

1 Riviera Beach Community Redevelopment Agency Workshop
2 City of Riviera Beach Council Chambers
3 2nd Floor, Municipal Complex
4 600 West Blue Heron Boulevard, Riviera
5 Beach, Florida
6 Wednesday, February 23, 2011
7 6:42 p.m. to 8:33 p.m.
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10 APPEARANCES:

- 11 Chairperson Dawn Pardo
- 12 Vice Chair Judy Davis
- 13 Commissioner Shelby Lowe
- 14 Commissioner Cedrick Thomas
- 15 Commissioner Billie E. Brooks
- 16 Attorney Michael Haygood
- 17 CRA Executive Director Tony Brown
- 18 CRA Administrative Director Darlene Hatcher

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1 CHAIRPERSON PARDO: Welcome everyone to the City of Riviera
2 Beach. Tonight we have our Riviera Beach Community
3 Redevelopment Agency workshop.

4 Ms. Hatcher, roll call, please.

5 (Upon roll call by CRA Administrative Director Hatcher, the
6 following were present: Chairperson Dawn S. Pardo, Vice Chair
7 Judy Davis, Commissioner Billie E. Brooks, Commissioner Cedrick
8 Thomas and Commissioner Shelby Lowe. Also present were:
9 Executive Director Tony Brown and Attorney Michael Haygood.)

10 CHAIRPERSON PARDO: Thank you. I would like to invite
11 everyone to stand for a moment of silence, followed by the
12 pledge.

13 Mr. Brown, do we have any additions or deletions to the
14 agenda?

15 EXECUTIVE DIRECTOR BROWN: No, we do not.

16 CHAIRPERSON PARDO: Do we have a motion to accept the
17 agenda?

18 COMMISSIONER BROOKS: So moved.

19 VICE CHAIR DAVIS: Second.

20 CHAIRPERSON PARDO: Properly moved and seconded.

21 Ms. Hatcher.

22 (Upon a roll call by CRA Administrative Director Hatcher, the
23 vote was unanimous and motion carried.)

24 CHAIRPERSON PARDO: Workshop item number 1: Presentation
25 and discussion: Planning for a new Newcomb Hall and public

1 improvements for the Riviera Beach Marine District.

2 EXECUTIVE DIRECTOR BROWN: Madam Chair, members of the
3 board, given the importance of the meeting, I want to read from
4 some prepared remarks before I turn it over to my colleagues to
5 introduce the remainder of the item.

6 The CRA proposes to begin the process of enhancing the
7 public space at the marina, and most importantly to start the
8 process to deliver a new Newcomb Hall and public spaces to
9 coincide with the new docks and seawall that are now underway by
10 our city.

11 The CRA proposes to utilize the city's completed
12 procurement process and select the two architectural firms:
13 Corzo, Castella, Carballo, Thompson and Salman, which they go by
14 the acronym C3TS, and Song and Associates. The firms are under
15 a continuing services contract with the city. The two firms
16 will compete in a design competition for Newcomb Hall and the
17 surrounding public spaces, to develop and plan for the next
18 phase in the redevelopment of the marina district.

19 The design competition will involve the public and develop
20 a variety of design considerations for the Marine District South
21 area. We have requested that the Executive Director Advisory
22 Committee evaluate the proposals and provide a recommendation to
23 the CRA commission for final selection at your May 11th CRA
24 meeting. The architect selected will then begin work on
25 developing a final site plan for our first phases of

1 development, including plans for enhancing our streetscape,
2 public space, and Bicentennial Park.

3 This is a proud moment for our CRA. We are moving from
4 vision to reality. We are shifting from plans to action. We
5 believe our city is dynamic and diverse; and we are ready to
6 transform our marina, our downtown, and our city.

7 We've invited the Treasure Coast Regional Planning Council
8 and Anthea Gianniotas to give an overview of the design and
9 charrette process; followed by Scott Evans, who will introduce
10 the firms and give an overview of the design competition
11 process.

12 So at this point I would like to invite Ms. Gianniotas to
13 the podium and give a highlight of the marina district plan.

14 I hope I did justice to that last name.

15 MS. GIANNIOTAS: You did remarkably well, actually.

16 Good evening. Again, my name is Anthea Gianniotas. And
17 I'm from the Treasure Coast Regional Planning Council. Michael
18 Busha would have been here but he is quite under the weather, so
19 he is not able to participate tonight.

20 I've been asked by the CRA staff to provide an overview of
21 the vision for Bicentennial Park and Newcomb Hall, basically
22 showing you what the Citizens' Master Plan called for and also
23 how the development efforts of the past three years have
24 interpreted the vision, as you move forward into this next
25 phase, to hopefully guide you a little bit.

1 Treasure Coast was brought to the city in late 2007 to help
2 forge a new vision for revitalizing the downtown. We are known
3 for our public processes, but I have to tell you that Riviera
4 Beach remains the champ for the greatest turnout. We had 220
5 participants the kick-off morning. We set up shop for a week in
6 your city, and we had 30 to 60 visitors every day. So this plan
7 was forged with a tremendous amount of public input.

8 The reasons we were brought to the city were greater than
9 simply what to do with the marina. There was an existing CRA
10 plan that through a multitude of issues had failed to move
11 forward, and the city really needed to craft a new direction.
12 And so we were brought in to review the CRA as a whole.

13 At the time, this is what Bicentennial Park looked like.
14 This area has recently undergone extensive landscaping and it
15 looks much better than it did. There was actually a fenced off
16 gazebo in the center of Bicentennial Park when we were here.

17 The number one comment that we heard at the charrette was
18 that Bicentennial Park must be improved and maintained for
19 public access. People didn't agree on everything, but that was
20 the number one point of consensus in the city. Newcomb Hall
21 must be rebuilt in a waterfront location to ensure that public
22 activities remain welcome at the marina. This is a little bit
23 of tough love but I'm putting it in here because it is in the
24 master plan, it's on chapter 6, page 8: It says one of the most
25 important elements of urban design is the notion of natural

1 surveillance, that parks and open spaces must have a natural
2 surveillance of buildings and casual onlookers. Otherwise they
3 become magnets for illicit activity.

4 And so these sort of concepts together is what created our
5 plan for Bicentennial Park. And you can see that the idea of
6 the buildings lining the park, providing oversight, plenty of
7 opportunities for natural circulation to occur around the park,
8 was part of the principles that guided that.

9 In our plan Newcomb Hall was located on the north side of
10 the park. This is partially in response to the boat warehouses
11 that are currently located there, that have very few windows or
12 active uses overlooking the park. There was also an idea that a
13 community boating facility would be part of this vision and part
14 to improve access to the water for children and other maybe
15 people who don't have easy access to boating. And those uses
16 were aligned along the north part of the park. And again that
17 was partially just to put a better set of eyes looking into the
18 park from the north side.

19 The other principles that you'll see are that the streets
20 remain open leading into the park, into the marina. The plan
21 basically ensures that the streets are sculpted into public
22 amenities, with on-street parking and wide shaded sidewalks.
23 And the idea is that parking was handled as a district; it was
24 in addition to the streets, the idea that garages would
25 eventually be incorporated into redevelopment, which would

1 provide for a park like environment when you went to access the
2 many amenities, beyond just Newcomb Hall, that are anticipated
3 for the area.

4 We did present to the community at the final day a video.
5 These are still shots from that video. Here is arrow number
6 one: It is looking down 13th Street towards the marina. A view
7 of an area right here, where this became a plaza, a pedestrian
8 plaza, and an overview of the park. And you'll notice that part
9 of the idea here was that there was a tremendous amount of fill
10 that has already been removed from this park; they did a lot of
11 work on it. And that the ultimate phase would be that the sides
12 are sort of seamlessly married into the city.

13 There is a civic building here. And you can see way back
14 in that corner is where Newcomb Hall and the community building
15 were anticipated.

16 Moving on, into reacting to the Viking plan that came
17 forward, I'm showing this just as an overview, but we're going
18 to rotate so that north is still up, like the plans I just
19 showed you. Because they had some goods too, that I want to
20 make sure I present. In this plan the amphitheater is back in
21 the park, which is also something that the community has
22 discussed and moved forward to for a long time. To make room
23 for it, Newcomb Hall moved south here.

24 They incorporated something which we think is a good idea,
25 that our plan did not, which is having a drop-off location so

1 that if you were boating you could drop the kids and the
2 sandwiches and the gear and then go back out of the area to
3 park. And that other effort was increasing the ways and the
4 routes away from the marina once that had been accomplished.

5 Again you'll see the principles remain largely the same.
6 Newcomb Hall is facing the park, it is engaged in the park as it
7 is a civic building, part of the marina. And the amphitheater
8 is of course now located to the north.

9 We were asked by the city, not the CRA at the time but the
10 city, to test the plan that was being admitted, basically to
11 truth it; which we did, we put it into auto CAD and tested the
12 sizes and parking and made sure that it all fit. And we made
13 one change to what was being proposed, because we thought that
14 in their plan Newcomb Hall was not prominent enough. It is
15 supposed to be a civic building, the civic building. And so
16 rather than have this mixed use building line 13th all the way
17 over, our plan suggests that a plaza be located here. And that
18 would basically engage the building as a true civic building on
19 all sides of the marina, and it will also provide additional
20 views from the building to the water for the community.

21 Our plans did maintain the drop-off, the amphitheater, the
22 public plaza.

23 Now I'll tell you that all of these plans are visions. But
24 what we're trying to do by showing them to you tonight is to
25 show you that this community has thought a lot about its future

1 and where it wants to go. We would maintain that there are a
2 number of different ways to accomplish that goal successfully if
3 the principles of urban design and sound city building are
4 adhered to. That doesn't mean that there is a solution that is
5 in stone now. It simply means that it's a real city, with a
6 real great opportunity. And what a wonderful opportunity to be
7 given to build a civic building. So we would hope that you do
8 that with care, and that you remain true to the vision that the
9 city has already started on. That's it.

10 EXECUTIVE DIRECTOR BROWN: Scott Evans, our senior planner,
11 will discuss the design competition process; and then following
12 that, Madam Chair, we'll turn it over to you for public
13 comments.

14 MR. EVANS: Good evening, commission. Scott Evans,
15 planning director.

16 The two architectural firms under contract with the city
17 are proposed to compete in design competition for Newcomb Hall
18 and the surrounding public spaces, to develop and plan for the
19 next phase and redevelopment of the marina district. The firms
20 are Corzo, Castella, Carballo, Thompson and Salman, C3TS, and
21 Song and Associates. If I could ask Song and Associates to come
22 on up and sit down at the front at this time.

23 Song and Associates have been working with public sector
24 clients for 22 years. They have won multiple design awards for
25 architecture and interior design, and they've worked on projects

1 which require community understanding and support. We've
2 provided a sample of some of their projects on the screen above.
3 Among their major projects, they designed Civic Center for Port
4 St. Lucie, and master plan for the Jupiter Town Hall complex,
5 and they did the design for City Center in West Palm Beach.

6 The second firm is C3TS, if they could come up and sit up
7 front also. C3TS also has over 22 years of experience working
8 with municipal clients in South Florida. They are ranked in the
9 top ten in engineering and architectural firms by the South
10 Florida Business Journal. And they've received awards from the
11 American Planning Association for their work also. Some of the
12 major projects that this team has worked on can be seen on the
13 screen above. These include the Harriet Himmel Theater in West
14 Palm Beach, the Aventura Community Center, Lake Worth Beach
15 Casino, and the Ocean Mall Beach Park. And they're here
16 tonight.

17 We've invited the public to come and provide comments on
18 Newcomb Hall, in addition to the comments provided to the
19 commission. So we've invited them to come here this evening so
20 they could hear firsthand the comments that are provided.

21 COMMISSIONER THOMAS: Madam Chair, I have a question.
22 That's our Ocean Mall, so this group has already done work with
23 us?

24 MR. EVANS: A member of their team was the landscape
25 architect on the Ocean Mall project.

1 COMMISSIONER THOMAS: And where are these companies
2 located? Where are their offices?

3 MR. EVANS: I would go ahead and say, if the Corzo
4 Castella, if you could say where your main office is located.

5 UNIDENTIFIED SPEAKER: Our main office is in Coral Gables.
6 We have an office here in Palm Beach.

7 COMMISSIONER THOMAS: Where in Palm Beach?

8 UNIDENTIFIED SPEAKER: Boca Raton.

9 MR. EVANS: And Song and Associates?

10 UNIDENTIFIED SPEAKER: We're downtown West Palm.

11 COMMISSIONER THOMAS: Are these companies using minorities
12 at all? What is their minority participation or record; their
13 utilization for minority companies? Somebody want to answer?

14 UNIDENTIFIED SPEAKER: We are a minority. And we also
15 utilize minorities, a lot.

16 UNIDENTIFIED SPEAKER: To answer for Song and Associates,
17 we were as recently as last Wednesday awarded the Riviera Beach
18 Public Works redevelopment project, and we have a track record
19 in Riviera Beach and our projects of utilizing minority and
20 women subcontractors, some consultants. And our record for
21 public works is, I can't remember the exact amount, but it's 20
22 percent or so minority and women.

23 COMMISSIONER THOMAS: You are saying that you have used
24 Riviera Beach companies?

25 UNIDENTIFIED SPEAKER: We've used minority companies.

1 COMMISSIONER THOMAS: Any from Riviera Beach?

2 UNIDENTIFIED SPEAKER: Not locally. Our structural
3 engineer is in West Palm Beach.

4 COMMISSIONER THOMAS: Okay.

5 MR. EVANS: The main study area for the competition -- I
6 put up there an aerial of the Marina District South. The main
7 study area is shown in the outlined area.

8 The competition responses will be required to provide a
9 vision and include community input in the plans that they
10 provide. And we've asked them to concentrate on the area that's
11 shown outlined above. The plans will be required to focus on
12 Newcomb Hall. The old Newcomb Hall facility, we've provided a
13 picture of here, and that is located here on the existing
14 facility.

15 To guide the planning process, a minimum of 10,000 square
16 feet of meeting space, and a kitchen area, has been required for
17 the design. And we're asking that the architects provide
18 capacity ranges for the various meeting rooms that they provide,
19 and that they provide the list of uses. And they also need to
20 provide other features that the community center could include,
21 and that a facility like this would normally have.

22 VICE CHAIR DAVIS: Mr. Evans, and this is the requirements
23 on a two-story building, with the second floor being for
24 community use?

25 MR. EVANS: No. What we've provided to them is just the

1 very minimum. As far as where Newcomb Hall, how that can be
2 designed, they can either provide it in the north of the park or
3 the south, depending on the rationale that they provide. They
4 will have the option to incorporate retail. The existing Tiki,
5 which can be seen above here, the proposals may include a new
6 proposed Tiki, that can include the new retail --

7 VICE CHAIR DAVIS: Mr. Evans, hold on one second. What I'm
8 asking you is, for Newcomb Hall specifically, are we talking
9 about a two-story building; with the second floor being for
10 community use?

11 MR. EVANS: What we told them is that they can provide all
12 of those uses in a mixed use building or they can provide them
13 as separate structures, depending on what their design proposal
14 is; so they'll have that option.

15 EXECUTIVE DIRECTOR BROWN: Ms. Davis, we try not to dictate
16 the design. We are purposely hoping that those types of
17 elements will come out of this process. So the vision, whether
18 it's two stories or three stories or a roof, is the feedback we
19 would like the community to give. Clearly I think you're
20 sharing some of the things that I've heard, you've heard, is
21 that the idea of a two-story facility at minimum is to enhance
22 the waterfront views.

23 We have purposely asked the firms to get feedback from our
24 community as to whether or not Newcomb should be one, two
25 stories, three stories; if it should be mixed use or single use;

1 and what other particular uses within the building are the
2 things that the community participation process will bring out.

3 VICE CHAIR DAVIS: Okay. That just wasn't clear.

4 CHAIRPERSON PARDO: And hopefully, at a minimum, they would
5 come up with two stories; because if you're going to have it at
6 the marina, at least take advantage of the water views.

7 Newcomb Hall was built 51 years ago, and you have banquets
8 in there and weddings, and it's very unfortunate that when you
9 look out the window you're looking out onto a parking lot
10 instead of the boats and the water.

11 EXECUTIVE DIRECTOR BROWN: We can make that a design
12 requirement.

13 VICE CHAIR DAVIS: Absolutely.

14 COMMISSIONER BROOKS: That has been expressed from the
15 community.

16 CHAIRPERSON PARDO: And from the county.

17 UNIDENTIFIED SPEAKER: That's exactly what we're thinking
18 of.

19 MR. EVANS: The site plan and renderings provided will also
20 have to provide at minimum, street trees, sidewalks, street
21 furniture, crosswalks, pavers, decorative landscaping,
22 decorative lighting. And again, they'll have the option of
23 providing Newcomb Hall either on the north or south side of
24 Bicentennial Park; and they will have to provide a rationale for
25 their choices.

1 The proposed competition schedule: From March 1st to April
2 1st, the architects would be meeting with the city and CRA staff
3 to gather information. We propose that on the April 6th city
4 council meeting and April 13th CRA meeting, that there be an
5 interlocal agreement approved for development of the Marine
6 District South; and a work order to begin the design competition
7 could be approved at that time also.

8 The way the process is envisioned is that an interlocal
9 agreement would allow individual work orders for the two
10 architectural services to be drafted by the CRA and submitted to
11 the city through the Department of Community Development. They
12 will then review those work orders and then submit them directly
13 to the firms, since the firms are under contract with the city.
14 The CRA would pay for the consulting services. And this will
15 ensure ongoing project coordination between the city and the
16 CRA, so that we're both working together to develop the project.

17 The phase of the development will also be coordinated with
18 the design and construction of the new docks and seawall which
19 have already begun at the marina.

20 On May 2nd the architects will present their presentations
21 and plans to the Executive Director Advisory Committee, and
22 completion of evaluation by that committee will be done on that
23 day also. Following that the schedule would call for May 11th
24 CRA meeting; and at the CRA meeting there would be the
25 presentations of the proposals and the recommendations to the

1 CRA commission, who would then select the architect who would
2 then go on to develop the final site plans and the design
3 guidelines. And that site plan is envisioned to travel all the
4 way through the city's process, through the site plan approval
5 process.

6 CHAIRPERSON PARDO: I have a question. So how many
7 meetings are you planning on having with the residents? Are you
8 going to have it in a charrette forum? Are you going to invite
9 every resident, or a select group? How are we going about doing
10 that?

11 MR. EVANS: We plan to advertise several days at the CRA,
12 and we'll have an open time period so that the public will be
13 encouraged to come and provide input. We'll do one in the
14 evening and then we'll also do one during the daytime. So for
15 example, we'll advertise that on one of the days in April that
16 the public can come and speak with the architects and provide
17 their comments between say nine a.m. and two p.m.; and then on
18 another day we'll provide the same opportunity for the public to
19 come and provide comments in the evening, in case they couldn't
20 make it during the day.

21 CHAIRPERSON PARDO: Maybe you want to think about this too,
22 because we do have residents who work during the day, we have
23 residents who work night shifts, why don't we have a charrette
24 type forum on a Saturday?

25 We had a charrette when we were doing the Citizens' Master

1 Plan on a Saturday, and that's when we were able to bring out
2 over 200 people. So I think that's something that we should
3 seriously consider; and consider having it inside city hall,
4 where there is more space than inside the conference room at the
5 CRA. That's my suggestion. In addition to those other two.

6 VICE CHAIR DAVIS: I have a question. In looking at all
7 these different renderings, I think that -- I don't know whether
8 it should be decided through public input; and that's probably
9 the best way; because I notice that on these different
10 renderings Newcomb Hall shows up in various locations, south,
11 north, some central, so being that you're talking about whether
12 it's mixed use or whatever, the public will have an opportunity
13 to say where they think that should be in going forward with the
14 development of the plans, right?

15 EXECUTIVE DIRECTOR BROWN: That's correct.

16 And the architects can also advise us and the community on
17 technical issues related to where the building might be. We've
18 heard issues that putting a dwelling within Bicentennial Park
19 might have deed restrictions and so there might have to be some
20 other considerations made if that recommendation seems to be a
21 community consensus.

22 MR. EVANS: Additionally we're hoping that the competition
23 creates some creative ideas for the development, but the
24 planning process certainly won't stop once the competition is
25 over. We will engage the architectural firm and will continue

1 to develop the plans and will continue to collect public input
2 as we develop those plans.

3 CHAIRPERSON PARDO: And when the citizens meet, I see in
4 here the proposed design of phase one may include the new Tiki
5 type restaurant. So will they be considering that also?

6 MR. EVANS: They will have the option of providing a new
7 Tiki type restaurant. And they can either provide it as a
8 separate building or as mixed use.

9 CHAIRPERSON PARDO: So then the city would be building or
10 the CRA would be building the new restaurant, instead of having
11 someone come in and bid on, you know, the property to --

12 MR. EVANS: No, that's just for the design of it. The
13 construction would be a completely separate item that we would
14 have to bring forward.

15 CHAIRPERSON PARDO: I would just think the businesses would
16 be more involved in that. You know what I mean? Why should we
17 design a restaurant and then try to lure someone into the space?
18 That's something I just -- I don't understand that.

19 EXECUTIVE DIRECTOR BROWN: Well, it's city owned land, and
20 it's appropriate through this process for the city to determine
21 what the location of the building might be, and for the
22 architects to give us an indication as to the architectural
23 elements and the style and theme. We clearly would not expect
24 the architect to do the interior; but more or less the design of
25 the shell, the location of the buildings, and the architectural

1 style.

2 CHAIRPERSON PARDO: All right. I just want to bring this
3 up: Really, right now we don't even know what's going on with
4 that marina. So are we just focusing on the north end of the
5 marina? There could be a chance that Rybo walks and we have the
6 south end of the marina. I would think it's premature to even
7 get into the restaurant part of this. You know what I mean?
8 Why should we even waste the money on doing a conceptual design
9 for a restaurant, when we can just go out -- you know, once we
10 know what we're doing down there. Everything is still
11 conceptual. We don't know if we want a park down there and
12 nothing else. We don't know if we want business. Everything is
13 still up in the air.

14 So I would think with the restaurant, we just, you know,
15 wait, decide what we're going to do, and then go out for RFPs;
16 see if someone wants to come in with a restaurant; let them come
17 in with designs; and then we can say, all right, this space is
18 available for you or that space.

19 EXECUTIVE DIRECTOR BROWN: Again, the process is to move
20 from a conceptual to a land use plan and, Madam Chair, the
21 elements that you mentioned are indeed critical elements and the
22 reason why we decided to focus pretty much on the north end.

23 The issues related to the south end, and I think
24 Ms. Gianniotis brought it up as well, you know, is where do we
25 locate Newcomb Hall in the design and how do we make it a very

1 prominent feature in the anchor development. By the time that
2 we get through the process and we present and the architects
3 make their presentation, the exact date I believe is on May 2nd,
4 we will know by May 2nd and, quite frankly, by the time that the
5 community participation starts, we'll know the outcome of the
6 March 8th election and whether or not that would include or
7 exclude -- it's not so much Rybovich, but the bigger issue is
8 whether or not the property has to be owned, managed and
9 operated solely by the city.

10 So it's not an issue related to Rybovich. It might be more
11 of an issue of how we go about the private development or
12 enhancing, leveraging our public investment with private
13 development, where the concern that was raised by the city staff
14 and attorneys is the other restrictive language in the present
15 charter that could preclude private use.

16 CHAIRPERSON PARDO: Right. But that's what I'm talking
17 about, the private development, so why should we expend our
18 money if -- I think we should just be able to say, okay, see
19 this spot here, you'll be able to put a restaurant here or
20 you'll be able to put a restaurant there, period; instead of us
21 spinning the wheels on it.

22 You can have a restaurant there, and then you go out for
23 bid and have someone hire an architect, someone else besides us
24 hire an architect, and then come back to us and say, this is our
25 plan, you told us we could have this space or we can lease this

1 space from you and this is what we're proposing. To me it's
2 always us, you know, doing everything; and I think you
3 underestimate business sometimes.

4 MR. EVANS: We can ask the architects for the competition
5 purposes not to try to design the restaurant but maybe put a
6 place on the plan where it might go.

7 VICE CHAIR DAVIS: Madam Chair. What I'm thinking is that
8 the architects are not really designing a restaurant, they're
9 designating a location for the restaurant. So based on what you
10 were saying, Madam Chair, that's exactly I think what we're
11 doing, you know. So I was kind of confused when --

12 CHAIRPERSON PARDO: Well, I'm looking at the wording here,
13 all right, design. When I think of design, right, and you had
14 just said --

15 VICE CHAIR DAVIS: It's a conceptual layout.

16 CHAIRPERSON PARDO: I thought our executive director just
17 said we've going from conceptual to the next level. That's why
18 I'm questioning this.

19 EXECUTIVE DIRECTOR BROWN: Whatever the process may be that
20 would eventually get us to construction, it is appropriate for
21 the community to determine, do they want a Key West style theme,
22 do they want a Mediterranean theme --

23 CHAIRPERSON PARDO: Okay, fine.

24 EXECUTIVE DIRECTOR BROWN: -- so that whatever private
25 interest is determined, we have guidelines to say that you may

1 build what is appropriate and what the community desires, as
2 long as it reflects the theme that the community feels is a
3 consensus, Key West, Mediterranean, or whatever style that may
4 be brought up. Those are the things that got us from concept to
5 reality and begin the process of negotiating with a private
6 interest that may have a restaurant or retail that may be
7 willing to build a building. But they would build those
8 buildings under the guidelines established.

9 CHAIRPERSON PARDO: Thank you. All right, Scott, go ahead.

10 MR. EVANS: In order to ensure a fair process and best
11 allow for the competing proposals from the two firms to be
12 compared to each other, we prepared a specific list of
13 deliverables that they'll have, so that both firms are providing
14 the same things to be evaluated. These include a site plan for
15 the marina district, focused around Newcomb Hall; concept
16 building elevations for Newcomb Hall, which is what the building
17 looks like from the north, south, east and west; a written
18 summary in the rationale for their proposed design choices and
19 the building layout that they provided; as well as a summary of
20 how they propose the vehicle circulation and interaction with
21 Bicentennial Park would be. We've asked them to do a rendering
22 of both the public plaza and the boardwalk from a specific
23 location. Both architects would prepare the rendering from that
24 same location. They'll both be required to present an overall
25 building design theme that can be used for the different

1 structures as they're built in the future at the marina complex.
2 Develop a design for the development of the public spaces, the
3 streetscapes. And we're going to require them to try and
4 provide a unique identity for Riviera Beach within our region.
5 And provide a rendering of the entrance to the marina; to try
6 and create a sense of presence, a sense of place, and really
7 make a wow factor to the visitors as they come into our marina.

8 COMMISSIONER BROOKS: Number 2. Are you suggesting that
9 Newcomb Hall will have a minimum of four stories?

10 MR. EVANS: We're just asking that whatever their design
11 for Newcomb Hall is, that they provide a view of what that
12 building looks like from the north, south, east and west.

13 COMMISSIONER BROOKS: I thought I saw parenthesized four
14 minimum. That's four minimum concepts?

15 MR. EVANS: Four minimum concepts.

16 Additionally we've created the evaluation tool for the
17 executive advisory committee to follow. The evaluations are
18 directly related to the deliverables. We've assigned
19 approximately 30 points for the site plan; which is broken up
20 into three categories: 70 points for Newcomb Hall, for the
21 design of it, the layout; and 40 points for the renderings of
22 the public spaces and the rationale for the overall design; a
23 total of 150 points, with Newcomb Hall taking up almost half of
24 that.

25 CHAIRPERSON PARDO: And who is going to be the evaluation

1 committee?

2 MR. EVANS: The Executive Director's Advisory -- I don't
3 have that list. We have asked them to be present tonight. And
4 the ones who were present from that group are here tonight. If
5 I could just ask you to stand right now, please.

6 EXECUTIVE DIRECTOR BROWN: And that group includes Sylvia
7 Blue, Bruce Herring, Ed Kunuty, Chip Lubeck, Leonard Mitchell,
8 Elizabeth Robinson, Pat Sweeney, Gerald Ward, Steve White,
9 Marianne Wiegand, and Amon Yisrael, a great cross section of our
10 community. Thank you.

11 MR. EVANS: The planned public input and comment
12 opportunities for the competition, we've requested that the
13 public come tonight to present some of their comments. We've
14 also created a written form, that they'll be able to provide to
15 the CRA any of their comments. They can also provide comments
16 via our website. They will have the opportunity to meet with
17 the architects at the CRA office. We will provide several dates
18 for that. Additionally we will create a day, a charrette type
19 environment, where they will be encouraged to come. And again,
20 they'll be able to also of course come in and meet with the CRA
21 staff by appointment. And that's just through the design
22 competition. Once we select an architect and begin developing
23 the final plan, we'll of course engage the public again in the
24 development of that plan.

25 Now the background material that we've provided to the

1 architects to help guide their development of their plans, in
2 addition to the public comment that they receive and the
3 comments they receive from the commission tonight, we provided
4 them with the Citizens' Master Plan, which was from the
5 charrette. That's the pictures that are shown above, that
6 Anthea went over already. The Marine District South Concept
7 Master Plan, this was the one provided by Viking and Rybovich
8 that was approved conceptually by the CRA commission. The
9 Marine District South Concept Alternative Plan. This was the
10 Treasure Coast Regional Planning Council's reworking of the
11 Rybovich Viking plan. Additionally we have the concept
12 renderings that were provided by Viking in their original RFP.
13 There are a lot of very nice design elements that were
14 incorporated into these plans so we have provided them as
15 background material to help them in development also. Also the
16 city went through some conceptual planning for an amphitheater
17 in Bicentennial Park, and some new concept layouts, and we've
18 also provided those materials to the architects. In addition to
19 those, we provided the new CRA plan, which we hope to be
20 approved in late spring of this year; and the land development
21 regulations which Treasure Coast Regional Planning Council has
22 developed. And they have both been through planning and zoning
23 board, that's their status.

24 We have also created a section for public comments once the
25 commission is ready this evening, to encourage the public to

1 come out and speak on Newcomb Hall. We put an advertisement on
2 Channel 18, advertised on the city's website, the CRA website,
3 and also put an ad in the Palm Beach Post.

4 That concludes my presentation.

5 CHAIRPERSON PARDO: Thank you. We have a couple of public
6 comment cards. Mr. Ward.

7 MR. WARD: Good evening. Gerald Ward, 31 West 20th Street.

8 I would tell you that finally we have compliance,
9 Mr. Thomas, with 287.055 Florida Statutes. So these two firms
10 have been hired by you as sitting as the city council. So we
11 got down the road better than we've ever gone. More
12 importantly, it's competition. Albeit with small compensation
13 to each of them. But for the first time you get a choice,
14 alternatives.

15 And over the past three decades I've had some relations
16 with these two firms. And contrary to what the executive
17 director said -- and I'll provide, I've already provided your
18 court reporter a copy, but I told you on the 8th of February
19 that with your legal technicians' opinions, interim, I'm not
20 sitting on a committee for anything. We need to do it like the
21 rest of the governments are doing, so we get out of the process
22 and procedure problems.

23 Newcomb Hall. That's what it's basically about. We need
24 to get away from the boat builders' presentations. Scott just
25 presented a bunch of pretty pictures from Viking's shell

1 corporation. Those in large part do not work. That's why
2 you're hiring some competition architects.

3 If you do involve the restaurant, you need to involve the
4 restaurant operator. You have one of the best operators, who
5 generated a chain of even better restaurants than the Tiki.

6 Boat building. The Rybovich concept was mentioned two or
7 three times. Mrs. Ryan said they were gone as of 2 November's
8 vote. So I don't know why we're talking about them. They are
9 not part of the Marina District South.

10 Needs. There was a little noticed meeting at 5:30, but
11 Bruce Herring, I hope he's got a card in, needs to come up here
12 and talk about what he mentioned there.

13 Riviera Beach culture. The Newcomb Hall needs to emphasize
14 that and provide for that, the services of the hall. The Martin
15 Luther King January dinner, luncheon, there's at least four
16 hundred people that sit down for a meal, so it has to be on one
17 floor. I don't think you're going to make it multistory. And
18 that's one of the reasons the Viking boat builder project is
19 flawed, they squeezed it up into half the area and put it on two
20 stories and called it the same area.

21 City code process. Guess what? Once again at the meeting
22 earlier, neither the procurement department or the CDEC
23 responded to this board to tell them what they thought about the
24 presentations of their criteria. If we don't involve the city,
25 and there is nobody here from CDEC tonight, we're going to fail

1 once again. We have got to get uniformity between them.

2 Cost. You need to give them a budget --

3 CHAIRPERSON PARDO: All right.

4 MR. WARD: -- emphasize the citizens' charrette plan,
5 that's what everybody wants. And the procurement code does not
6 restrict or prohibit public participation in the evaluation
7 process.

8 And lastly, it was briefly mentioned by the ED that the US
9 Department of Interior criteria from 1976 needs to be key if
10 anybody wants to move into Bicentennial Park.

11 CHAIRPERSON PARDO: Thank you, sir. Bonnie Larson.

12 MS. LARSON: Good evening. Bonnie Larson. Boy, I'm glad
13 I'm not these two firms, because we don't have anything down
14 pat. We don't know if we're putting it at the north end, if
15 we're putting it at the south end. We don't know if we're
16 putting it at the north end of Bicentennial, or the south end of
17 Bicentennial, or the south end of the whole park. Wouldn't want
18 to be you guys.

19 I think we need to make a few more decisions before we have
20 them start working, and spend thousands and millions of dollars
21 on their plans before we really know what we want.

22 I think we've got to -- like Ms. Pardo said -- we're on the
23 same page tonight, Ms. Pardo. That's a little scary.

24 CHAIRPERSON PARDO: It really is.

25 MS. LARSON: I know it is. I'm telling you.

1 And you talked about a charrette. That's a wonderful idea.
2 It's the people of the community who will be using that
3 building, so we do need input from them.

4 These gentlemen, they can't just think what our residents
5 are going to need it for. They need input as to what we want.
6 We can't just say, you design something and then we'll tell you
7 what's right or wrong about it. We need to give them
8 information so they are not wasting their time, their money and
9 efforts on something where we change our mind every two minutes.
10 We've got to have a plan here.

11 There's a lot of talk about a drop-off point for Newcomb
12 Hall. We have a lot of senior citizens in Riviera Beach who
13 will be using Newcomb Hall. They drive by themselves. They
14 don't have a driver to come and drop them off there. And now
15 I've heard we're talking about putting the parking lot perhaps,
16 I hope not, at the south end. Newcomb Hall would be at the
17 north end. Well, how are those elderly people going to get from
18 Newcomb Hall, all the way over to the parking garage? Like I
19 said, we don't always have someone to drop them off. So I think
20 that concept needs a little bit of work.

21 When I see the drawing of Bicentennial Park from Treasure
22 Coast, there is like an oval drawn there. I'm not sure what
23 that oval is, right in the middle of the park.

24 One of the concepts that came out of the charrette was to
25 put Newcomb Hall on the north end of Bicentennial Park. My

1 question is: How much space is there between the park and our
2 boundary line? How much space is there for a building in that
3 location?

4 And also, like I said, people getting to and from it, this
5 is going to be a little tricky. So we need to think about how
6 to do that.

7 As far as designing a restaurant, to me that would be out
8 of the question. You have someone come in here and they have an
9 upscale restaurant, they know how they want that restaurant to
10 work, they know the design. If it doesn't meet with us, we can
11 say no. But they're not going to want to come in and try and
12 fit into the space that we create for them. So we need to
13 decide where the restaurant is; not tell these guys, you tell us
14 where the restaurant should be. Again, we're the ones coming up
15 with the plan, we should be the ones coming up with the plan.
16 So let's give them more information, let's make a few decisions
17 ourselves before we have them go out and start making plans.

18 Oh, yeah, that concept building, four minimum. You did say
19 it could be one floor, right? I took that as four stories also.

20 But anyway I just think that we need to make some decisions
21 first, before we have people go out and try and read our minds.

22 CHAIRPERSON PARDO: Thank you. Lynn Hubbard.

23 COMMISSIONER LOWE: The four minimum is called elevations,
24 it's different views of the building, that's what that is. A
25 building has four sides -- some of them, or most of them --

1 north, south, east and west. And they set a minimum of four
2 elevations; that means a minimum of four different sides or
3 different perspectives of the building, that's what they meant
4 by that.

5 CHAIRPERSON PARDO: Ms. Hubbard.

6 MS. HUBBARD: Lynn Hubbard. Good evening. 1405 West 23rd
7 Street.

8 Again, representing the Citizens' Task Force, we want to
9 thank the ED for bringing this to the forefront of the marina
10 development. The Citizens' Task Force worked really hard to
11 make sure that Newcomb Hall didn't get lost in the third phase.
12 And again we want to thank him for that, and you guys for
13 supporting him in that.

14 I don't believe that it would be anything wrong with us
15 taking the lead on the type of restaurant that we want, or if we
16 built a restaurant and someone wants to manage it or run it or
17 own it. It's what happened down at the marina as it stands now.
18 And my only concern would be that we would -- our owning the
19 restaurant itself; someone else coming in, building the
20 restaurant, and then we not retaining ownership of that, of that
21 building. I think it's important, and by the referendum you can
22 see that we were real concerned that we own the properties, the
23 buildings, and the things that are down at the marina. Of
24 course those type of operators can have some say in or sit in,
25 but I think that we need to pay attention that we don't give

1 anybody ownership of any of the buildings down at the marina.

2 Also, the other thing that I would like to point out, ask
3 about, bring up, is if Rybovich is out of the question, and as
4 of the November 2nd election we can look at the marina with a
5 broader view, and we know what we want down there, as you were
6 showing in the master plan, in the Citizens' Master Plan, so I
7 think that it's good and it's important that we now take a deep
8 breath, let go of the developers, and develop the marina for the
9 citizens and the city to make money down at the marina. Because
10 with the development, things that can be done down there, we'll
11 make more money than we ever could with Rybovich down there.
12 And I think it's important that we pay attention to those things
13 when we're moving forward with the plans for the marina. Thank
14 you.

15 CHAIRPERSON PARDO: Thank you. Pamela Williams.

16 MS. WILLIAMS: Good evening. My name is Pam Williams. I
17 reside at 1572 West 33rd Street in Riviera Beach.

18 And I am very happy to be here tonight, and I am very happy
19 that we are moving forward with Newcomb Hall and of course
20 Bicentennial. As we always said, the Community for a Better
21 Riviera Beach, that Newcomb Hall and Bicentennial Park was never
22 in jeopardy. And now everybody knows it. It was never in
23 jeopardy at all. We love those areas and we would like to keep
24 them.

25 What I would like to tell you all is that no matter what we

1 do, if we don't change the language, we won't be doing anything.
2 The language has prohibited us from doing a lot of work over
3 there at that marina. But after March the 8th, and after
4 everybody gets out and votes, then we will be able to continue
5 to move forward.

6 But I like the idea that we are not standing still.
7 Because everybody gets up here and holler about the marina,
8 about the marina. We have more issues in this city than the
9 marina. Now it's something I am concerned about, true, but I
10 also am concerned about other programs for our seniors, I'm
11 concerned about our youth, I'm concerned about how Broadway
12 look. I have always been concerned about that. And I'm
13 embarrassed, I've shared it with you all, I'm embarrassed at the
14 way it looks. So we have a lot to do.

15 So I would like for us to focus on just getting through to
16 March the 8th and then with the passing of the referendum, which
17 everybody is going to say yes, and the passing of the
18 referendum, we will be able to do great things at the marina.

19 And it doesn't have to be with Rybovich, it doesn't have to
20 be with anybody. It has to be done. We want it done. I don't
21 know why people keep throwing that name up. Let's just do the
22 job that we need to do. And let's do it together. That's what
23 it's about. Thank you.

24 CHAIRPERSON PARDO: Thank you. Sylvia Blue.

25 MS. BLUE: Good evening, Madam Chair, members of the board.

1 Nice smile, Ms. Pardo. I'm Sylvia Blue, 748 West 1st Street,
2 here in the city of Riviera Beach.

3 It's refreshing to know that the CRA train is still on the
4 track and moving forward. No referendum issue should determine
5 whether or not this city moves forward. Now what do you do?
6 Just bring a screeching halt to progress here in this community
7 because people decide that they want to petition and stop things
8 or do things over? That's not how it works in other
9 communities; and we should not be setting a precedent for doing
10 nothing all the time.

11 Another point. I believe it was Treasure Coast that said
12 that Rybovich's proposed project was consistent with the
13 Citizens' Master Plan. Now Treasure Coast said that. Okay?
14 Now that could have, would have, should have, that doesn't work
15 either. If we could have had the money, we would have done it.
16 If we had the money, we should have done it. We do not have the
17 money to develop the marina. That's a fact. Okay?

18 Another fact is that we're facing a five million dollar
19 plus deficit this year. And I questioned the board before, how
20 many people are going to lose their jobs because we do not have
21 an infusion of new dollars? There's no new revenue. And unless
22 and until that restrictive language is changed or removed --
23 we're asking that it be repealed, removed. Let's go back to the
24 original language that was in the charter that was welcoming
25 businesses into our marina district, that brings in new dollars.

1 Newcomb Hall was never at risk of being taken, sold, or
2 stolen, so for the Citizens' Task Force to take credit for the
3 work to continue at Newcomb Hall is really a little erroneous.
4 That was being proposed by the board anyway. That was in the
5 first phase. I believe Mr. Lowe started pushing that effort.
6 We wanted Newcomb Hall to be built in the first phase, and that
7 was being done. So Citizens' Task Force can't take credit for
8 that. I'm going to give this board all of that credit.

9 The bigger issue here is the citizens of Riviera Beach.
10 Now I've just about had it with referendums myself, but on March
11 8th I'm asking everyone to vote yes. Thank you.

12 CHAIRPERSON PARDO: Thank you. Amon Yisreal.

13 MR. YISREAL: Good evening, Chair, and council, CRA
14 director. I just want to thank the council personally and the
15 CRA director for moving forward to make it clear that Newcomb
16 Hall was never in jeopardy of the city losing it.

17 I also would like to ask the community to play a very
18 important part in the development of the marina by voting yes to
19 repel the existing language that puts some very grave
20 detrimental restraints on our city. Thank you.

21 CHAIRPERSON PARDO: Thank you, sir. John Sprague.

22 MR. SPRAGUE: John Sprague, 10918 Larch Court.

23 As the city consultant on the marina, just a couple of
24 comments. Concern with the northeast corner of the development
25 area as it relates to the north marina docks, the unloading, the

1 loading, the equipment and whatever, that as we deal with that,
2 how do we deal with that issue?

3 Secondly, is the coordination of the utilities that we're
4 working on and the boardwalk. On number four you had the
5 rendering of the public plaza and the boardwalk. Is that the
6 area that is along the wall? And the only reason why I say that
7 is because we're moving forward with the design engineering and
8 whatever on one of our timelines, so we need to have some
9 conversations with our engineering firm, with you guys, fairly
10 shortly, make sure nothing falls through the cracks. And also
11 where we're running those utility lines.

12 CHAIRPERSON PARDO: All right. That's the end of public
13 comment. Anything from the board?

14 COMMISSIONER LOWE: Yes, Madam Chair, I would like to start
15 off.

16 First, apologizing to the firms that are sitting before us
17 today. I apologize you have to sit through our political
18 fights. But we do appreciate you being here. And we're excited
19 about the work that you guys are going to produce, the ideas and
20 the creativity. That's what it's all about, it comes from
21 different places; and the more you have, the better we all are
22 for it. So thank you. I'm very encouraged, and I know that
23 this competition will be good for the city. So thank you very
24 much for that.

25 Secondly, I want to mention that whatever you are doing,

1 you need a vision first. And I think we're clearly at a phase
2 where we should be right now, and that's -- you know, I've been
3 fighting to get to this phase, because you've got to know what
4 to ask for. If you don't know what to ask for -- and see the
5 core of this is that we want what the people want first, the
6 civic element of this space, the beauty, the aesthetics and all
7 of that, and bring it out, that's what's important to us and
8 important to the region; so we know what to ask for when folks
9 come and want to be a part of this partnership. We know those
10 things because we know what we want; we have a vision; we have a
11 beautiful design that hopefully you guys will craft, and some
12 ideas. And people have an expectation when they come to Riviera
13 Beach, this is what we want. So again, I'm excited about that.

14 We've lost a lot of money to this date. We had a million
15 dollars that we were given for a beautiful amphitheater, that
16 just vanished, waiting on other folks, you know. And the key
17 mission here is putting something in the ground that's going to
18 work for all of us. And we can no longer afford to let someone
19 else drive this train.

20 So I'm starting to get satisfied. I'm starting to feel
21 like people are listening. So, you know, I just thank you for
22 coming and I hope you guys treat this project, you know, with
23 the attention that it needs, because it will be helpful for us
24 to move on. So thank you.

25 CHAIRPERSON PARDO: Mr. Thomas -- we'll go down the

1 board -- do you have anything?

2 COMMISSIONER THOMAS: I just want to make sure that these
3 firms, it's open and as clear as possible, making sure that you
4 take every comment from every resident into your design. And
5 I'm hoping that this competition brings us some great plans out
6 of this.

7 I know that you're going to be meeting with the ED's
8 advisory board. However, I would like to make sure that we all
9 are still a part of this in every phase, so that we understand
10 what's going on in every phase. I'm extending the invitation to
11 each and every one of you to make sure that you reach out to me
12 and make sure that we can get this going.

13 And I also want to make sure that when these plans start to
14 go on display, that we take it out of the CRA office and out of
15 city hall and take it into the actual community in each and
16 every district. For those individuals who can't make it to the
17 CRA office or the city hall, let's actually take it into the
18 community, even if we have to take it to front porches or
19 backyards to make sure this is the entire community as a whole
20 really has a feel for this. That's all.

21 COMMISSIONER BROOKS: Madam Chair. I just want to add onto
22 what Councilman Thomas said about taking it out into the
23 community. Sometimes people feel that city hall is just not a
24 very friendly place to come to; so we would like to look at our
25 schools, the different institutions, the churches, whatever, the

1 elected official in that district should do whatever possible to
2 facilitate that.

3 I want to say that there is such a spirit here of
4 enthusiasm at last, and joy, anticipation on what is about to
5 take place. And we need that right now. So it's just good to
6 hear everyone, even those of us with different views, come
7 together and agree that this is a wonderful beginning for us.
8 And we certainly must thank Mr. Brown and his staff for moving
9 forward with this. Thank you.

10 CHAIRPERSON PARDO: Thank you. Ms. Davis.

11 VICE CHAIR DAVIS: Yes. I think that this is one of the
12 most positive, quiet meetings that we've had in a long, long
13 time. And we've heard mostly nothing but positive comments
14 about what is going on here now.

15 And I also want to thank the executive director for
16 continuing to move forward in spite of everything else. And I
17 also want to commend him for putting together this advisory
18 committee. I think you have a wonderful cross section of people
19 involved in this effort. And you know, I think everybody up
20 here is committed to continuing this forward movement. So I'm
21 very happy about this at this point in time. Thank you.

22 CHAIRPERSON PARDO: I made a lot of comments already, but I
23 do like what Mr. Thomas said about going into the community. I
24 still feel we should have a charrette here; and then we should
25 have, at a minimum, you know, the architect should go into every

1 district. And I will be setting up a meeting with, you know,
2 for you guys to come over to district four. And you know, if we
3 can't get it done in a month, that's okay; as long as we were
4 able to go out and touch every citizen in the city.

5 The second thing is, I would like to know how much money
6 are we going to allocate toward this process?

7 EXECUTIVE DIRECTOR BROWN: Each firm will get \$5,000 to
8 help defray some of their expenses. So a total of ten.

9 CHAIRPERSON PARDO: \$10,000.

10 Okay. That's it.

11 Anything else from the dais?

12 Okay. Great. Thank you, guys.

13 We will move on to workshop number 2, Presentation and
14 Discussion: Development of community boating program for the
15 Riviera Beach Marina.

16 EXECUTIVE DIRECTOR BROWN: Madam Chair, our second workshop
17 item, and members of the board, is a presentation of our
18 feasibility report for the community boating program or
19 community boating center. As you know, in September we
20 presented our budget, and within our budget we proposed
21 completing a feasibility report; and through your direction and
22 approval you approved the budget line item of \$50,000 for us to
23 begin the process of looking at and defining a community boating
24 center. And what we're presenting today is sort of the first
25 report, to get a reality check, if you will, as to whether or

1 not this process should continue.

2 One of the things about community development that I'm
3 passionate about is that as we focus on what I always call the
4 bricks and sticks and the things that transform our community,
5 that transform our neighborhoods, that we also be reminded that
6 we have people that live within our neighborhoods; and so it's
7 not always about the bricks and sticks, and it's also about the
8 hearts and souls of our residents; and so programs and things
9 that help build our quality of life and the esprit de corps is
10 as important in community development as the redevelopment
11 process.

12 So if we could show the next slide, I'm going to present
13 an overview of the community boating program; then my colleague,
14 Toccarra Thomas, will take over and share the information. But
15 we have commissioned a feasibility report that first attempts to
16 define what is a community boating program. It was clear that
17 the program should ensure and enhance public access to the
18 waterfront, and that we have examined it as a program element
19 for the municipal marina; and that we have asked our consultant
20 to assess what would be the required resources and to help
21 determine what would make it get to operational feasibility.

22 Next slide. We convened a group of community advisers,
23 most of whom work with you, and others who are experts in the
24 marine industry, to help us explore this idea. This board was
25 represented by Commissioner Lowe. We had representation from

1 Carl Boldin from the Boys and Girls Club of Riviera Beach; Dan
2 Calloway from the Riviera Beach Youth Association; George
3 Carter, the Maritime Academy; Harry Horgan was invited to
4 participate, and subsequently hired as our consultant and
5 subject matter expert; Andy Fleck, from the Marine Industry
6 Education Foundation; Ed Legue, the marina director; John
7 Sprague, who spoke earlier; our marina consultant, Brad Stein,
8 from the city's Community Development Department; and then John
9 Williams has been interviewed by our consultant and has been
10 invited to participate on the committee.

11 The recommendations that are being presented come from our
12 community advisers as well as recommendations from our
13 consultant. We are going to discuss and my colleague will
14 discuss the four recommendations; one that dealt with that our
15 planning efforts should be both short and long-term. That we
16 should define what is meant by a community boating center
17 concept. The committee felt very strongly that we needed a
18 program that did something now, and did not wait for a long-term
19 facility to be developed. And then lastly, to separate the
20 program element from what could be a long-term community boating
21 center project. And so Tocarra will give you the specifics for
22 each recommendation.

23 MS. THOMAS: Good evening. The first recommendation was to
24 develop short and long-term plans. These plans entailed that
25 water access should be enjoyed by all residents. The program

1 will be self-sustaining, meaning that it would not have any
2 financial impact upon the municipal marina and its operations.
3 And that the program will be regional, but it will have a strong
4 emphasis upon Riviera Beach youth and their families.

5 The next recommendation was to define the community boating
6 center concept. This was very strongly felt by the community
7 advisory group. And I'm going to read it verbatim because it
8 was such a strong point and was so important to the group. A
9 community boating center is a place where individuals with a
10 common interest in the water come together and participate in
11 positive recreational and community service activities. It is
12 also a center that would make boating and water sports available
13 to the general public.

14 The next recommendation was to do something now. This was
15 very, very, very strongly felt and expressed by the community
16 advisory group and from the community input that was solicited.
17 The focus is to create the program now, with the center to come
18 later. We felt that it is important to do the program now
19 because if we tried to tie it to the center it could potentially
20 be impeded.

21 If we create the program, the emphasis would be accessible
22 water sports and boating programs to serve the Riviera Beach
23 residents. This program will be funded by the CRA and it will
24 be administered through a competitive process.

25 In a little bit I will go through the potential scope of

1 work, just some of the key elements. And I just want to mention
2 that that is subject to board review; and that should be brought
3 back before you all sometime in April.

4 Some of the key elements for the scope of work: We decided
5 that the proposal should have a program curriculum that is
6 specific to water elements, and it should have specific program
7 dates. The proposal should detail how they're going to market
8 and outreach to residents of Riviera Beach. And additionally
9 they should demonstrate that there will be a minimum fiscal
10 impact upon the city's municipal marina.

11 This category, we decided to put bonus points in to ensure
12 that we will have a really strong program, that is a strong
13 program. Bonus points to demonstrate a majority of the program
14 funds will go towards the actual program and not towards
15 administrative costs. We felt this was very important so we
16 could have a really strong program and we won't get bogged down
17 in the minutia of trying to fund the program and administrative
18 costs; it was just program.

19 The next bonus point category was to show that they could
20 leverage these funds to create more funding; basically go out
21 and get more funds, create a bigger program, and be successful.

22 And then the last one is they'll get bonus points if they
23 specify an education element. This was to not just have water
24 fun, that's very important, but we also wanted to put an
25 education element that could be defined later on in the

1 proposal.

2 Again, I just wanted to state that this is subject to board
3 review; we're not going to go out and just submit an RFP. We
4 will bring it back before you and we will solicit your input to
5 define the scope a little bit more, get it a little bit more
6 concrete.

7 Mr. Brown stated earlier we set aside \$50,000 for this
8 program in the CRA budget for this fiscal year. 10,000 is set
9 aside for Mr. Horgan to help us with this RFP process. The rest
10 of the money will go towards the grant.

11 The last recommendation was to create a community boating
12 center. This is a long-term concept and, again, we wanted to
13 separate it from the community boating program. We need to
14 ensure that the concept is in concert with the redevelopment of
15 the municipal marina. This will require full cooperation
16 between the city manager, the CRA executive director, and the
17 marina director, just to make sure everything is in on the same
18 page. And if it's approved, it will be in current phases, just
19 due to the potential magnitude of a center of this type. And
20 again, just want to emphasize that there will be no fiscal
21 impact to the city.

22 That concludes my presentation.

23 COMMISSIONER BROOKS: Madam Chair. Would you go back to
24 the -- yes. So now explain the architectural design here, that
25 concept.

1 MS. THOMAS: This is just a conceptual rendering of what it
2 could look like. We haven't really gotten that far. We just
3 wanted to show you something.

4 EXECUTIVE DIRECTOR BROWN: The conceptual rendering, the
5 members of this board who have been down to Shake-a-Leg -- and
6 Ms. Pardo and Ms. Davis and I when we were in San Diego, we
7 toured a facility in San Diego. What we find in a facility
8 that's important is direct access to the waterfront and a place
9 that you can have classroom space, that you can provide
10 information about water sport activities and other things; and a
11 facility that would store small equipment, smaller boats, and
12 other things. So this is just Mr. Horgan providing just a
13 conceptual rendering of what it could look like. From what we
14 learned in our visit to San Diego, that you start on the
15 outside, the water experience first, and that then you work with
16 the facility that deals with how the smaller boating equipment
17 is stored.

18 COMMISSIONER BROOKS: Okay, okay, I'm getting the vision.

19 CHAIRPERSON PARDO: Is there a reason why we haven't
20 consulted with the county on this, since it's not going to be
21 exclusive to Riviera Beach residents?

22 EXECUTIVE DIRECTOR BROWN: We have consulted with the
23 county.

24 CHAIRPERSON PARDO: Can you give us an update on that then?

25 EXECUTIVE DIRECTOR BROWN: Mr. Horgan is here. I can maybe