

1. **REQUEST FOR APPROVAL OF MINUTES - June 22, 2011  
(ATTACHMENT - #1)**

1 Riviera Beach Community Redevelopment Agency

2 Regular Meeting

3 City of Riviera Beach Council Chambers

4 2nd Floor, Municipal Complex

5 600 West Blue Heron Boulevard

6 Riviera Beach, Florida

7 Wednesday, June 22, 2011

8 6:32 p.m. to 7:47 p.m.

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11 APPEARANCES:

12 Chairperson Judy Davis

13 Vice Chair Billie E. Brooks

14 Commissioner Dawn Pardo

15 Commissioner Cedrick Thomas

16 Commissioner Shelby Lowe

17 Attorney Michael Haygood

18 CRA Executive Director Tony Brown

19 CRA Administrative Director Darlene Uatcher

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1 (Chair Davis called the meeting to order.

2 Upon roll call by CRA Administrative Director Hatcher, the  
3 following were present: Chair Judy Davis, Vice Chair Billie  
4 Brooks, Commissioner Dawn Pardo, Commissioner Cedrick Thomas,  
5 Commissioner Shelby Lowe. Also present: Executive Director  
6 Tony Brown, Attorney Michael Haygood.)

7 (Moment of silence, followed by the pledge of allegiance.)

8 CHAIR DAVIS: Mr. Brown, are there any additions or  
9 deletions?

10 EXECUTIVE DIRECTOR BROWN: There are none.

11 CHAIR DAVIS: Is there a motion to adopt the agenda?

12 COMMISSIONER PARDO: So moved.

13 COMMISSIONER THOMAS: Second.

14 (Motion carried unanimously.)

15 CHAIR DAVIS: We are now down to consent. All matters  
16 listed under consent will be taken by one motion. Does anyone  
17 want to pull an item?

18 COMMISSIONER PARDO: I'd like to pull item 4, please.

19 CHAIR DAVIS: Is there a motion to adopt consent agenda?

20 VICE CHAIR BROOKS: So moved.

21 COMMISSIONER PARDO: Second.

22 (Motion carried unanimously.)

23 CHAIR DAVIS: Okay. Item 4.

24 (Resolution read by Mr. Haygood.)

25 COMMISSIONER PARDO: Mr. Brown, I don't think any of us

1 were on the council back then, but the state came in and the  
2 state did an audit of the CRA and they did question write-offs  
3 that the previous administration did. So I just want to make  
4 sure that we went above and beyond trying to collect the debts  
5 from these two parties.

6 EXECUTIVE DIRECTOR BROWN: I presented a report back in  
7 December indicating that the non-profits that were remaining at  
8 Spanish Courts had gone well over a year, in some cases in  
9 excess of two years, in not paying rent, or paying it  
10 haphazardly. And the direction of the board was for me to give  
11 them a demand letter to either pay or vacate. If they were to  
12 pay, they had to pay in full and pay regularly. Or if not, if  
13 they were not capable and their operations were not able to  
14 sustain their nonprofit mission, they were given a deadline to  
15 move, in which case the debt would be written off. The three  
16 non-profits, two have since vacated. The third nonprofit, the  
17 Food Bank, occupies space that is being paid for by the city;  
18 and the city and the CRA have made arrangements to ensure that  
19 their payment is made current and stays current. At the  
20 direction of the board the actions were taken; the property is  
21 now vacant, and the non-profits have since moved.

22 CHAIR DAVIS: Okay. Madam Clerk.

23 (Motion carried unanimously.)

24 CHAIR DAVIS: Item 6.

25 (Resolution read by Mr. Haygood.)

1 EXECUTIVE DIRECTOR BROWN: My staff has a presentation.

2 MR. EVANS: The CRA engaged Treasure Coast Regional  
3 Planning Council to update both the CRA plan, land development  
4 regulations, and to prepare comprehensive plan amendments  
5 related to the new CRA plan.

6 The CRA plan is the guide book for redevelopment. In order  
7 to implement a new vision, this plan draws heavily upon the  
8 original charrette master plan which was done in 2007.

9 The new plan encourages economic development. It replaces  
10 the old plan which was adopted in 2001. The old plan had finite  
11 details for development. What we've done is removed those  
12 details out, and they're going to be put into the land  
13 development regulations which will be adopted into the city code  
14 at a future date. This allows for new projects to move forward  
15 and for the CRA to move forward without having to amend the  
16 redevelopment plan every time someone proposes to build  
17 something.

18 The plan has been updated to reflect the changes to U.S. 1  
19 improvements, which provide a landscaped median and will provide  
20 on-street parking on a block by block basis.

21 The planning and zoning board has reviewed the plan and  
22 they voted to recommend approval. And staff recommends  
23 approving it. Treasure Coast Regional Planning Council has  
24 drafted it and brought it through the process; and they have a  
25 presentation.

1 MR. BUSHA: My name is Michael Busha. Executive director  
2 with Treasure Coast Regional Planning Council. This is not the  
3 2009 version. This is not the 2010 version. This is the  
4 updated 2011 version, which we hope will be the road map that  
5 the city, the CRA can follow, the investors can follow; really a  
6 business plan for a healthier, better Riviera Beach.

7 It was in 2007, in the summer, that you invited the council  
8 down to chat with you about what to do with the downtown, what  
9 to do with the city. And I showed a slide, the first slide I  
10 showed said Charrettes, Creating Business Plans for Community  
11 Redevelopment. I would suggest to you that your CRA plan is  
12 really just that.

13 The charrette was about rebuilding some trust that was lost  
14 between the citizens and city hall. It was about doing a master  
15 plan for the redevelopment. But more than anything else it was  
16 more of an economic development exercise. Whenever we go into a  
17 town or a city and do one of these charrettes, we need to get  
18 everybody's input; but at the end of the day you need to come  
19 out of that process really being able to send a message to the  
20 owners and the investment community that you're open for  
21 business, that you're ready to provide that clarity and  
22 certainty that the owners and investors really need, and  
23 basically you're ready to get out of your own way and let  
24 Riviera Beach grow.

25 There really haven't been that many changes between 2009,

1 2010, 2011. But we'll ask you for a little bit of indulgence on  
2 section 5, because there's some changes to the financial plan;  
3 there is an expanded list of capital projects. And also it  
4 talks about all the good things that have happened since 2007,  
5 since we started this effort.

6 Everybody here should be very proud and excited about the  
7 plan. Because if in fact the city does its job as suggested in  
8 the plan, and builds that infrastructure, improves those  
9 streets, makes better addresses for business to come in, you'll  
10 be well prepared; probably more prepared than most cities. And  
11 you have set a really good table, in fact, for owners and  
12 investors to build and really to feed. And that's what's  
13 important. You can't get too much involved with the private  
14 sector stuff, but what you can do is take care of your own land  
15 and your own streets and make it very attractive for investment.  
16 And that's in good times or in bad.

17 Three things from this image on the screen: First thing is  
18 just a reminder of this very deliberate, very transparent  
19 process that the city has gone through. Not many cities are  
20 willing to do that, not many cities are willing to put  
21 themselves out there. The thing of it is, you can see where it  
22 started in 2007, the Citizens' Master Plan happened in 2008,  
23 February 13, this board, or a board very similar to this, said  
24 okay, this is the vision we're going to move forward; but we  
25 need three documents to institutionalize all this into our

1 codes, into our ordinances, to make sure that the city in fact  
2 was really serious about this. And you've done that. With the  
3 one document, the land use plan, the comprehensive plan has been  
4 amended, and that was in October 6 of 2010. We're here tonight,  
5 June 22nd, and we'll be back again before you when you will be  
6 sitting as the city on July 6th and July 20th for the first and  
7 second reading of this.

8 And then the next piece of the puzzle beyond the CRA plan  
9 and beyond the comp plan amendments is your codes, your land  
10 development regulations, which really are the instructions for  
11 building; it's really the DNA that will deliver the Citizens'  
12 Master Plan. And all of this has been allowed to simmer for the  
13 last three years. There's been some false starts, there's been  
14 a referendum, there's been all kinds of things that have  
15 happened. But the one thing that I will tell you has remained  
16 constant, and I think because it has a really good foundation  
17 and it's remained stable, is the Citizens' Master Plan. It  
18 hasn't changed. The vision is the same. And it remains that  
19 way. So there is that consensus I think that lasted through all  
20 of that.

21 So the order of this is important, the CRA staff, the city  
22 staff, actually have controlled this so it's in the right order  
23 as you're adopting it, so it will keep all of us out of trouble.  
24 And then the checks and balances that are also built in, the  
25 third thing that I want to tell you about. You not only have an



1 illustration, really an historical record is what we would call  
2 it, an illustration of the Citizens' Master Plan that's kind of  
3 baked into all of those three documents. But you have three  
4 documents that need to stay consistent with one another. So  
5 there's a hierarchy to this; really your comp plan, your codes,  
6 and then the CRA plan. So you have those checks and balances  
7 that will protect the city and also protect the investor so they  
8 have some certainty that it just can't be changed at a drop of  
9 the hat. There's a lot of flexibility built into this, more so  
10 than the 2001 plan. And there's also a lot of release valves in  
11 there; so that if there is something that you really want to get  
12 done maybe a little different than the illustration, which is  
13 going to happen, you'll be able to do that.

14 What's a CRA plan? It represents the community's  
15 aspirations; it will be a basis for your decision making,  
16 whether it be for site plans or policies or things you want to  
17 do. It's very important to provide this guidance on the  
18 appropriations of funds, design, and redevelopment programs;  
19 there's lots of different programs that all CRAs can do. It  
20 also sets some priorities about spending. It's your business  
21 plan, is what it amounts to. It really isn't to be used as a  
22 regulatory document or a land use plan or a code. It's your  
23 plan on how you're going to behave and do business and really  
24 welcome investment, not just to the existing owners but anybody  
25 who wants to come in, large or small, good times or bad.

1       Everybody has a mission that's in your plan. But again, it goes  
2       back to what's desired by the community in terms of the form,  
3       the scale, and sort of the overall layout of the downtown, so  
4       that everybody is still comfortable moving around the waterfront  
5       and around the neighborhoods as well.

6             Again, the hierarchy, I'm not going to spend much time with  
7       this. You know those three documents, those institutionalized  
8       documents, the comp plan, the code, and the CRA plan, all really  
9       need to be consistent with one another. And we've made sure of  
10      that. And that's important.

11            It really represents a significant update and change. I  
12      won't go through all of it. But I will tell you that it's time  
13      to adopt the community's vision. We've been at this for three  
14      years. Again, that really hasn't changed much. There's been a  
15      lot of movement but the plan has stayed the same. Because I can  
16      tell you right now, the 2001 CRA plan, that's the plan you're  
17      using right now. So if you want to move away from that towards  
18      the community vision, some actions are required by you as a  
19      board in that direction.

20            What hasn't changed is the development program. There's a  
21      lot for the City of Riviera Beach to do, and a lot for the  
22      owners to do. And you are a TCEA, regardless of the new  
23      legislation that changed a lot of things in growth management,  
24      your TCEA is still active and still allowable. Which means your  
25      traffic problems, unlike many other cities and towns don't have

1 that competitive advantage, your transportation issues are  
2 basically set for you. You don't have to worry every time a  
3 project comes in whether we're going to meet some concurrency  
4 standard, which is huge for a lot of owners and investors.

5 What else is in the CRA plan? A lot. Four very important  
6 things is the Citizens' Master Plan; the tools that the CRA can  
7 use under the law, it's codified in there; your capital  
8 improvements program, the things that the CRA can do because you  
9 own that property. You can make those public improvements, you  
10 can improve those streets, you can do programs that will help  
11 existing businesses and future businesses. And also some  
12 safeguards to ensure redevelopment activities follow the  
13 redevelopment plan.

14 There is another key section in here, and Michael will tell  
15 you that there are a lot of legal requirements related to doing  
16 a CRA plan. So if anybody ever asked you about the legal  
17 requirements, the technical statutory items, you won't have to  
18 hunt and peck through the plan, you identify where those are by  
19 section. So it's just a handy table for any plan to have.  
20 These are the legal things, we need to find out where they are,  
21 and you can find them quickly this way.

22 Again, the Citizens' Master Plan, tools for implementation,  
23 all the allowable tools, and then some that the CRA can pursue.  
24 Programs, again, as much as you can afford, as much as you're  
25 interested in, you're allowed to do it, this plan gives you that

1 sort of flexibility to do that.

2 The financing and capital improvements have really changed  
3 over the last three or four years. The amount of TIF revenue,  
4 tax increment financing revenue, you expected still remains.  
5 What remains out of all this? Again, a constant, but it remains  
6 very conservative in terms of how much revenue in fact you think  
7 you're going to earn over the next five years. Again, the  
8 current is the current, and it's a 4.5 percent decrease. That's  
9 not painting a great picture for a CRA. 3 percent drop the  
10 following year, or this year really. Another 3 percent drop,  
11 and then we see a sort of a small turnaround happening. Again a  
12 3 percent increase. Another 3 percent increase in 2014 and  
13 2015. And then very quickly, a very large increase, which  
14 represents really the completion I think of the FP&L power  
15 plant; and hopefully represents the completion of some vertical  
16 construction in Riviera Beach, some rateables in Riviera Beach,  
17 and also improved value in the neighborhoods that surround the  
18 downtown. Because what we've always found is if you can fix the  
19 heart of a city, you will see some improvement and some  
20 investment in the surrounding neighborhoods. Especially with  
21 improvements like Avenue E, that can be done; reaching back into  
22 the Riviera Beach Heights neighborhood and the Broadway North  
23 neighborhood. So I think you're going to see some significant  
24 growth in your TIF, especially with the completion of the power  
25 plant.

1           One thing you should know about the projections contained  
2           in your CRA plan, it's really a guide for you to figure out how  
3           much you have to spend on your improvements you need to do.  
4           Again, there's 13 different projects on the list. You may come  
5           up with more. And it sort of helps to assist you in cash flow.  
6           But it's not intended to replace an annual budget, and it's not  
7           a bonding estimate. I mean I would never dare to do that in  
8           your CRA plan, because there are so many variables with bonding.  
9           This is just what money you have to work with, that we think  
10          will be available. How you grow that money, how you spend it,  
11          that will be an annual job for your staff and yourself to decide  
12          what's important for the City of Riviera Beach to move forward.

13          I'm not going to go through all those projects. They're in  
14          your book. They begin on page 87. There were 10. Now there  
15          are 13. We added the CRA property incentive program, the  
16          Riviera Beach Heights program, and the model blocks, the last  
17          time we presented this to the planning and zoning board. So  
18          there's some really good initiatives in here that the city can  
19          do. Regardless of what's going on in the private sector,  
20          regardless of how fast or slow they're moving, or what ideas  
21          they have, these are projects that you can do regardless. And  
22          these are projects that the city again can set an example that  
23          it's open for business. Some are done, like the Ocean Mall.  
24          Some are on the way, like the Broadway reconstruction and things  
25          like that. But at the same time, just remember, these are your

1 projects, you don't have to wait for anybody, just go ahead and  
2 get them done.

3 Another key section, and another safeguard really, to make  
4 sure that the Citizens' Master Plan and the actions of this  
5 board now and way into the future, and staff and everybody else,  
6 city planners, the department, is there's a section there called  
7 General Principles of Urban Design, another check and balance  
8 for you. We built this plan based on citizen input; but we  
9 refined this plan to be consistent with the city building  
10 principles of urban design that have been around for 5,000  
11 years, that have built all the great cities in the world.  
12 There's no sense in trying to respond to fads and the next  
13 greatest thing. You have a huge encyclopedia of examples about  
14 how to build and rebuild cities. So those principles I think  
15 are very important as another check and balance, besides your  
16 code, besides your comp plan. I guess the last check and  
17 balance is the Citizens' Master Plan. I can tell you it's not  
18 going to look the same. What gets built on the ground will  
19 never look exactly the same as that. Nobody is that good to  
20 figure out everything. But these principles, the comp plan, and  
21 the codes, will help you to sort of stay the course. So you'll  
22 have -- the intent will be there; at the end of the day you'll  
23 have a Citizens' Master Plan that will be consistent with the  
24 original.

25 There are some powers to be withheld by the city. This was

1 negotiated out to some extent. Again, you have the city comp  
2 planning code so there will be a check and balance; the power to  
3 determine an area to be appropriate for community redevelopment;  
4 the power to grant final approval to amendments to plans, to the  
5 CRA plan and any modifications; the power to zone and rezone,  
6 make exceptions from regulations, and enter into agreements into  
7 the Housing Authority; but also the power to close, vacate, plan  
8 and replan streets, roads, sidewalks, and other places, and plan  
9 or replan any part of the city. You have to work with  
10 yourselves; you sit as the CRA and you sit as the city council,  
11 so you're going to have to work with yourselves on that. Two  
12 planning departments, the CRA staff and the city staff, need to  
13 build a strong relationship.

14 A little bonus section for you in the plan. I'm just sort  
15 of giving you a tour of the plan at the moment. And that  
16 really -- I believe it was 25 pages -- was probably a little  
17 bit out of date when we did this. We went through the federal  
18 register of all the federal programs, whether it's commerce,  
19 whether it's EDA, whether it's EPA, you name it, and sort of  
20 listed them all in there. So if you have a project and you're  
21 trying to find funding for it, you can refer back to that  
22 section and it may give you some ideas.

23 Here's some important considerations for your approval,  
24 sort of the plan, almost the pillars of the plan, sort of rest  
25 on this. This plan, there is no eminent domain contemplated.

1 There's two places in the plan that talk about that. The plan  
2 only works if you have willing owners. Again, there's no really  
3 other way to do it when you're trying to rebuild a city. You  
4 got to do the best you can. You're going to have to make some  
5 compromises along the way.

6 The Citizens' Master Plan is contained within the CRA plan  
7 and is conceptual. I would suggest to you that it's an  
8 illustration. But it's an historical record of what had  
9 happened and what the citizens' aspirations are, to show one way  
10 to develop, not the only way to develop. As I said, no plan can  
11 ever anticipate every need of every owner into the future. But  
12 I have to tell you there is no such thing as a perfect plan.  
13 You can chase that, like we've chased projects around the city,  
14 trying to amend the plan to accommodate that. And you'll  
15 continue chasing those until you think you're going to get to a  
16 perfect plan, but you'll never get there. So what I'm  
17 suggesting to you is you don't need to adopt the perfect plan,  
18 because there is no such thing. This plan is close.

19 The plan also protects the integrity of the City's Master  
20 Plan through a number of sections. And finally there's  
21 additional safeguards provided through the city's comprehensive  
22 plan and land development regulations. In the humble opinion of  
23 the regional planning council, you'd never need to make too many  
24 amendments to the plan, and none to the Citizens' Master Plan  
25 because it is the illustration, it is the historical records.



1 There are other ways to address that. We'll talk a little bit  
2 about that more tonight, how to do this without reopening the  
3 city's master plan, which is unnecessary. And finally I'm going  
4 to suggest to you, and this will be up to you and your staff --  
5 and let me read this to you: There will be differences and  
6 changes between what's illustrated in the Citizens' Master Plan,  
7 or the historical record, and what finally gets built on the  
8 ground. There is just no way to anticipate every owner, what  
9 every idea is going to be. What's important is to follow the  
10 adopted urban design city building principles. I would suggest  
11 also the comp plan and codes will help. In the CRA plans,  
12 proposals move through the local site plan and approval process.  
13 And the last part is very important. Whether it's the citizens,  
14 whether it's the CRA, whether it's the staff, whether it's the  
15 owners, it doesn't matter, this sort of needs to be the  
16 understanding of everybody going forward on this.

17 CHAIR DAVIS: Mr. Busha, an example of that is the car wash  
18 right there on the corner of Blue Heron and Broadway.

19 MR. BUSHHA: Sure. And a couple other things I can just  
20 tell you, I know, because the city has started some initiatives  
21 with the Marina District South and the Marina District North to  
22 sort of get into the details with some of the owners about how  
23 that will be planned. So I know it's not going to be perfectly  
24 reflective of the Citizens' Master Plan. But I trust the CRA  
25 staff, the city, and you folks, to say that, look, we need to be

1 true to the concept of the Citizens' Master Plan and use those  
2 good urban design principles and not sort of clutter it up with  
3 suburban ideas but do a good urban job.

4 EXECUTIVE DIRECTOR BROWN: Just for clarity of the record,  
5 because you make significant reference to the Citizens' Master  
6 Plan, and in my short tenure members of the community have made  
7 significant reference to the Citizens' Master Plan. But from a  
8 statutory, from a regulatory standpoint, what are the plans that  
9 guide land use and that guides the CRA's investments?

10 MR. BUSHUA: It will be the code and the land use plan. The  
11 Citizens' Master Plan isn't regulatory. The CRA plan isn't a  
12 regulatory plan per se for land use and zoning.

13 EXECUTIVE DIRECTOR BROWN: But what guides the CRA  
14 expenditures? The CRA plan or --

15 MR. BUSHUA: The CRA plan.

16 EXECUTIVE DIRECTOR BROWN: Not the Citizens' Master Plan?

17 MR. BUSHUA: No, it's a guide. It is an illustration of the  
18 aspirations. I think that's something you should shoot for  
19 while you're negotiating, while you're redoing some things,  
20 working with the owners who have good ideas; but always keep  
21 that document as the historical record of kind of what everybody  
22 wants this council to achieve.

23 EXECUTIVE DIRECTOR BROWN: How we got to the CRA plan. The  
24 Citizens' Master Plan is the guide as to how we got to or how  
25 we're getting to.

1 MR. BUSHA: Yeah, it's the guide. It's supposed to provide  
2 good guidance, as a reminder. You can always go back and refer  
3 to it. Whether or not you use it is up to you, but it is  
4 referenced in the plan. The comp plan, the code, the urban  
5 design principles, all of those things need to be taken as a  
6 whole. You need to figure out what's best for the city. But  
7 that guidance is there. Not regulatory. It's guidance.

8 There's two more readings of this, July 6th and the 20th.

9 I don't know if you have public comments, but that's all I  
10 have for you.

11 CHAIR DAVIS: There is one.

12 MR. BENVENUTO: My name is Chris Benvenuto, from the law  
13 firm of Gunster Yoakley, appearing on behalf of Old Port Cove  
14 Holdings and New Port Cove Marine Center. Rick Morgan is also  
15 present here tonight on behalf of the property owner.

16 Overall Old Port Cove supports this project. It does,  
17 however, have one very important objection that it needs to  
18 address tonight. And that objection refers to a proposed  
19 splitting of Avenue B and the proposed public green as those  
20 items are referenced in pages 33 through 37 of the master plan.  
21 As the board is aware, New Port Cove operates a marine facility  
22 immediately east of Avenue B. As part of its continued  
23 operations it uses property owned by Old Port Cove immediately  
24 west of Avenue B for parking and other support issues relative  
25 to the marine center.

1           The short version is that if the CRA pursued this proposed  
2 public green as depicted in those pages, it would require the  
3 institution of formal eminent domain proceedings to acquire Old  
4 Port Cove's property. That would require not just to pay  
5 compensation for the property owned by Old Port Cove west of  
6 Avenue B, but it would also cause severance damages to the  
7 existing marine center to the east of Avenue B.

8           So the notion of using eminent domain proceedings to  
9 acquire this property is directly contradicted by the CRA plan  
10 itself. The CRA plan specifically states that it will not be  
11 using eminent domain proceedings. I believe Mr. Busha  
12 represented that in his presentation as well. So it seems to  
13 contradict itself, the depictions and the illustrations in pages  
14 33 through 37, with the notion of not using eminent domain  
15 proceedings.

16           I know that Mr. Morgan has had very open and very  
17 productive discussions with Mr. Brown and with Mr. Busha.  
18 They've discussed Mr. Morgan's issues, his concerns, and his  
19 objections to the splitting of Avenue B. And as a result of  
20 these discussions, I believe that Mr. Morgan and Mr. Brown  
21 agreed that the realignment of Avenue B would not be practical  
22 and that the proposed green would not be practical. They also  
23 discussed revising the map graphics and the illustrations on  
24 pages 34 through 37. Unfortunately the proposed green and the  
25 splitting of Avenue B still incorrectly appear in the current

1 version of the plan, which is a significant concern to Old Port  
2 Cove.

3 We do realize that this is a conceptual plan, but it still  
4 will be a public record and others will review and rely upon  
5 this document. And it's not practical for the Old Port Cove  
6 property to be condemned or for the splitting of Avenue B. And  
7 from all accounts it will not be, then there really is no need  
8 for it to be included at this time.

9 So the plan is not properly corrected and it will cause a  
10 great hardship to Old Port Cove, because they will need to then  
11 try to explain to investors and others with financial interests  
12 why the conceptual plan is not accurate. Old Port Cove should  
13 not be forced to bear this burden at this time, when the plan  
14 can easily be fixed now. So we're simply asking that the plan  
15 either be amended to remove the improper references to these  
16 illustrations on pages 34 through 37 regarding the proposed  
17 green and splitting of Avenue B; or that any resolution  
18 approving the plan make a specific reference stating that the  
19 proposed public green space and the splitting of Avenue B as  
20 referenced in pages 34 through 37 will be removed. That's all  
21 we're asking for tonight. Thank you for your attention.

22 COMMISSIONER PARDO: I have a couple of issues with this,  
23 and I did briefly discuss it with our executive director. As  
24 you all know, Mr. Lowe and Mr. Thomas were on the CRA board when  
25 the city moved forward with the charrette in 2007, and I was on

1 the charrette steering committee. And what we kept hearing from  
2 residents was they were in favor of working waterfront. We  
3 tried doing it over at the marina. We all know what happened.  
4 Even though I know Mr. Busha was in favor of it and still is.  
5 But that fell through. We still need to focus on working  
6 waterfront. And I don't think it would be a hardship to the  
7 city, to the CRA, or to anyone else, if we closed Avenue B from  
8 21st Street to 22nd Court. If we close that, this gentleman  
9 over here would be able to expand his business.

10 If anyone goes down to New Port Cove on the weekends, you  
11 have a very difficult time parking. What this gentleman is  
12 trying to do is expand his parking and just make his property  
13 more contiguous, and that's it.

14 And the few residents that are left on 21st Street -- I  
15 think between Viking and Rybovich, they own almost everything.  
16 There may be two or three home owners there. They would just be  
17 able to go up to Avenue C. We're not doing anything with Avenue  
18 C. I don't see it as a hardship to anyone to at this time take  
19 that green out and say, we're going to close 21st Street to 22nd  
20 Court, you know, Avenue B. That would be my recommendation,  
21 that makes sense. And I would hope that that's something that  
22 we can do tonight before this moves forward.

23 Mr. Busha made a comment before that these changes can't be  
24 made at the drop of a hat. So I think we really need to  
25 seriously consider this tonight before anything is adopted and

1 moves forward to the city. So Mr. Brown, could you tell me what  
2 your recommendation is on this, please?

3 EXECUTIVE DIRECTOR BROWN: I know this would be an issue.  
4 As you all know, my 9-month tenure, we were prepared to present  
5 the CRA plan I believe back in October. About 30 days in my  
6 tenure. And the controversy regarding the use of the marina  
7 properties caused us to delay it. I no longer had the ability  
8 to say that I was a new kid on the block and so knowing that we  
9 were about to present the new CRA plan, I made it a point to try  
10 to understand what would be the impact to the Blue Heron South  
11 neighborhood with the announcement that Rybovich was looking to  
12 expand their facility at their location on 20th Street; and that  
13 I talked with each of the major commercial property owners, New  
14 Port Cove, Lockheed Martin as well. So I brought to Treasure  
15 Coast's attention -- and this is in no way meant to say that  
16 Treasure Coast has not done a good job, because they've done an  
17 outstanding job, and Mr. Busha has been a tremendous resource to  
18 the CRA and to me as executive director. But the marina  
19 district -- and Ms. Pardo, I do share the importance of the  
20 marina district in terms of being the anchor to grow our jobs.  
21 We have the ability to grow jobs by growing our base. Lockheed  
22 Martin, Rybovich, Viking, New Port Cove, they are the anchors  
23 that's going to allow us to allow for Broadway to be catalytic.  
24 New Port Cove is the closest dry storage facility to the  
25 municipal marina. As city council members you have noted that

1 you intend to close the dry storage facility. Mr. Morgan has  
2 shared with me his plan and his intent to offer those tenants an  
3 opportunity to move; and presently New Port Cove is at 65  
4 percent occupancy. You are correct, there is no place for the  
5 present tenants to park. And I would not recommend to this  
6 board any plan ... and it's a key principle. We have an  
7 unwilling owner who does not support the public space. He has  
8 made investments to acquire additional property to create  
9 parking. In anticipation of this issue I prepared a two-pager  
10 to show you the care and respect that New Port Cove has, as it  
11 attempts to buffer its impact to the neighborhood. They have  
12 curb sidewalks and a world class landscape.

13 I think personally that the public green is a neat concept,  
14 but not at Avenue B. I think that the green space should border  
15 the southern edge of 22nd Court. I think 22nd Court should be  
16 the gateway entrance to the Blue Heron South neighborhood.

17 We do want to adopt a plan so we can move on with the  
18 city's business, so I'm not encouraging us to delay it, but I  
19 would recommend that in addition to the two options, if you're  
20 considering the options made by Mr. Morgan's attorney, a third  
21 option could be the introduction of a conceptual drawing for the  
22 Marina District North to include an additional illustration  
23 showing the abandonment of Avenue B from 22nd Court to 21st  
24 Street, and thus also illustrate 22nd Court as an urban  
25 landscape gateway to the Blue Heron South neighborhood. As you



1 know, this is consistent with the work plan that we're  
2 negotiating with Song & Associates for the Blue Heron South  
3 neighborhood, as well as for Riviera Beach Heights.

4 COMMISSIONER LOWE: I can agree with not showing the park  
5 on the diagram; but I don't want to show a diagram showing the  
6 abandonment, not at this time, because once you show an  
7 abandonment, folks think that you're going to abandon it and  
8 they think they have the abandonment already. But I do agree, a  
9 passive park at that particular location, or the split in Avenue  
10 B, would be a detriment. But as I said, showing it abandoned,  
11 I'm not in favor of doing that; until you come up with a plan  
12 and show me why you need it.

13 VICE CHAIR BROOKS: I have had discussions with our  
14 executive director on this, and I am in agreement with him on  
15 what his recommendations are. I wanted to make it very clear,  
16 that people really understand why we feel that this is a better  
17 way, to abandon Avenue B. When you look at what's practical  
18 here, it just makes good sense. How we're going to go about  
19 doing this, it's really a concept here; this is a conceptual  
20 proposal here, and just how we believe is the best way to do it.

21 COMMISSIONER LOWE: Yes, and Ms. Brooks is right, because  
22 also in the illustration we show Avenue C split and Jim Barrett,  
23 White Harbor Port, and that's conceptual; because right now  
24 that's the county's park and there is no road currently  
25 splitting that. So all of this is conceptual.

1 COMMISSIONER PARDO: Mr. Brown, what would you recommend?

2 EXECUTIVE DIRECTOR BROWN: I think without affecting and  
3 changing the will of the people, but respecting the right of the  
4 property owner, I would recommend that we include an additional  
5 concept drawing that would illustrate, and we would work with  
6 Mr. Morgan to demonstrate how allowing his property to be  
7 contiguous, to service his customers, and what may eventually be  
8 our customers from the municipal marina plan, that really  
9 presents the feature on 22nd Court and not Avenue B.

10 CHAIR DAVIS: What would the motion be?

11 EXECUTIVE DIRECTOR BROWN: Recommend that we amend the  
12 conceptual drawings for Marina District North to include an  
13 additional illustration showing the abandonment of Avenue B from  
14 22nd Court to 21st Street, and illustrate 22nd Court as an urban  
15 landscape gateway to the Blue Heron South neighborhood.

16 COMMISSIONER THOMAS: Why do we need the abandonment? If  
17 we have an issue with this green space here with this property,  
18 why do we need the abandonment of it? That's what I'm  
19 uncomfortable with. That would be doing the same thing that  
20 he's asking us not to do with his property.

21 EXECUTIVE DIRECTOR BROWN: Mr. Thomas, if you look at the  
22 handout I provided, and you see the area of the existing  
23 conditions, New Port Cove owns the property east of 22nd Court.  
24 Look at the top drawing. They own the properties east of 22nd  
25 Court to about 21st Street, on both sides. And so in your city

1 regulations, they would be required -- east of Avenue B, I  
2 apologize, east of Avenue B, you can see New Port Cove  
3 properties are east of Avenue B, from 22nd Court to 21st Street.  
4 And then they also own the lots west of Avenue B from 22nd Court  
5 to 21st Street, maybe with the exception of perhaps one block or  
6 so.

7 COMMISSIONER THOMAS: I'm in favor of making this New Port  
8 Cove whole with their objection, but I'm not in favor of  
9 illustrating an abandonment at this time.

10 EXECUTIVE DIRECTOR BROWN: There are abandonments  
11 illustrated throughout the plan, so it's not a precedent.

12 CHAIR DAVIS: Is there a motion?

13 COMMISSIONER PARDO: Yes, I --

14 VICE CHAIR BROOKS: Madam Chair, in my conversation with  
15 the executive director, I just wanted to be real sure that none  
16 of the residents are going to be inconvenienced; and they are  
17 not. They have a clear way on 27th, right to Broadway. And  
18 there is no reason for them to even come to 21st Street unless  
19 they are doing business with persons there. But the point is  
20 that the residents will not be inconvenienced.

21 EXECUTIVE DIRECTOR BROWN: That is correct. We even looked  
22 at that to make sure that the median that FDOT is proposing on  
23 Broadway would allow the residents of Blue Heron South  
24 circulation southward. I mentioned to you that I've looked at  
25 the plan as if I was a resident in the Blue Heron South

1 neighborhood, I looked at it to denote whether or not I could  
2 turn left on Broadway and get to the marina, as well as easily  
3 turn right. So I believe what will make the Blue Heron North  
4 plan and the Marina District plan of importance is Broadway as  
5 well as Avenue C.

6 COMMISSIONER THOMAS: Mr. Haygood, by agreeing with this  
7 particular motion, does this give this company the right to feel  
8 as if they're automatically entitled to this abandonment?

9 MR. HAYGOOD: I can only speak from a legal standpoint and  
10 not from a perception standpoint. Clearly this plan does not  
11 control abandonments. They would still have to go through the  
12 process of coming in and actually petitioning the city  
13 commission for abandonment. Now what people perceive is their  
14 right is one thing; what they actually have from a legal  
15 standpoint is different. This does not grant them any right to  
16 the expectation of it being abandoned.

17 COMMISSIONER THOMAS: And it doesn't put us legally at a  
18 disadvantage in any manner?

19 MR. HAYGOOD: No, sir. No one of you can come in and say  
20 you are estopped by adoption of the CRA plan, they have some  
21 right as a result of the adoption of the plan in any event.

22 COMMISSIONER LOWE: Well, I'm looking at the illustrations  
23 on page 37, and that particular area, what we're referring to  
24 has already been modified, because 21st Street is shown as a  
25 greenway. And clearly the eastern part of 21st Street is now,

1 it's abandoned. We've abandoned that property already and given  
2 it to the property owner. So that would alter that greenway  
3 concept both -- it has altered it on the east side of Avenue B  
4 currently. And I think it just kind of defeats the purpose now  
5 of even having that section, that split off of Avenue B and 22nd  
6 over the park. It's already been altered.

7 My thing is, we just deal with it when we get there. When  
8 it comes time to talk about abandonments, I just prefer dealing  
9 with it when we get there; and I want to see your plan and see  
10 what's going on and see if we can come to an agreement, because  
11 it's a lot of things that still has to be done in that area.

12 If we make 22nd Court the gateway, who's going to pay for  
13 that?

14 MR. HAYGOOD: I think it would be a good idea if there was  
15 some disclaimer language placed in there that any abandonments  
16 shown in here, the property owners have no right to it, it's  
17 only for illustration purposes and they have to go through the  
18 city's regulatory process.

19 COMMISSIONER THOMAS: That right there would make me  
20 extremely comfortable. I'm okay with that.

21 COMMISSIONER PARDO: I'd like to make a motion to amend the  
22 conceptual drawings for the Marina District North to include an  
23 additional illustration showing the abandonment of Avenue B from  
24 22nd Court to 21st Street, and illustrate 22nd Court as an urban  
25 landscape gateway to the Blue Heron South neighborhood; and also

1 include language, a disclaimer in this plan stating that the  
2 abandonments that are illustrated in the plan still need to go  
3 through the city's regulatory process.

4 VICE CHAIR BROOKS: Second.

5 CHAIR DAVIS: Moved and seconded.

6 (Motion passed unanimously.)

7 CHAIR DAVIS: Moving on to item 7.

8 (Resolution read by Mr. Haygood.)

9 COMMISSIONER PARDO: So moved.

10 VICE CHAIR BROOKS: Second.

11 CHAIR DAVIS: We have one public comment card. Ms. Larson.

12 MS. LARSON: Bonnie Larson, West 27th.

13 My first is a general comment; and that is when we're  
14 preparing the agenda, if we could be a little bit more specific,  
15 because people are saying, what is Patio Islands, I don't know.  
16 I happen to know it's a motel, but most people don't. It's 1166  
17 East Blue Heron Boulevard. They want the \$40,000 grant from the  
18 CRA. My question on this is, when I make comment that a lot of  
19 the companies or businesses that I see have been granted money  
20 from the CRA, I don't see them doing anything. My question is,  
21 what is the time limit these people have to start their  
22 business? I only see two, really, that have made use of their  
23 funds. I'm wondering on this one, what is the time limit for  
24 them to start?

25 My other questions are, they're going to be doing the

1 exterior facade, new paint, new roof, stucco bands on the  
2 windows and doors, replace glass doors, landscaping, blacktop,  
3 walkway and paving. When these people apply for the funds, I'm  
4 wondering do we ever consider involving Youth Build? Is there  
5 anything that Youth Build can do to improve these properties?  
6 Or do we just give them the 40,000 and say use whatever  
7 contractors you want? Does Youth Build ever get a  
8 consideration? And also, are Riviera Beach contractors  
9 considered for these types of jobs?

10 And I'm glad to see that this is a grant request from an  
11 owner, not a tenant, because we've seen what tenants do when  
12 they get the grant money.

13 My final comment is, we're going to have a new color pallet  
14 for the CRA. When is that color pallet going to go into effect?  
15 Because people paint their buildings every 25, 30 years, it  
16 would be nice if they fit within the color pallet. When are  
17 they going to start? What is their time frame for using that  
18 money? Youth Build, is anybody like this involved? Riviera  
19 Beach contractors? And also the color pallet.

20 COMMISSIONER PARDO: As you know, Patio Island is in my  
21 district. They came in front of us several months ago. I had  
22 several questions, and all of my questions have been answered.  
23 I have met with the owner of the Patio Island Hotel. And to  
24 answer Ms. Larson's question, what he is looking to do is make  
25 his building a little more consistent with the facade of the

1 Ocean Mall.

2 As a matter of fact, I met with the gas station owner  
3 today, and he was saying he would like to do the same thing. So  
4 it seems like that's the pallet, the color pallet that's being  
5 used over on the island. Everyone is taking direction from the  
6 buildings at the Ocean Mall.

7 Lastly, I just want to say that this owner, he's been  
8 moving forward with improving his property on his own. He has  
9 installed cameras. And I can tell you that our police  
10 department has used some of that tape from time to time. So  
11 he's been very helpful to the police department and he has  
12 really improved that area. So on behalf of District 4, I thank  
13 you, sir.

14 (Item 7 resolution previously read by Mr. Haygood, motion made  
15 by Commissioner Pardo and seconded by Vice Chair Brooks, was  
16 voted on by the commission and passed unanimously.)

17 CHAIR DAVIS: Ms. Larson. Public comment cards.

18 MS. LARSON: About two months ago BRIC was in the audience,  
19 and my question then was, we pay BRIC \$6,000 a month but I  
20 wasn't seeing anybody taking advantage or using the CRA money  
21 that they were given for beautification of their properties.  
22 And BRIC was here that night but we didn't ask them --  
23 Ms. Davis, you asked them to give us a report. BRIC was here  
24 that night. But our entire CRA should know the status of what  
25 BRIC is doing every month for the \$6,000. So perhaps Mr. Brown



1 can give a report tonight, since BRIC is not here tonight.

2 2700 Broadway. That was the property to whom we gave  
3 money, about \$40,000. They have dead landscaping now. I  
4 remember part of what we gave them was for irrigation. That  
5 property owner is just letting it sit there. Everything is  
6 deader than dead there right now. He's got the building for  
7 rent again.

8 There was a clean and safe report tonight but it was on the  
9 consent agenda. That would be nice if we the public could hear  
10 what happens for the clean and safe report. It was just on the  
11 consent, so we didn't get to really see it. It did mention  
12 there were some trespassing issues. And again I'm going to ask  
13 that we require owners of vacant properties to put up no  
14 trespassing signs. If you call the dispatchers, that's  
15 something they're going to ask you, if there is a no trespassing  
16 sign on there. And if you can't tell them the location of the  
17 property -- they ask you that, you can't tell them that because  
18 there is no address there.

19 When is the Schooner Inn coming down?

20 When is Publix going to open?

21 We still that have plastic snowman on Broadway. We know  
22 he's about 45 years old now. That property was given grant  
23 money. He's still sitting there melting more each day.  
24 Goodwill would throw him out, they wouldn't even take him.

25 Worldwide Gifts. I asked about that. They tore down the

1 building in the back, they're renovating. It would be nice if  
2 we would be informed what was going in there.

3 The sign at the marina. I was told two years ago that it  
4 would be ready in two weeks. It's still not there. I  
5 understand there was an event there last weekend or the weekend  
6 before; I knew nothing about it. They said there were vendors  
7 there, there were craft people there. I said I looked in the  
8 Palm Beach Post, I didn't see anything there. I didn't see  
9 anything advertised for that event. So we've got to advertise  
10 the CRA.

11 Sea Chest. When is that going to be torn down?

12 Boarding up. We have an ordinance now about boarding up  
13 vacant properties. And I see a lot of properties with boards on  
14 them, they're unpainted wood, it looks very unkempt. They could  
15 just roll over it a few times with a cover of paint. All these  
16 little bitty things, it's not going to cost the city anything to  
17 make the owners clean up, and it would make the CRA look a whole  
18 lot better. It wouldn't cost us a dime. Thank you.

19 EXECUTIVE DIRECTOR BROWN: I just want to add that I know  
20 that you as chair had the same concerns as Ms. Larson regarding  
21 the BRIC program; and we were prepared to present a report, and  
22 as I shared with the chair, I would prefer that we talk about  
23 the BRIC program during our budget workshops, because aside from  
24 the progress in the round one, round two applicants, I think we  
25 need direction from the board as to whether we should continue

1 the program as designed; if we should concentrate it in the  
2 block; or if the money should be reprogrammed for other uses,  
3 given the other priorities that you've set. We are prepared to  
4 talk about all those tough issues during the budget workshop,  
5 but BRIC continues to do an outstanding job in managing the  
6 grant programs. All round one applicants', maybe with the  
7 exception of one or two, contracts are signed. Many are in  
8 construction. We'll have the full report for you during the  
9 budget workshop.

10 I thought I would just take a minute to go over some key  
11 points to an e-mail that I sent you that was sort of a progress  
12 report to some of the actions and the updates that we are making  
13 at the CRA: First and foremost, our effort to try to attract  
14 private capital through the New Markets Tax Credit Program; I'm  
15 pleased to note we have made substantial progress. We have  
16 formed the Riviera Beach CDF as a not for profit corporation, to  
17 meet the requirements for certification by the U.S. Department  
18 of Treasury. This board and the Riviera Beach CRA is being  
19 reported as the controlling entity. And in July we will be  
20 presenting to you the proposed pipeline. And it is that  
21 pipeline that you would set the priorities that if we are  
22 successful and we win an allocation, it is that pipeline that we  
23 will manage the funding of the tax credits.

24 The capital improvement projects. As we closed on the BB&T  
25 loan, you gave strict direction to ensure proper accounting and

1 a demonstration that the project planning would come again  
2 through this board. I'm pleased to announce that the city  
3 manager and I have formed a development executive team that  
4 includes Ms. Jones as chair, and I act as co-chair. We have  
5 representatives from the city that include purchasing, Ben Guy,  
6 Ed Legue, Mary McKinney, and Paul White. And representing the  
7 CRA team, myself, Scott, and Mike Haygood. We are working  
8 together; and the whole purpose of the team is to provide  
9 oversight administration of project and implementation on the  
10 marina.

11 We were hoping to have the work orders for C3TS presented  
12 at your last council meeting, and that was delayed as we worked  
13 through work order issues. And just today I'm hearing other  
14 concerns being raised about the work orders. I am concerned  
15 about the resolution of that, because if it delays our ability  
16 or inability to get C3TS to work on finalizing the site plan and  
17 thus doing the architectural elements, I'm afraid I'm going to  
18 miss the deadline that I presented to you as to when we would  
19 start construction on Newcomb Hall and start turning dirt.

20 So there are two key issues: One, we need to resolve  
21 quickly the concerns raised by legal regarding the work orders.  
22 Otherwise I will sadly say that would result in at least a  
23 two-week delay.

24 The other thing that's impacting our final site plan is the  
25 land swap agreement with Viking. Ms. Jones has formed a

1 committee that includes myself, Ms. Ryan, and Mike Haygood, and  
2 we are engaging directly with Viking. Key assumptions about the  
3 site plan really affects the property that they own east of  
4 Avenue C and a big significant aspect of making the site plan  
5 real.

6 In the way of CRA budget and accounting, when we present  
7 the budget workshop you're going to see we have completely  
8 recategorized our financial records to line up with state  
9 mandates and to ensure an effective transfer of financial data  
10 to the city in order to do consolidated reporting.

11 A concern that you've raised about professional services  
12 contracts. In the past it's been reported in three or four  
13 different line items. We have grouped all professional services  
14 contracts by function or programs. All redevelopment projects  
15 will be grouped by what we call geo-strategics. So if you want  
16 to know how much money we're spending in Riviera Beach Heights,  
17 we'll be able to tell you. If you want to know how much money  
18 we're spending on Singer Island, we'll be able to tell you.

19 And Ms. Larson raised issues, as well as members of the  
20 board, about the marketing and communications. We have been  
21 working through and designing a new logo that we will present to  
22 you in July. We have engaged the city's advertising and  
23 industrial promotions board to come up with recommendations to  
24 promote Ocean Mall and to help create an overall branding  
25 strategy for the CRA.

1           The CRA website, which we delayed because the initial  
2           introduction I did not think it resonated the energy and the  
3           diversity of our city; we are working through a template that we  
4           think we will have available for presentation before September.  
5           And I've seen some examples. Ms. Thomas is doing a great job of  
6           working with the vendors to provide a website that is both  
7           dynamic, will allow us to market our opportunities, as well as  
8           be able to showcase the transformation taking place. We've  
9           identified several CRAs across the country whose website we like  
10          and would look to replicate. I think that's it. We've moving  
11          aggressively; and my staff is overwhelmed.

12          COMMISSIONER PARDO: The website, we really need to get  
13          moving. This has been going on several years. And it is awful,  
14          to say the least.

15          EXECUTIVE DIRECTOR BROWN: We are working --

16          COMMISSIONER PARDO: I'm sure once people heard that we got  
17          the 25 million dollars they started looking, going on the web  
18          site, and there's really not much on there for them to see. So  
19          that really needs to be a priority. Thank you.

20          CHAIR DAVIS: Discussion by the board?

21          COMMISSIONER PARDO: At the Ocean Mall this weekend,  
22          Sunday, one of the new restaurants, Two Drunken Goats, they're  
23          having that great Motown band again, from 5:00 until 9:00,  
24          Memory Lane.

25          They were there about a month ago, and people were coming

1 off the beach and then just hanging out. You don't have to go  
2 inside the restaurant; you can stand over on the dry sand and  
3 dance; or come through that little section over there by  
4 7-Eleven and just hang out and listen to the music. I would  
5 encourage the residents to come out.

6 COMMISSIONER LOWE: I wanted to make some comments in  
7 regards to Riviera Beach Heights and the plan that we just  
8 approved, but unfortunately I didn't get a chance to talk about  
9 Riviera Beach Heights before the vote. I just want to point  
10 that out; and I'll talk with Mr. Brown in terms of what I wanted  
11 to discuss and we can talk about it at the next council meeting.

12 VICE CHAIR BROOKS: Madam Chair, our executive director  
13 will be one of the featured speakers at the Voters League next  
14 month, which is the 21st. So we want you to come out and get an  
15 update on what we are doing here at the CRA. It's at First  
16 Chapel, 7 p.m., July 21st.

17 CHAIR DAVIS: I will be hosting an update of the Broadway  
18 corridor construction on Monday the 27th here in council  
19 chambers from 6 to 8 p.m.; and DOT will be here during that  
20 presentation, so please come out and be updated on that.

21 Earlier I was talking to Ms. Pardo about the activities on  
22 the beach, and I know she's working on some stuff. I believe  
23 that that's something that is definitely going to be popular and  
24 we need to do some of those things. So if there is anything I  
25 can do to help or assist you, please call me.

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COMMISSIONER PARDO: Motion to adjourn.

(Proceedings concluded at 7:47 p.m.)



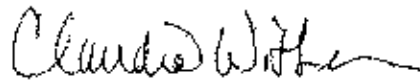
C E R T I F I C A T E

THE STATE OF FLORIDA

COUNTY OF PALM BEACH

I, Claudia Price Witters, Registered Professional Reporter, certify that I was authorized to and did report the foregoing proceedings at the time and place herein stated, and that the foregoing is a true and correct transcription of my stenotype notes taken during said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of June, 2011.



\_\_\_\_\_  
CLAUDIA PRICE WITTERS  
Registered Professional Reporter

## ADJOURNMENT

The meeting was adjourned at 7:47 P.M. The minutes were approved by the Board of Commissioners on \_\_\_\_\_.

---

Dawn S. Pardo, Chairperson

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Executive Director Tony Brown

/cw  
Florida Court Reporting