RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

Florida's Dynamic Waterfront Community

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MEMORANDUM

TO: Honorable Chair and Members, CRA Board of Commissioners
City of Riviera Beach, Florida

FROM: Scott Evans
Interim Executive Director, CRA

COPY: J. Michael Haygood, CRA Attorney

DATE: November 20, 2017

SUBJECT: Workshop to consider options for Proposed Redevelopment of the CRA Property located at 2601-2623 Broadway Riviera Beach.

REQUEST FOR BOARD ACTION

The Riviera Beach Community Redevelopment Agency (CRA) is requesting consideration of proposed improvements for the CRA owned property located on the North West corner of Blue Heron and Broadway. The proposed redevelopment plan has three phases which include beautification and signage, façade improvement and site enhancement and safety perception through design.

BACKGROUND

In December of 2016 and March of 2017 the Agency along with the efforts of the Planning and Landscape Architecture firm Gentle, Glass, Holloway, O'Mahoney provided several proposed renderings for the improvement and esthetics of the property. After each of the presentations the Board provided feedback that called for additions and refinement of the previous proposed plans. The Board expressed positive feedback for some of the proposed improvements, however a workshop was requested to look at the entire site and to spend additional time to consider how the public would interact with the elements including preventing loitering, and ensuring public safety.

CURRENT SITE STATUS

The current site has 16 parking spaces located at the back and adjacent side of the building in an existing non-conforming driveway and parking space arrangement that provides reduced pedestrian safety. The property has two existing structures, the old Dairy Belle building and the larger building currently leased by Cash America. The large greenspace on the south side of the property currently has landscaping additions and a temporary welcome sign.

Safety Design Additions

An important feature of this proposed redevelopment plan is to improve the public safety conditions of the area through design. As a result, the Agency requested the input and expertise of Ken Stapleton and the Safedesign Institute. Ken Stapleton has over 20 years of relevant experience with community and economic development, progressive safety initiatives with a special focus on perception and providing community safety training for community and local government. Mr. Stapleton has implemented a variety of successful safety programs with the homeless population, streetscaping and creating design guidelines that address real and perceived safety. The proposed addition categories to the previously presented plans are as follows:

- Lighting improvements
- Defined singular walkway
- Public Art Display
- Signage Modification
- Structure Improvement or Removal
- Parking Modifications
- Water fountain Design Modifications

RECOMMENDATION

The CRA staff is requesting Board consideration of the proposed site enhancement and redevelopment options for the CRA owned property located on the NW corner of Blue Heron and Broadway. Board comments and direction will be incorporated into a final plan for future approval and construction.