



PORT EVERGLADES

MASTER/VISION PLAN

2018 UPDATE

Project Introduction

FINAL REPORT

Prepared by



February, 2020

0.1 Background

The Broward County Board of County Commissioners (the Board) has directed the Port Everglades Department (the Port) to update its Master/Vision Plan every two to three years. The Board approved the original 2006 Port Everglades Master/Vision Plan in December, 2007 and approved the first and second updates to that plan in March, 2011 and June, 2014, respectively. In September, 2017, the Board approved the selection of Bermello Ajamil & Partners, Inc. (B&A) to lead the third update of the Port Everglades Master/Vision Plan (2018 Update).

The name and role of the core firms charged with completing the 2018 Update are identified in Table 0.1.1.

Table 0.1.1: 2018 Update Core Team

Source: B&A

Firm Name	Port Everglades Master/Vision Plan - 2018 Update Role
Bermello Ajamil & Partners (B&A)	Prime consultant; port land use planning; cruise market assessment; cruise infrastructure cost estimates; financial modeling; public outreach and presentations
Martin Associates	Containerized cargo market assessment; non-containerized cargo market assessment; economic impact analysis
HDR Engineering	Intermodal rail analysis; LNG infrastructure assessment; parking analysis; marine infrastructure cost estimates
Hatch Associates	Cargo berth and yard capacity analyses; liquid bulk market assessment; ship-to-shore crane analysis
Cordova Rodriguez & Associates	Civil engineering; horizontal infrastructure cost estimates

S&F Engineers	Structural engineering; vertical infrastructure cost estimates
Hammond & Associates	Mechanical, electrical and plumbing assessments and cost estimates
CTS Engineering	Traffic assessment; future traffic projections; traffic modeling
Cummins Cederberg	Environmental assessments
Adept Public Relations	Public meeting support; 3-D video production

0.2 Planning Goal

The Port’s mission statement is as follows:

“Port Everglades is Florida’s powerhouse global gateway. A respected leader in trade, travel and financial stability, we create economic and social value by working in partnership with world-class clients. We achieve advancements focusing on efficient facilities, trade and cruise expansion, jobs growth, safety, security and environmental stewardship for our customers, stakeholders and community.”

Consistent with both the 2009 and 2014 Updates, the goal of the 2018 Update is to help the Port achieve its mission by using an ongoing collaborative effort to create a plan that facilitates growth in volume and associated revenue while maintaining a diverse and environmentally responsible portfolio of operations through a realistic 5-year Capital Improvement Program (CIP) within the 10- and 20-year Vision Plan framework.

In this context, the B&A team worked with the Port to adopt the following guiding principles during the course of the 2018 Update process:

- Capacity – does the plan increase capacity consistent with projected demand?

- Efficiency – does the plan improve efficiencies and/or reduce operating costs?
- Flexibility – does the plan anticipate and allow for changing conditions over time?
- Integration – does the plan integrate related uses through physical adjacency?
- Environmental Preservation – does the plan anticipate/mitigate known impacts?

These principles are reflected in all of the 50 projects recommended for implementation during the 5-, 10- and 20-year plan milestones.

0.3 Plan Organization

Since 2006, all updates to the Port Everglades Master/Vision Plan have been organized into six elements, prepared in two phases. For the 2018 Update B&A and the Port agreed that reducing the number of elements from six to four would allow both the analyses and the recommendations included in the revised plan to be presented in a more concise, coherent and less redundant manner. The 2018 Update is structured in two principal phases as follow:

Phase I

- Element 1: Existing Conditions Assessment
- Element 2: Market Assessment

Phase II

- Element 3: Plan Development and Final Plan
- Element 4: Impacts and Strategies for implementation

A third and fourth phase, which consist of the preparation of a 3-D computer-animated video documenting the 2018 Update and an update to the Deepwater Port Component of the Broward County Comprehensive Plan, respectively, also comprise key aspects of the 2018 Update.

As with previous updates, the 2018 Update assesses changes in market and other conditions that have occurred regionally, nationally, and internationally since the last iteration of the plan (2014) and uses a 20-year planning horizon for future market assessments, activity projections and plan implementation and funding scenarios. The

baseline year for the 2018 Update is 2018. The following milestone years define the 5-, 10- and 20-year plans:

- 5-Year Master Plan 2019-2023
- 10-Year Vision Plan 2024-2028
- 20-Year Vision Plan 2029-2038

0.4 Schedule

The B&A team received a notice to proceed for Phase I of the 2018 Update in the Spring of 2018. The final Phase I deliverables were accepted by the Port in September, 2018. The NTP for Phase II of the 2018 Update was issued in the Spring of 2019. The final Phase II deliverables were accepted by the Port in February, 2020. Phases III (3-D video) and IV (Deepwater Port Component) are scheduled for completion in the Spring of 2020.

0.5 Project Scope

0.5.1 Phase I

The core tasks completed during Phase I of the 2018 Update are summarized below.

Element 1: Existing Conditions Assessment

The existing conditions assessment of the 2018 Update includes the following sections:

- Master Planning Context
- Land Ownership and Uses
- Facility Inventory
- Progress on 5-Year Projects in the 2014 Update
- Neighbors' Plans Influencing Port Development
- Cargo Berth and Yard Capacity Analysis
- On-Port Traffic and Parking
- Intermodal Transportation Network
- Environmental Conditions

Element 2: Market Assessment

The market assessment of the 2018 Update includes the following sections:

- Historical Cruise, Liquid Bulk and Cargo Activity
- Cruise Market Assessment
- Liquid Bulk Market Assessment
- Containerized Cargo Market Assessment
- Non-Containerized Cargo Market Assessment
- FTZ Trends and Port Everglades International Logistics Center Fit
- LNG Bunkering Assessment

0.5.2 Phase II

The core tasks completed during Phase II of the 2018 Update are summarized below.

Element 3: Plan Development and Final Plan

The plan development/final plan component of the 2018 Update includes the following sections:

- Conceptual Planning Process
- Market Assessment Summary (from Element 2)
- Status of Projects in the 2014 Master/Vision Plan
- Terminal Design Trends
- Operational Enhancement Opportunities
- Facility Needs Assessment (from Element 1)
- Project Decision Matrix
- Projects Included in the 2018 Update (Final Plan)
- Affordability Analysis

Element 4: Impacts and Strategies for Implementation

The impacts/implementation component of the 2018 Update includes the following sections:

- Parking and Estimated Future Truck Traffic
- Environmental Impact Assessment

- Business and Asset Utilization Strategies
- Financial Strategies
- Goals, Objectives and Policies

0.6 Outreach and Participation

The public outreach program for the 2018 Update was developed to invite input into the planning process and final development program from as many entities and individuals that are vested in the Port's future as possible. More than 40 meetings, most of which were advertised and accessible to the public, were held. The process involved an ongoing collaborative effort among the B&A team and the Port's senior staff to "pull" information from and "push" information to Port tenants and other users, external stakeholders and constituencies, as well as local residents and members of surrounding communities. Key outreach meetings held between May, 2018 and February, 2020 include:

- Four tenant/stakeholder meetings
- Two environmental stakeholder meetings
- Two general public meetings
- Five planning charrettes
- Multiple Port Everglades Association meetings
- Two Port focus group meetings
- Multiple County Administration/Commission briefings
- Multiple meetings with surrounding city stakeholders
- Multiple Metropolitan Planning Organization committee updates

The PowerPoint presentations made during all public meetings are available online at the Port Everglades website (www.porteverglades.net). Apart from the meetings highlighted above, a number of one-on-one interviews with Port tenants, users and other stakeholders were also conducted both in person and by phone.

In summary, through its extensive public outreach program, the Port provided multiple opportunities over the course of two years for everyone with a stake or interest in the future development of the Port not only to be part of the planning process but to make

substantive, on-the-record comments and suggestions, many of which were used to influence the final list of projects. B&A and Port Everglades recognize the impact that the Port has, not only on its tenants and users, but also on surrounding communities, the region and the State of Florida, as well as national and international trade and commerce. Addressing and resolving issues and concerns throughout the planning process has fostered an effective working relationship and consensus among the various stakeholders' interests and the recommendations contained in the final plan incorporate all input received throughout the process.

