

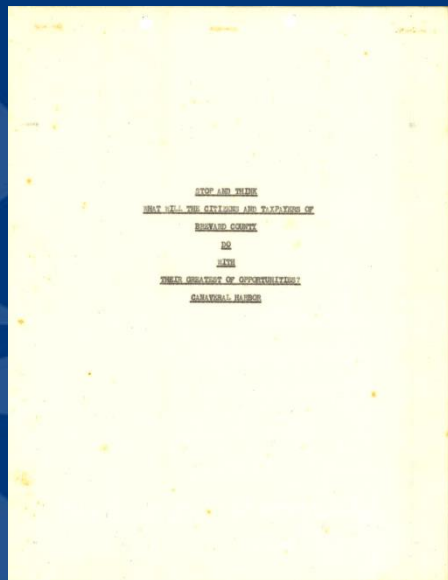


Past, Present, Future....





# 1953 Port Canaveral



"STOP AND THINK  
WHAT WILL THE CITIZENS AND  
TAXPAYERS OF BREVARD COUNTY  
DO WITH THEIR  
GREATEST OF OPPORTUNITIES  
CANAVERAL HARBOR"

GUARD THAT WHICH YOU NOW HAVE, and INCREASE ITS VALUE, BY SOUND, LOGICAL THINKING, and by SUPPORTING the construction of one of FLORIDA'S MOST NEEDED and IMPORTANT DEVELOPMENTS.

"GUARD THAT WHICH YOU HAVE, and INCREASE ITS VALUE, BY SOUND, LOGICAL THINKING, and by SUPPORTING the construction of one of FLORIDA'S MOST NEEDED and IMPORTANT DEVELOPMENTS."

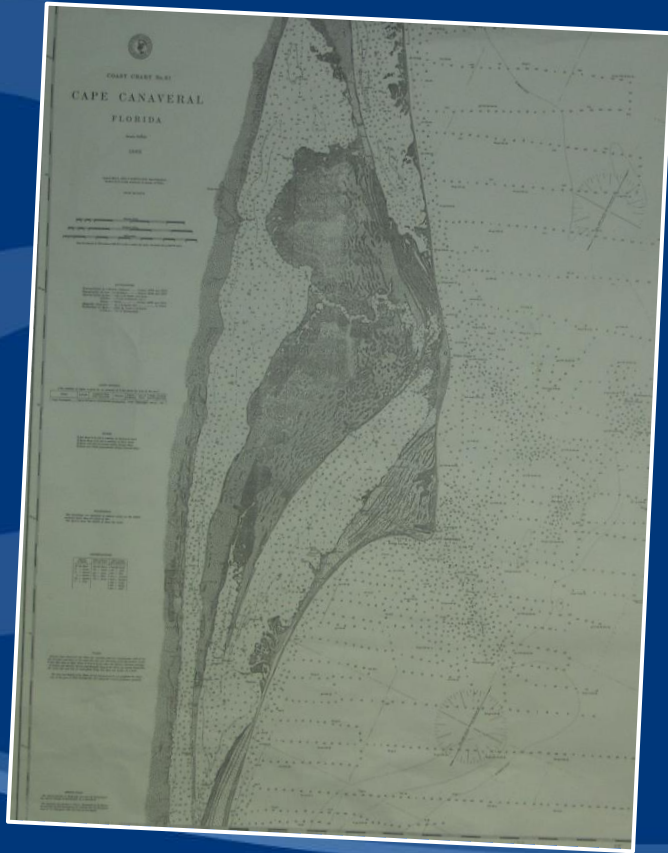
Central Florida is growing by leaps and bounds, and is destined to become and INDUSTRIAL EMPIRE. Outbound and inbound freight will be TREMENDOUS, and CANAVERAL HARBOR, located only ONE MILE from the shipping lane to the OUTSIDE WORLD, is and always will be CENTRAL FLORIDA'S NATURAL OUTLET TO THE SEA.

"Central Florida is growing by leaps and bounds, and is destined to become an INDUSTRIAL EMPIRE. Outbound and inbound freight will be TREMENDOUS, and CANAVERAL HARBOR, located only ONE MILE from the shipping lane to the OUTSIDE WORLD, is and always will be CENTRAL FLORIDA'S NATURAL OUTLET TO THE SEA."





# Creating A Port





# Creating A Port



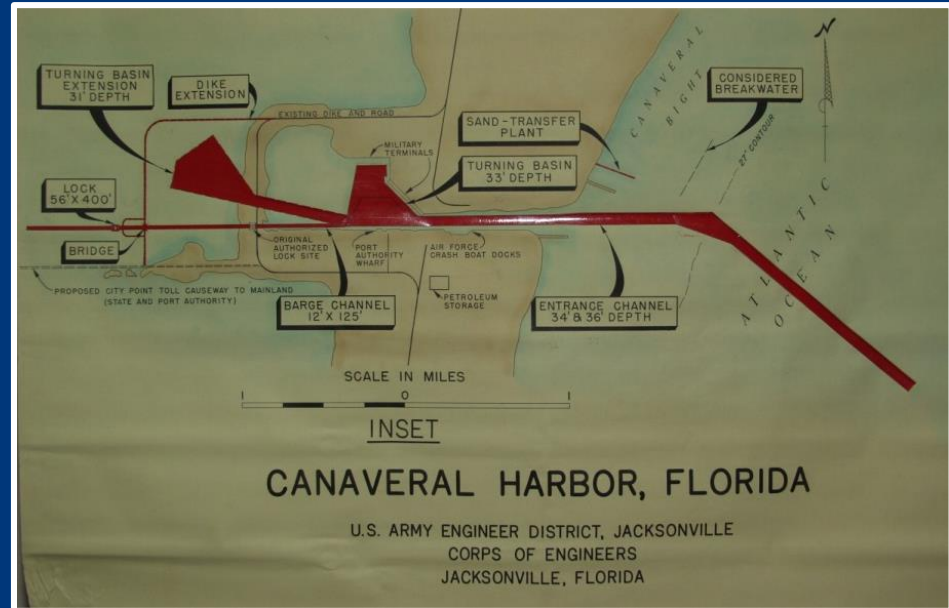


# Commercial Fishing Industry





# EXPANSION PLANS





# Expansion Plans 1960's



**Barge Canal**



**Locks**



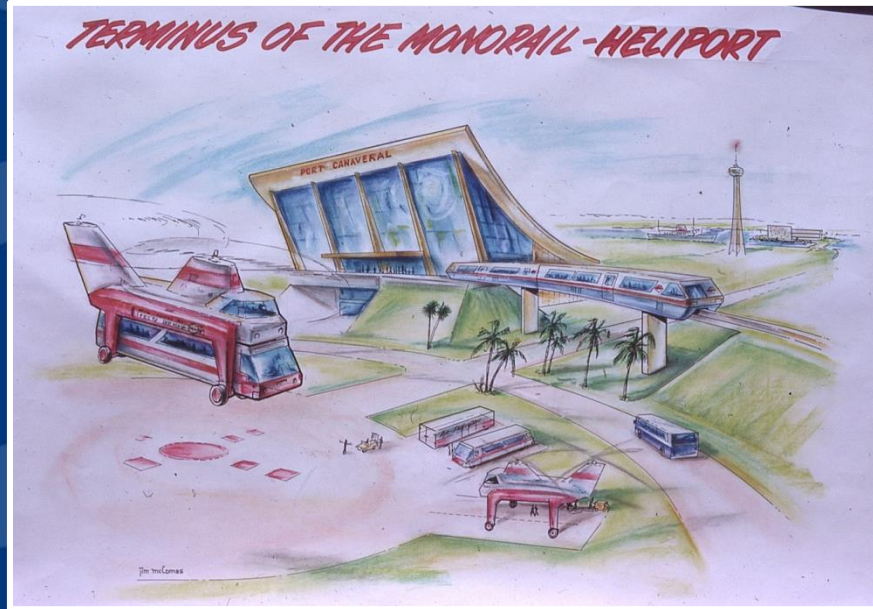
**Trident Basin  
(added 1960's)**





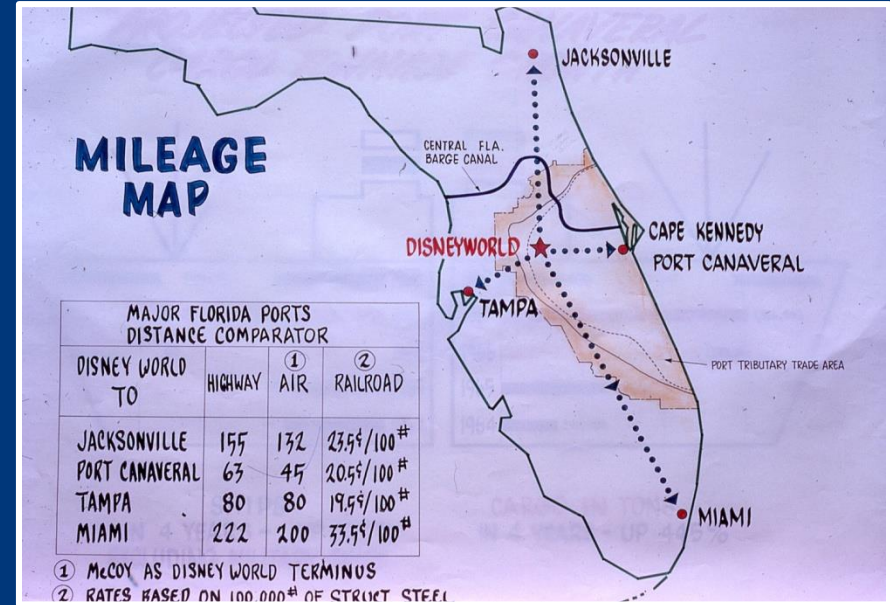
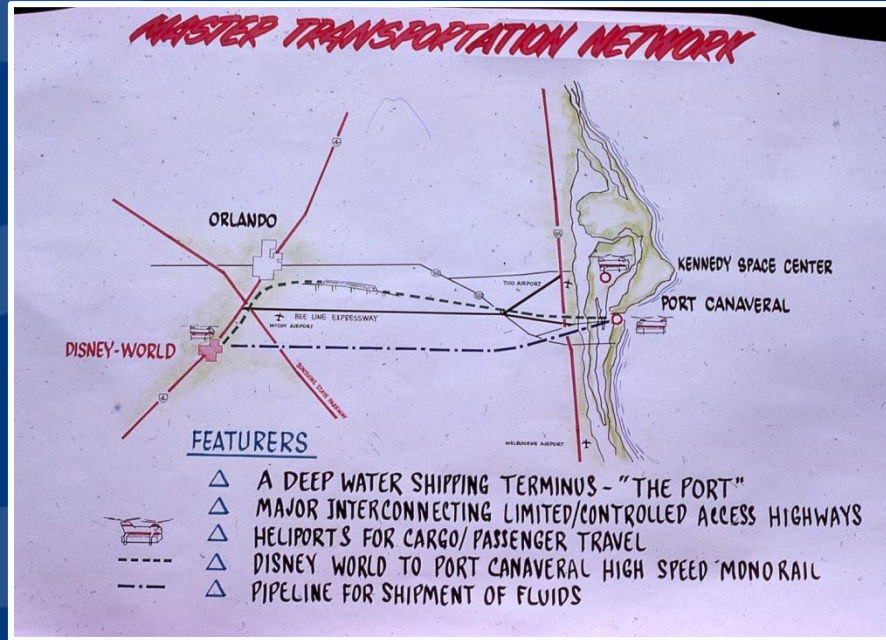
# ALWAYS LOOKING TO THE FUTURE (1970's)

Plans that never really happened





# ALWAYS LOOKING TO THE FUTURE (1970/80's)





# Miracle City (1990-2000's)





# Cove Development Plan (2016)





# A HISTORY OF CHANGE





# 2015 Port Development Map





# Total CPA Property

## On Port

Total Land area:	3,300 acres
Upland area:	1,050 acres (200 acres on Canal)
Submerged area:	250 acres (North/West of Port)

## Inland

Port Canaveral Logistics Center at Titusville:
12 acres/246,000 SF Building
Orlando-Port Canaveral Logistics Park (I-95/SR 524):
270 acres
Barge Canal: 200 acres (17-20 acres without wetlands)

Available Bulkhead Space – 23,000 linear feet

Military Bulkhead Space – 15,000 linear feet (NOT USABLE)





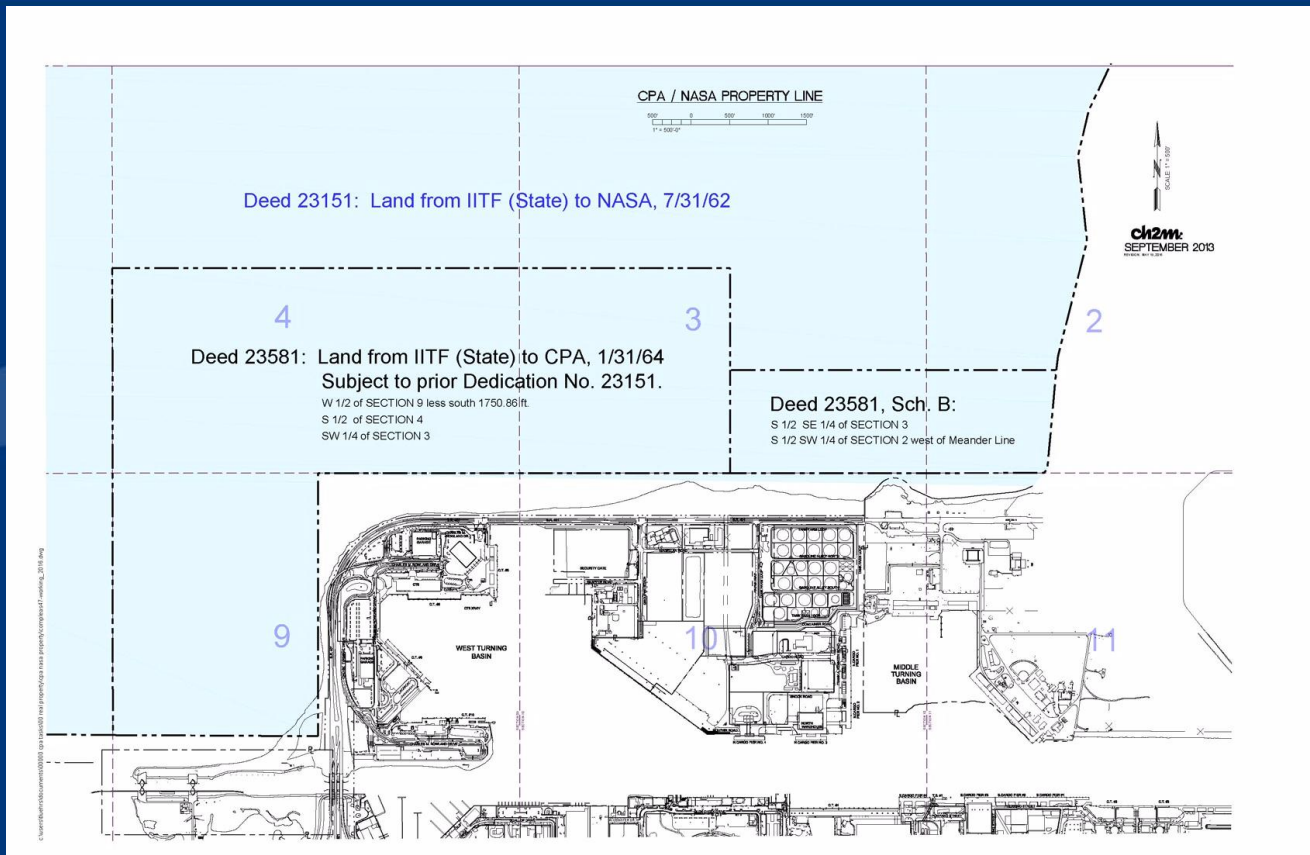
# Expansion Opportunities

Submerged Lands 250 Acres West and North of Port Canaveral



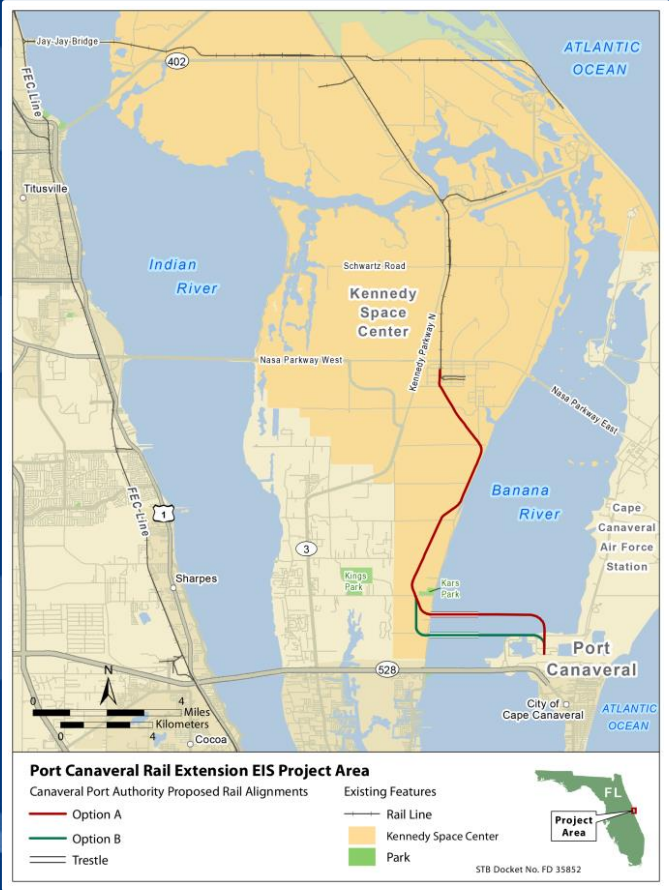


# NASA PROPERTY ISSUE





# Rail Plans and Community Opposition



Help Save our Lagoon: No earthen railway on the NMZ and No Cargo rail across the refuge

**Vital Protected Refuge**

**Kars Park**

**Federally Protected Manatee Sanctuary No-Motor-Zone (NMZ)**

**FB # No Fill No Kill**

**No Fill No Kill**

Like This Page · November 20, 2014 ·

Like Comment Share

38 Top Comments

13 shares

**Anthony Sartori** NO!! ONLY WAY IS IF THEY DIG A TRENCH TO THE OCEAN AND LET THE WATER START TO FLOW AGAIN!!! In the 70's that river was crystal clear!! had sponges on the bottom that where real colorful and beautifull and seeing in 8 to 10 ft to the bottom was no pr... See More  
Like · Reply · 5 · November 20, 2014 at 10:48pm

**Cindy Gray Against!**  
Like · Reply · 1 · November 21, 2014 at 5:46pm

**Summer Ketcham** Devlin No, to filling and killing. Our waterways are already in a critical state. Why would we want to do something to further jepordize the health of these waterways.  
Like · Reply · 1 · November 21, 2014 at 6:44am

**Will Ramsby** Protect everything thats left. NOI  
Like · Reply · 1 · November 21, 2014 at 1:57am

Write a comment...

Friend Requests See All

**Marie Hammond**  
Steve Viveros is a mutual friend.  
Confirm Friend





# Banana River Lagoon (West of Port)



**No Fill No Kill**

January 11 · 🌐

Well folks here it is, the new port CEO has been named. Did they hire a cruise knowledgeable person, maybe someone savvy with PR. Or even a local with deep roots? NOPE! They hired a Cargo Shipping exec... Yep, thats right a cargo guy! It is obvious to me that they care not what their constituents want. Cruise bolsters a local economy set up for tourists, Cargo bolsters the ports coffers. I think they have completely forgot THEY WORK FOR US. The gloves are off in 2016, I'm done playing with these people. Cruise is 90% of this ports money, lets keep it that way. Please "Like" and "Share"

<http://www.americanshipper.com/.../4808c211-4a3c-4aa4-8c33-a7...>

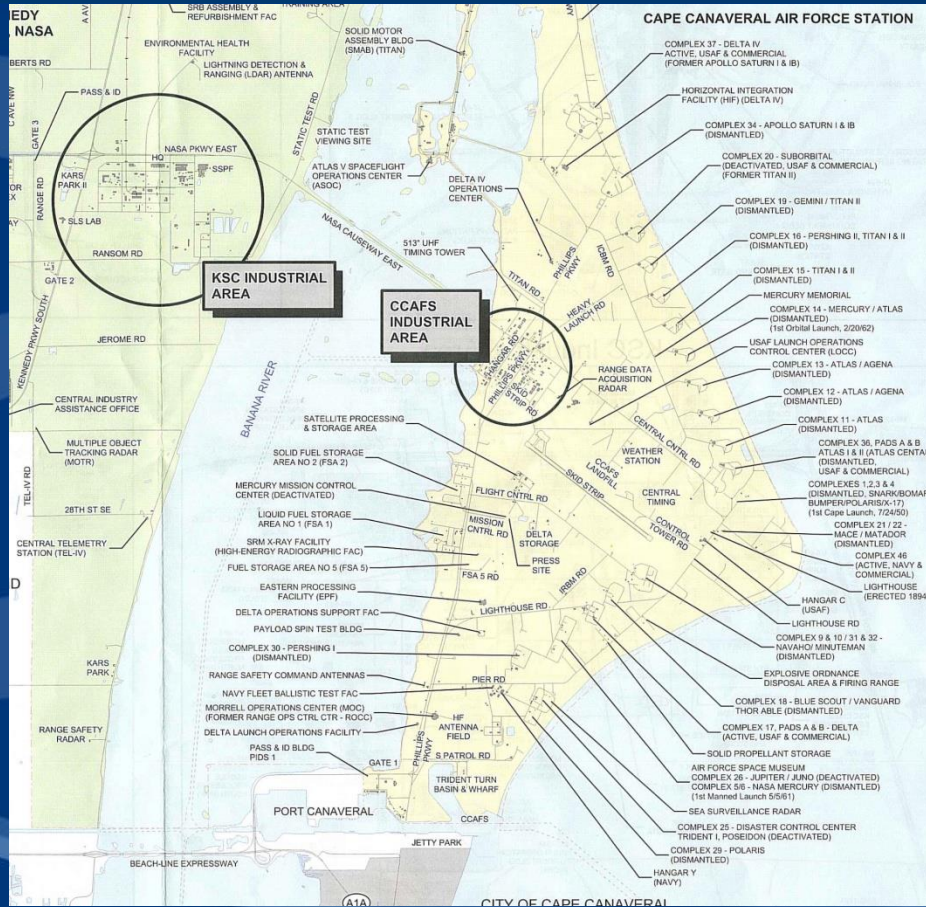
[www.americanshipper.com](http://www.americanshipper.com)

AMERICANSHIPPER.COM





## USAF PROPERTY (difficult to negotiate)



- Multiple Agencies:
- USAF Cape Canaveral Air Force Station
- USAF 45<sup>th</sup> Space Wing
- USAF Space Command (Colorado)
- USAF Civil Engineering Center (San Antonio)
- USAF Pentagon
- US Navy - Naval Ordnance Test Unit
- USCG Atlantic Area Armory
- Military Sealift Command
- Army SDSC
- National Reconnaissance Organization
- SpaceX
- Blue Origins





# What We Have Learned

1. Nothing is easy in the port business (decades in planning required)
2. Maintain the highest and best use for land/bulkhead space
3. Think twice before leasing your waterfront property/bulkhead space
4. Maintain effective relationships with military and federal partners (including the entire chain of command – DC, Pentagon)
5. Keep your community/region involved in your planning and development
6. Hinterland + transportation network is just as important as bulkhead space
7. Focus on your “Core Business”
8. Don’t chase shiny objects/distractions will always divert your attention
9. Work with the governing body you have
10. Choose your battles wisely





# Who Knows What the future holds

