to 100 ft	n/a	n/a	n/a	Monthly fee only	
2	Fort Pierce Marina	Boat	25	up to 100 ft	n/a	n/a	n/a	Monthly fee only	
3	Harbor View & Marina	Boat	80	up to 60 ft	\$12K + \$100/mo	\$12K/mo	from 1,000	Adjustment to Short-term Slips	
4	Harbor View Marina & Country Club	Boat	66	45-90 ft	n/a	\$12K/mo	from 1,000	Private, gated community, 12 moorage	
5	Indian River Marina	Indian River	41	up to 55 ft	\$12K/mo	\$12K/mo	from 1,000	Slips and dry storage on St. Lucie canal	
6	Lakeland Marina	Water Sound	79	up to 100 ft	\$20K/mo	n/a	n/a	On International, by Indian Sound Wildlife Refuge	
7	Laguna Vista Marina	Boat	300	up to 100 ft	\$12K/mo	n/a	n/a	2 moorage, each up to 120 ft. Wood up to 80 ft.	
8	Leisure Marina	Port Ponce	40	up to 100 ft	\$12K/mo	n/a	n/a	Moorage, dry storage, no storage. 12 moorage	
9	Mariner City	Boat	51	up to 80 ft	n/a	n/a	n/a	Moorage, dry storage	
10	Martin County Marina	Port City	20	up to 40 ft	n/a	n/a	n/a	Publicly owned facility	
11	Marionette Inn & Marina	Boat	12	up to 35 ft	n/a	n/a	n/a	12 moorage, open on Okeechobee waters	
12	Marionette Yacht & Country Club	Boat	20	up to 35 ft	n/a	n/a	n/a	Private, 35+ age-restricted community	
13	Marine Sound Marina	Marine Beach	68	n/a	n/a	n/a	n/a	Private, gated moorage, 30,000 to boat lift	
14	Marine's Coast Resort & Marina	Boat	50	up to 100 ft	available	n/a	n/a	50 room inn, on Manatee Product	
15	Marine's Yacht & Country Club	Boat	50	up to 100 ft	available	n/a	n/a	50 boat moorage, storage, 1200 moorage, 250 to 1125 moorage slip on type of storage	
16	Marine's Yacht & Country Club	Boat	50	up to 100 ft	available	n/a	n/a	50 boat moorage, storage, 1200 moorage, 250 to 1125 moorage slip on type of storage	
17	Marine's Yacht & Country Club	Boat	50	up to 100 ft	available	n/a	n/a	50 boat moorage, storage, 1200 moorage, 250 to 1125 moorage slip on type of storage	
18	Marine's Yacht & Country Club	Boat	50	up to 100 ft	available	n/a	n/a	50 boat moorage, storage, 1200 moorage, 250 to 1125 moorage slip on type of storage	
19	Marine's Yacht & Country Club	Boat	50	up to 100 ft	available	n/a	n/a	50 boat moorage, storage, 1200 moorage, 250 to 1125 moorage slip on type of storage	
20	Marine's Yacht & Country Club	Boat	50	up to 100 ft	available	n/a	n/a	50 boat moorage, storage, 1200 moorage, 250 to 1125 moorage slip on type of storage	

Source: Florida Boating and Recreation Guide 2014, 403 LLC, 4/14/14

Marinas, Wet Slips & Dry Storage

No.	Name	Location in St. Lucie County	Estimated # Boat Slips	Estimated # Wet Slips	4-5th Avenue Docks	Moorage Yards	Amount of per month	Notes
11	Fort Pierce City Marina	Fort Pierce	137	up to 150 ft	n/a	n/a	n/a	Monthly fee only
12	Fort Pierce Inlet Marina	Fort Pierce	170	up to 90 ft	available	n/a	n/a	Monthly fee only
13	Harbor View Marina	Fort Pierce	80	up to 60 ft	\$12K/mo + elec (25-35)	\$12K/mo	from 1,000	Adjustment to Short-term Slips
14	Harbor View Marina	Fort Pierce	80	up to 60 ft	\$12K/mo + elec (25-35)	\$12K/mo	from 1,000	Adjustment to Short-term Slips
15	Indian River Marina	Indian River	41	up to 55 ft	\$12K/mo	\$12K/mo	from 1,000	Slips and dry storage on St. Lucie canal
16	Lakeland Marina	Water Sound	79	up to 100 ft	\$20K/mo	n/a	n/a	On International, by Indian Sound Wildlife Refuge
17	Laguna Vista Marina	Boat	300	up to 100 ft	\$12K/mo	n/a	n/a	2 moorage, each up to 120 ft. Wood up to 80 ft.
18	Leisure Marina	Port Ponce	40	up to 100 ft	\$12K/mo	n/a	n/a	Moorage, dry storage, no storage. 12 moorage
19	Mariner City	Boat	51	up to 80 ft	n/a	n/a	n/a	Moorage, dry storage
20	Martin County Marina	Port City	20	up to 40 ft	n/a	n/a	n/a	Publicly owned facility
21	Marionette Inn & Marina	Boat	12	up to 35 ft	n/a	n/a	n/a	12 moorage, open on Okeechobee waters
22	Marionette Yacht & Country Club	Boat	20	up to 35 ft	n/a	n/a	n/a	Private, 35+ age-restricted community
23	Marine Sound Marina	Marine Beach	68	n/a	n/a	n/a	n/a	Private, gated moorage, 30,000 to boat lift
24	Marine's Coast Resort & Marina	Boat	50	up to 100 ft	available	n/a	n/a	50 room inn, on Manatee Product
25	Marine's Yacht & Country Club	Boat	50	up to 100 ft	available	n/a	n/a	50 boat moorage, storage, 1200 moorage, 250 to 1125 moorage slip on type of storage
26	Marine's Yacht & Country Club	Boat	50	up to 100 ft	available	n/a	n/a	50 boat moorage, storage, 1200 moorage, 250 to 1125 moorage slip on type of storage
27	Marine's Yacht & Country Club	Boat	50	up to 100 ft	available	n/a	n/a	50 boat moorage, storage, 1200 moorage, 250 to 1125 moorage slip on type of storage
28	Marine's Yacht & Country Club	Boat	50	up to 100 ft	available	n/a	n/a	50 boat moorage, storage, 1200 moorage, 250 to 1125 moorage slip on type of storage
29	Marine's Yacht & Country Club	Boat	50	up to 100 ft	available	n/a	n/a	50 boat moorage, storage, 1200 moorage, 250 to 1125 moorage slip on type of storage
30	Marine's Yacht & Country Club	Boat	50	up to 100 ft	available	n/a	n/a	50 boat moorage, storage, 1200 moorage, 250 to 1125 moorage slip on type of storage

Source: Florida Boating and Recreation Guide 2014, 403 LLC, 4/14/14

Regional Boat Registration Trends

Class	Length	Martin County				St. Lucie County				Palm Beach County			
		2004	2005	2011	2013	2004	2005	2011	2013	2004	2005	2011	2013
A-1	< 12 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-2	12-15 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-3	15-24 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-4	24-34 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-5	34-44 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-6	44-54 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-7	54-64 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-8	64-74 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-9	74-84 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-10	84-94 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-11	94-104 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-12	104-114 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-13	114-124 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-14	124-134 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-15	134-144 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-16	144-154 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-17	154-164 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-18	164-174 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-19	174-184 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-20	184-194 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-21	194-204 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-22	204-214 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-23	214-224 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-24	224-234 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-25	234-244 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-26	244-254 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-27	254-264 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-28	264-274 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-29	274-284 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-30	284-294 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-31	294-304 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-32	304-314 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-33	314-324 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-34	324-334 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-35	334-344 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-36	344-354 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-37	354-364 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-38	364-374 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-39	374-384 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-40	384-394 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-41	394-404 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-42	404-414 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-43	414-424 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-44	424-434 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-45	434-444 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-46	444-454 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-47	454-464 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-48	464-474 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-49	474-484 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-50	484-494 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-51	494-504 ft	2,237	19	1,441	11	2,013	18	1,712	10	1,808	10	1,724	14
A-52	504-514 ft	2,237	19	1,441	11	2,013	18	1,712	10	1			

Commercial Fishing Economic Impacts

- The US Commercial Fishing Industry includes:
 - ✓ Harvesters
 - ✓ Seafood Processors & Dealers
 - ✓ Seafood Wholesalers & Retailers
- Florida's sales in the commercial fishing industry:
 - ✓ **\$ 5.2 billion** (second only to CA's \$9.8 billion) (2006)
- Florida generated the 2nd highest number of jobs:
 - ✓ **103,000**
- Total economic impact of saltwater **recreational** fishing *alone* in Florida generated \$7.6 billion in sales & jobs; supported **131,000 jobs** (2006)

This is a major industry for Florida with ties to tourism, retail, lodging, charters, boats & marine services

Sport Fishing Industry

- Florida ranks **FIRST** nationally for numbers of anglers*
 - Also ranked first in annual expenditures by anglers*
 - In 2011, Florida had about 3.3 M fishing participants:
 - ✓ 2.1 M salt water fishing (65%)
 - ✓ 1.2 M fresh water fishing (35%) (source: FL DEP)
 - Average annual spend is higher for salt water fishing:
 - ✓ Avg spend/year per salt water angler = **\$ 976** (vs. \$378 freshwater)
 - ✓ Avg daily spend per salt water angler = **\$ 64** (vs. \$ 18 freshwater)
- *2007 data, most recent reporting year

Sport Fishing Industry

- Total spending: **\$4.41 B** (2011)
- Supported: **75,000+ jobs** (2011)
- State & local taxes generated: **\$440.6 M***

Annual Florida angler spending is approximately:

5X the retail cash value of Florida's citrus industry
\$4.41 billion vs. \$950 million

Source: Florida Fishing Impact Report

Commercial Fishing Totals – East Florida

Reporting Year	Commercial Fishing Volumes (East Florida)		
	Metric Tons (all species)	Pounds	Value in Dollars
2001	12,308	27,020,921	\$ 42,639,065
2002	9,839	21,692,920	\$ 77,058,967
2006	12,256	27,020,921	\$ 42,001,701
2007	11,429	25,196,129	\$ 42,767,514
2011	14,172	31,244,000	\$ 60,463,000
2012	12,964	28,519,772	\$ 57,769,543

Source: National Maritime Fishing Survey, NOAA; RDS LLC, WTL+a

Cargo Ports & Florida

Panama Canal Expansion Impacts:

- Shifting Asian export/import ports from overcrowded West Coast to Florida, other southeast ports
- More TEU capacity (Twenty-foot Equivalent Units/containers)
- Larger vessels (TEU capacity will increase from ± 4,000 TEUS to 12,000-14,000 per ship)
- Deeper channel draft (to 50 feet; most Florida Ports were 30-35 ft draft)
- Larger land side capacity requirements, intermodal rail/highway/air connections
- To remain the gateway to Central & South America, \$\$\$\$ Billions being spent by Florida cities, counties, state and Fed to improve port facilities

Florida Port Characteristics & Cargo Volumes

- Florida DOT has designated 15 Commercial Ports as SIS (Strategic Infrastructure System) locations
- Compared to Fort Pierce, major FL ports have:
 - ✓ Significantly higher cargo volumes
 - ✓ Major reinvestment anticipating Panamax –sized vessels, deeper channels
 - ✓ Better intermodal links to rail, highways, airports
- Fort Pierce ranked last in annual reported cargo volume (2012)
- Port Fort Pierce not designated as 'viable' by US Government, so ineligible for Federal Funding
- Channel depth does not support Panamax boat drafts, would require significant dredging, potential environmental issues

Land Use & Upland Development Opportunities

Market Observations: Palm City

- Planned redevelopment of existing public boat ramp/launch
- May represent opportunity to generate incremental revenue with commercial component(s)
- Strong waterfront views & recreational boating access




Land Use & Upland Development Opportunities

Market Observations: Port Salerno

- Cluster of marine services industries along waterfront & in nearby industrial park
- Long-term opportunity for infill residential tapping waterfront views
- CRA investment in public realm improvements
- Regional identity as "working waterfront"





Land Use & Upland Development Opportunities

Market Observations: Rio

- Spectacular waterfront vistas/views of Downtown Stuart
- Previous site assembly could accelerate redevelopment project(s) for mixed-use
- Previous developer interest suggests location is on the "investment radar screen"




Land Use & Upland Development Opportunities

Market Observations: Stuart

- Regional retail, entertainment & dining destination
- Potential transportation hub
- Publicly-owned sites with significant waterfront views & access
- Diverse economy: government, medical, tourism
- Economic momentum to expand complementary uses on the waterfront





Data Needs

- Limited data/information available on visitor market:
 - Volume
 - Spending
 - Seasonality
 - Activities
- Commercial real estate data at local level (focus areas)
- Identification of available/developable sites in each focus area
- Comprehensive list of marine services & industries

Next Steps

- Identify upland (re-) development opportunities for key land uses
 - Translate job growth into development opportunities
 - Consider existing market conditions (vacancies, absorption)
 - Continue public input/review
- Allocate/proportion growth potentials to identified focus areas
 - What are known development sites
 - What might market deliver that's not currently allowed?
- Team work session
- Project schedule

Waterways Plan for Martin & St. Lucie Counties

**Panel Discussion
& Questions**

Waterways Plan for Martin & St. Lucie Counties

**Maritime Academies
Overview**

Lauren Rand
District 4 Seaport Coordinator
FDOT



FLORIDA
Freight, Logistics & Passenger Operations



FLORIDA DEPARTMENT OF TRANSPORTATION

Feasibility Study: Florida Maritime/Intermodal Academy



Why a Feasibility Study for a Maritime/Intermodal Academy?

15
Deepwater
Ports



- > International trade – valued at \$82.7 billion in 2011
- > 60% of all U.S. cruise passengers embark from Florida ports



Why a Feasibility Study for a Maritime/Intermodal Academy?

2 major railroads
CSX & FEC
and
multiple short lines
actively promoting
development of
intermodal cargo



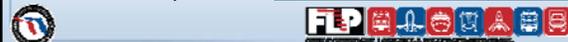


Why a Feasibility Study for a Maritime/Intermodal Academy?

15 Commercial
and
General Aviation Airports
supporting freight




- > Florida's commercial airports enplane over 11 percent of the nation's air cargo.
- > 36 percent of Florida's international trade dollars are generated by air cargo shipments
- > The economic impact of air cargo produced or sold in Florida totals \$33.4 billion each year



Why a Feasibility Study for a Maritime/Intermodal Academy?

- The level of cargo activity through Florida Ports and on the State's rail and Intermodal transportation system continues to escalate
- An Increased number of trained workers will be needed to fill the cargo-related positions




Why a Feasibility Study for a Maritime/Intermodal Academy?

Key concern with industry stakeholders :
Need for industry specific training to provide a workforce at all levels




Why a Feasibility Study for a Maritime/Intermodal Academy?

Although Florida institutions of higher learning have expanded curricula to include logistics and safety training, *much of the industry relies on out-of-state training and hiring from out-of-state*

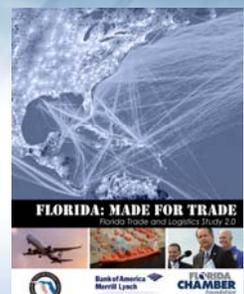


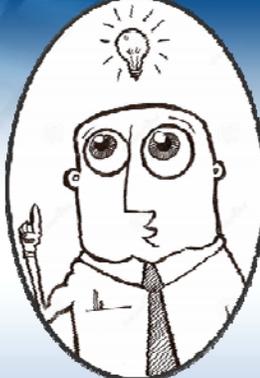


Why a Feasibility Study for a Maritime/Intermodal Academy?

The Florida Chamber Foundation's Florida 2013 Trade and Logistics Study

- 20,000 trade and logistics jobs have been created in Florida since 2010
- Workforce is a "soft infrastructure" challenge
- Goal: "grow Florida jobs in trade, transportation, logistics, export-oriented manufacturing and related value-added services"






Feasibility Study for a Maritime/Intermodal Academy

The State of Florida is investigating the possibility of further developing maritime and intermodal specific training opportunities in Florida




SCOPE:
Feasibility Study for a Maritime/Intermodal Academy

AECOM will analyze the range of possibilities for a Florida-based program or programs

Analysis will be comprehensive, analyzing all of the skilled and professional staffing needs of the Seaport, Intermodal and Rail industries and determine the market for expanded and/or new programs and facilities in the State of Florida



How are we going to do that?



SCOPE:
Feasibility Study for a Maritime/Intermodal Academy
TASK 1

Assessment of Existing Conditions

- Review of U.S. Maritime Academies & non U.S. Maritime Academies
- Review of Railroad, Intermodal, Air Cargo, Logistics and Trucking Training Programs & Facilities
- Review of Current Maritime-Related Curricula and Enrollment in Florida




SCOPE:
Feasibility Study for a Maritime/Intermodal Academy
TASK 2

Assessment of Need, Demand and Opportunity

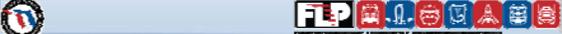
- Review of Cargo Industry Workforce Demands
- Review of Cruise Industry Workforce Demands
- Review of Florida's 15 Seaports
- Review of U.S. Maritime Administration Involvement
- Review of Economic Opportunities




DELIVERABLE:
Feasibility Study for a Maritime/Intermodal Academy

Feasibility Study for the State of Florida of how to further develop maritime and intermodal specific training opportunities

DUE: end of May 2014

Thank You!

Contact information:
 Lauren Rand
 District 4 Seaport Coordinator
 94-54-777-4499
 Lauren.Rand@dot.state.fl.us



Waterways Plan for Martin & St. Lucie Counties

Panel Discussion & Questions



Waterways Plan for Martin & St. Lucie Counties

Next Events:

Public Workshops

Wed, May 7 (1-6 PM)	Thurs, May 8 (1-6 PM)	Fri, May 9 (1-6 PM)
Port St. Lucie Civic Center 9221 SE Civic Center Place Port St. Lucie, FL 34952	Indian Riverside Park 1707 NE Indian River Drive Jensen Beach, FL 34957	City of Fort Pierce River Walk Center 600 N. Indian River Drive Fort Pierce, FL 34950

Waterways Plan for Martin & St. Lucie Counties

Next Events:

Design Studio

Monday, May 19 through Friday, May 23
(9 AM – 6 PM)

TCRPC Office
421 SW Camden Avenue
Stuart, FL 34994

Waterways Plan for Martin & St. Lucie Counties

Next Steps