American Association of Port Authorities

Land Use Issues & Pressures

Presented by:

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Port of Palm Beach Commissioner

June 20, 2007

In The Beginning

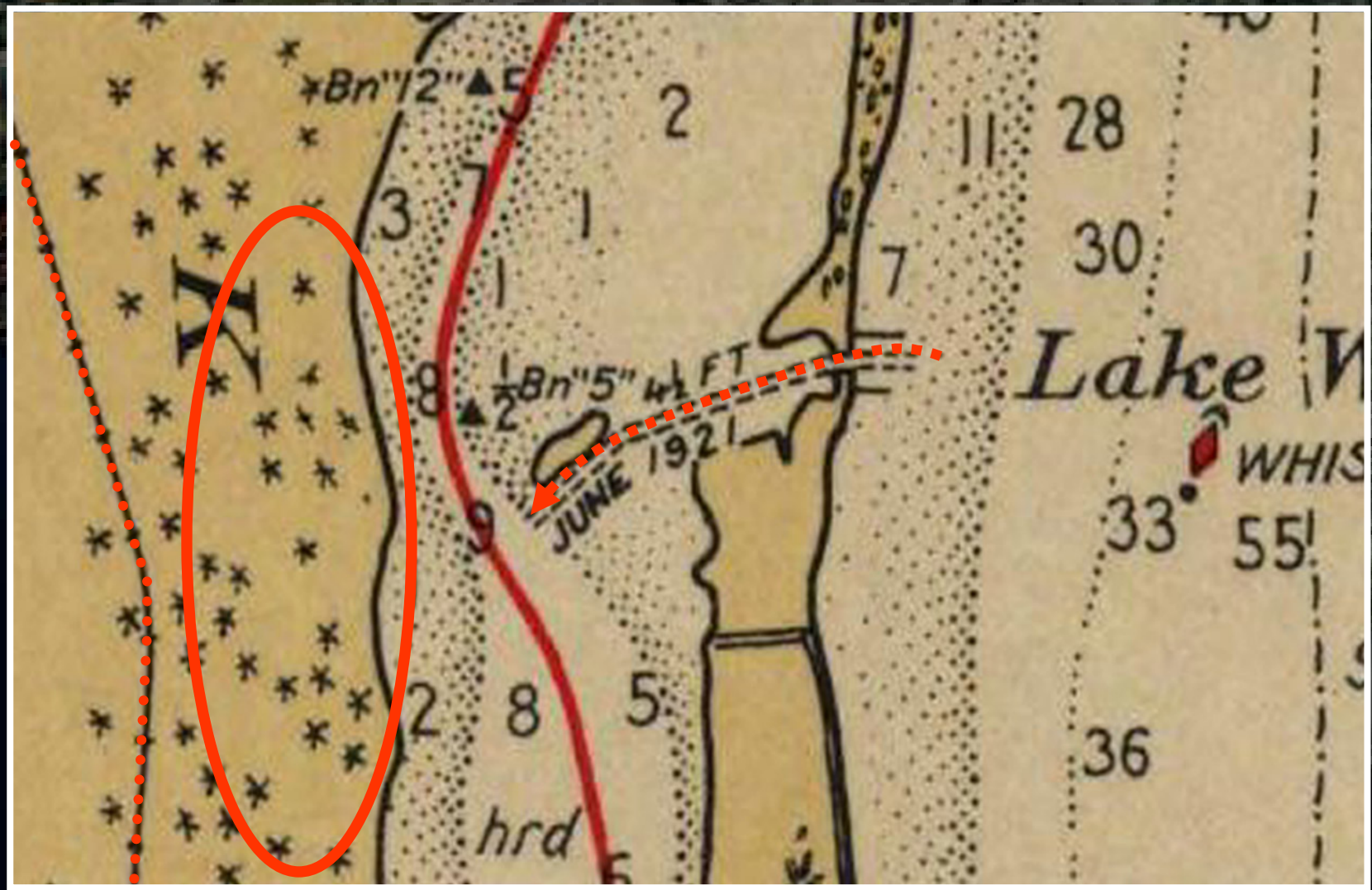
Some Things Never Change…

Competing Uses

Location

Singer Island
Riviera Beach
Peanut Island
Riviera Beach
Palm Beach
West Palm Beach

How We Got Here



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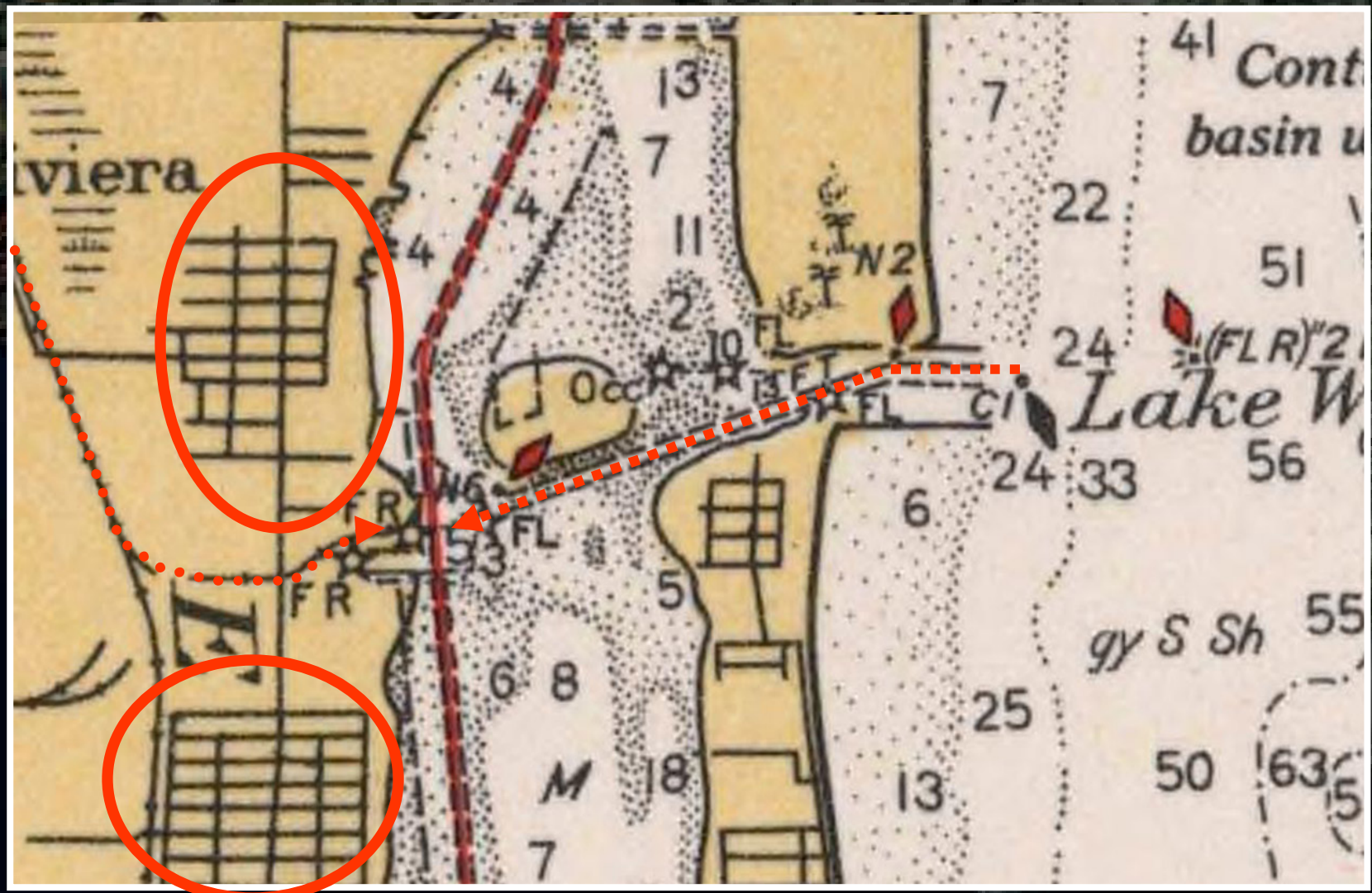


The Port Stimulated Growth Around It

Today's Challenges

Land Use Conflicts

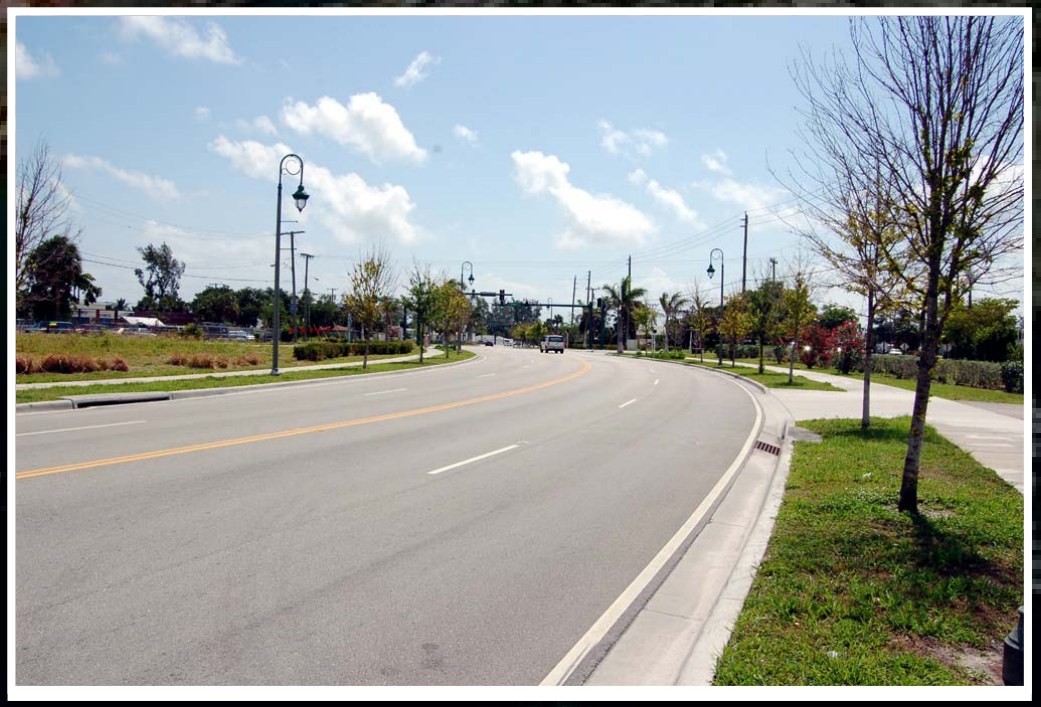
- Can result in lost business
  - The Port has lost business due to land use control exerted by Riviera Beach
  - The Port is pressured by extensive redevelopment and densification along the waterfront
    - Residential and recreational development
    - Loss of industrial marina uses which were compatible with the Port
  - Port expansion is limited

Approach to Local Issues
Our Examples

- **Skypass Bridge**
  - Port connectivity
  - Impacted two adjacent cities

Approach to Local Issues
Our Examples

- **13th St**
  - **Port Access through adjacent community**
  - **Helped implement community redevelopment vision while providing better access for cruise passengers**

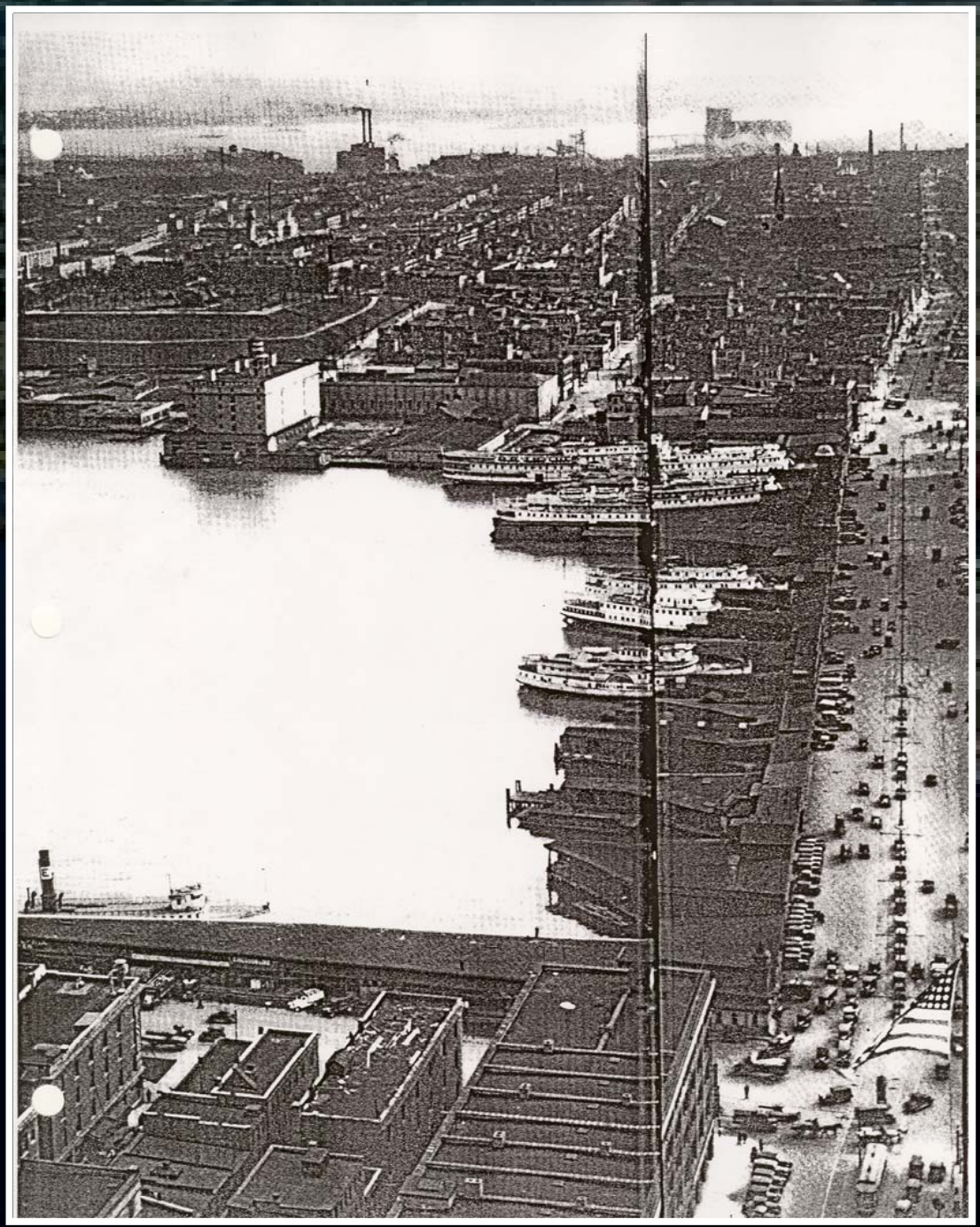


Our Local Examples

- **Tri-Party Coalition**
  - Collaborative approach to inlet management
  - Town of Palm Beach, Palm Beach County and Port
  - Initiated while Port Director
  - Revitalized under current director
  - Former opponents to Port now strongest supporters

Inland Port Example

- Port of Palm Beach is supporting an intermodal logistics complex in the western part of county
- While studies are being completed, Port is working to build support for project through:
  - Task Force of concept supporters
  - Meetings and presentations



Dilapidated Waterfront – 1950's

- Physically Unsafe
- Environmentally Unsound
- Much Debris in the Harbor

Inner Harbor - Today

Common Elements of Success

- Understand attraction of Waterfront
- Acknowledge the Need to Coexist with other uses
- Create Strategic Partnerships
- Remember Value of Public Relations
- Keep Window of Opportunity Open

Role of the Commissioner

- **Understand Your Port**
  - Commissioner can be important ambassador to waterfront
- **Understand the Key Issues**
  - Stay educated on issues impacting the port and adjacent communities
- **Take a Leadership Role**
  - Be available and open to dialog
- **Be an Educator and Advocate**
  - Help explain the importance of your Port
- **Be a Champion For the Project**
  - Support the tough projects on the front lines

Work Effectively With Port Staff

BE STRONG
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