In The Beginning
Some Things Never Change...
Competing Uses
How We Got Here
How We Got There
The Port Stimulated Growth Around It
Today’s Challenges

- NIMBY
- Perceived Incompatibility
- Environmental
- Traffic
- Security
- Urban Redevelopment
- Property Assessments
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
Some Things Never Change
American Association of Port Authorities

Land Use Issues & Pressures

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