

# Port of Ft. Pierce Fisherman's Wharf Development Study



# Introductions

## TranSystems Team

Project Manager – Rick Ferrin

Port Planner – Matt Gehman

Port Civil Engineer – Rick Tattersall

Port Structural Engineer – Kevin Toye

Transportation Planner – Adam Barnum



# Purpose of the Development Study

**The purpose of the Fisherman's Development Study is to support the design and redevelopment of Fisherman's Wharf Road.**

- Funded by FDOT through the Florida Ports Council & FSTED
- Three development options were developed by FDOT District 4. TranSystems was tasked with researching these options to determine the most probable and desirable uses of the properties and also perform preliminary design of infrastructure and generate cost estimates.
- TranSystems performed a comparative evaluation of each option based upon eight weighted evaluative factors developed collaboratively with the Port, the City and FDOT District 4 in order to present what was considered the most viable development option.

**This study is intended to provide District 4 and the Port with a concept for development and valuable background for the design and redevelopment of Fisherman's Wharf Road**

# Study Methodology

## The study was divided into two phases:

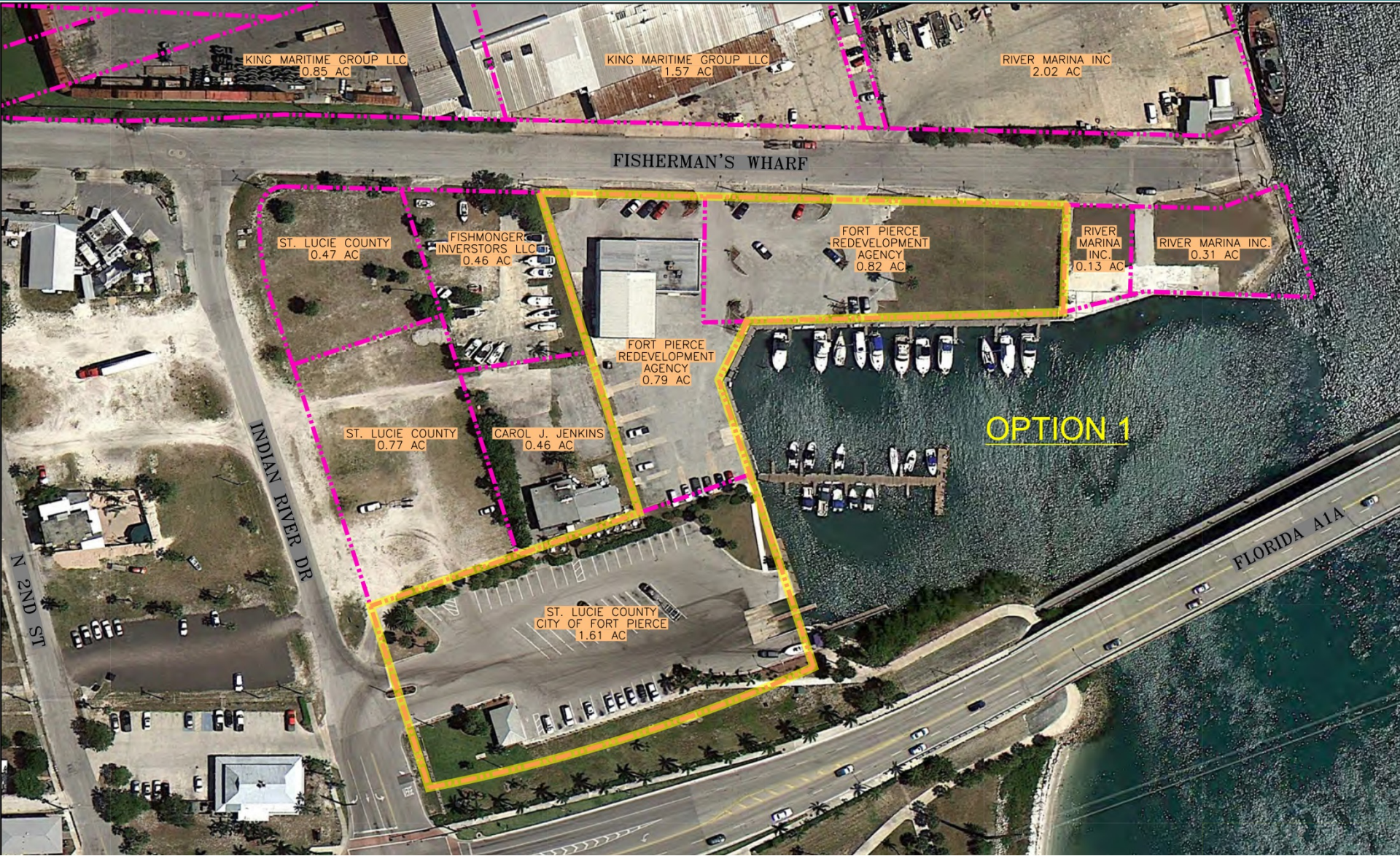
### Phase 1

- Interviews with Stakeholders
- Site Reconnaissance
- Geotechnical Data Gathering
- Infrastructure Design (bulkhead, surface treatment and site drainage)
- Estimates of Probable Development Costs for Options 1, 2 and 3

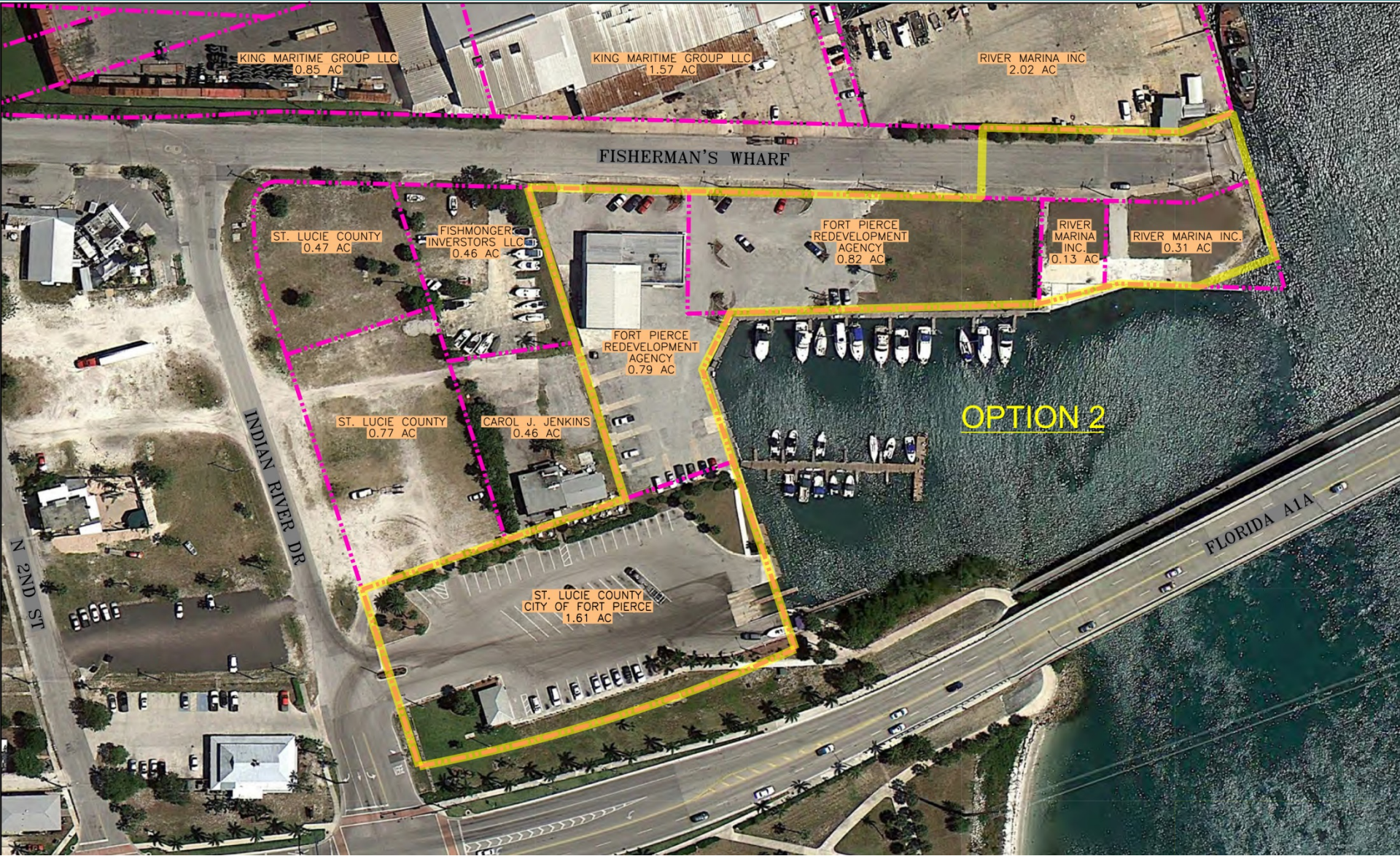
### Phase 2

- Development and weighting of Evaluation Factors
- Qualitative Evaluation and Analysis of each Evaluation Factor for Options 1, 2 and 3
- Quantification of the Qualitative Evaluations
- Conclusions and Recommended Development Option

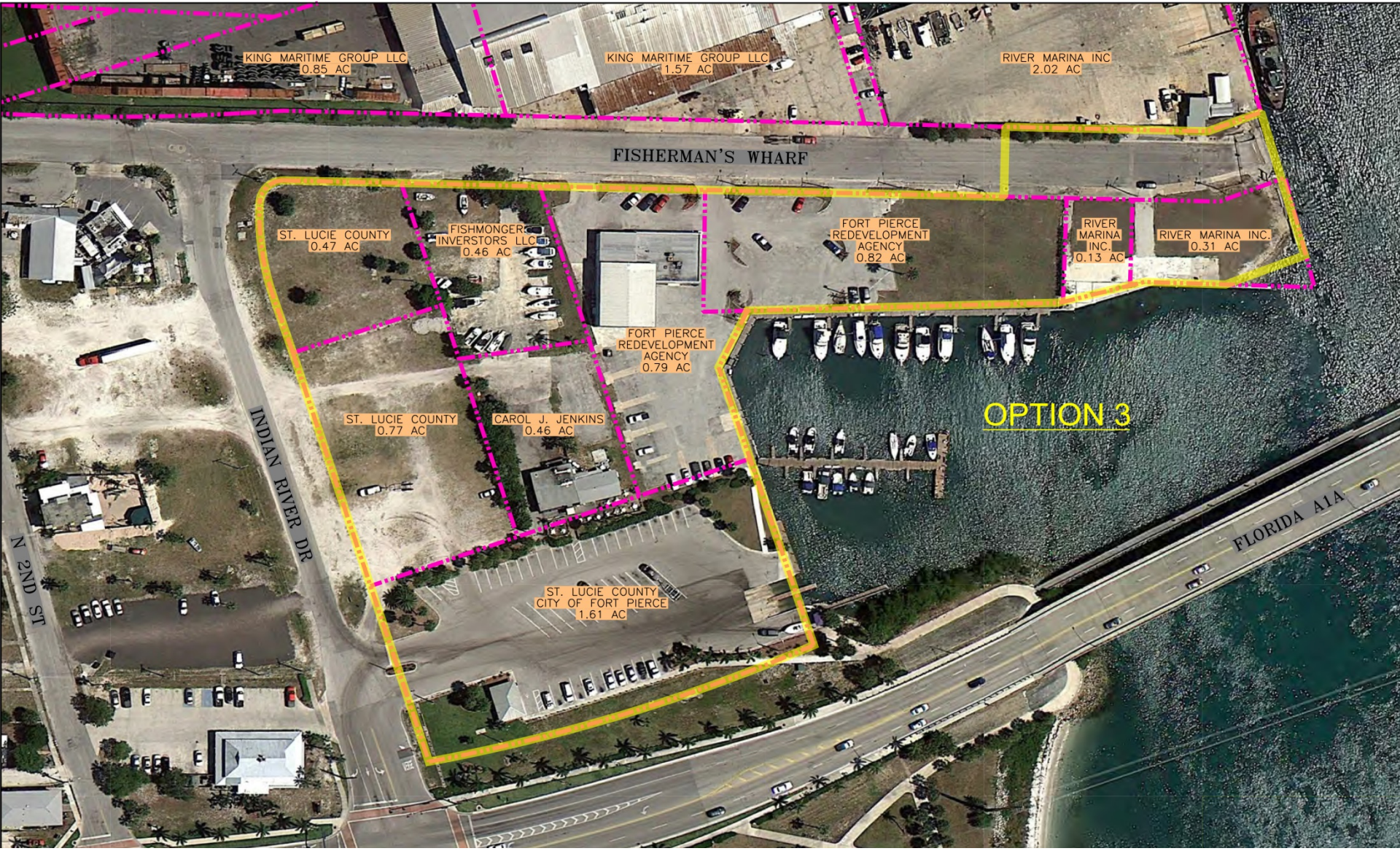
# Development Option 1



# Development Option 2



# Development Option 3



# Most probable and viable uses of the Fisherman's Wharf Area

**The following are the most probable and viable uses of the Fisherman's Wharf Area as determined from the master plan and recent stakeholder interviews:**

- The maintenance and improvement of the existing boat ramps and parking for cars/trucks and trailers east of Indian River Drive
- Improvement and extension of the existing "T" dock for berthing pleasure craft
- Development of a fueling facility on the "T" dock
- Along-side berthing for larger yachts
- Development of a permanent berth at the western end of the basin's north bulkhead for the historical USCG cutter, a ferry, small cruise ship service, or casino boat with proximate parking for visitors or passengers
- Sport fishing and boat supply retail
- Trailered boat storage
- Restaurant(s)
- Rail-served cargo operations for barges or smaller "island" cargo carriers

# Opinion of Probable Development Costs

<i><b>Option Development</b></i>	<i><b>Probable Cost of</b></i>
1	\$3,385,420
2	\$7,259,752
3	\$12,991,346

***Note: The estimates of probable costs of development for each option include the costs of infrastructure development, dredging and, where applicable in Options 2 and 3, an estimate of the cost of successful private property acquisitions by the Port.***

# Evaluation Factors

<b><i>Evaluation Factor</i></b>	<b><i>Weight</i></b>
Development Cost	9
Marketability	6
Revenue Potential	5
Employment	6
Expandability	5
Permitting	2
Environmental Impact	4
Community Impact	6

# Conclusions and Recommendations

		Option 1		Option 2		Option 3	
<b>Project Cost</b>		<b>\$3,385,420</b>		<b>\$7,259,752</b>		<b>\$12,991,346</b>	
<i>Evaluation Factors</i>	<i>Weights</i>	<i>Raw</i>	<i>Weighted</i>	<i>Raw</i>	<i>Weighted</i>	<i>Raw</i>	<i>Weighted</i>
<b>Development Cost</b>	<b>9</b>	<b>8</b>	<b>72</b>	<b>5</b>	<b>45</b>	<b>2</b>	<b>18</b>
<b>Marketability</b>	<b>6</b>	<b>3</b>	<b>18</b>	<b>6</b>	<b>36</b>	<b>8</b>	<b>48</b>
Revenue Potential	5	4	20	6	30	7	35
<b>Employment</b>	<b>6</b>	<b>6</b>	<b>36</b>	<b>6</b>	<b>36</b>	<b>7</b>	<b>42</b>
Expandability	5	7	35	8	40	7	35
Permitting	2	8	16	6	12	3	6
Environmental Impact	4	8	32	5	20	3	12
<b>Community Impact</b>	<b>6</b>	<b>3</b>	<b>18</b>	<b>6</b>	<b>36</b>	<b>7</b>	<b>42</b>
<b>Total Score</b>		<b>247</b>		<b>255</b>		<b>238</b>	