

The Future Is Now!



Community Workshop Series June 8th, 15th, 22nd & 29th

Sponsored By:

The Riviera Beach City Council
The Office of the City Manager
Jonathan Evans, City Manager
Marsha Noel, Event Organizer

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CONTENTS

I. WORKSHOP OVERVIEW

- Mandate 4
- Strategic Objectives 5
- Opportunity 6
- Workshop Scope 7
- Approach 8
- Participants 9

II. SITE OPTIONS A, B & C

- Public Dev. Program 10
- Options A,B & C 11
- Option A Site Concept 12
- Option B Site Concept 13
- Option C (Context) 14
- Option C Site Concept 15
- Option Preferences 16

III. RETAIL PREFERENCE STUDY

- Study Overview 17
- Economic Leakage 18
- Preferred Shopping 19
- Focus Groups 20

continued...

CONTENTS

IV. RETAIL PREFERENCE STUDY

- Focus Group 1 21
- Focus Group 2 22
- Focus Group 3 23
- Shopping Patterns 24
- After Church Dining 25
- Favorite Big Box Retail 26
- Malls Identified 26
- Retail Wants! 27

V. FINANCING OPTIONS

- Financing Strategy 29
- Financing Options 30

VI. KEY QUESTIONS

- Option C 32
- Library & Wellness Center 32
- Program Development 33
- Transportation & Land Use 33
- Other Questions/Comments 33

MANDATE

Reset the City's economic and community development *VISION* and *IMPLEMENTATION AGENDA* in order to:

- Build on strengths and competitive advantages
- Overcome disadvantages and address unwarranted perceptions
- Improve, expand and diversify the economy
- Enhance the quality of life for all citizens
- **Advance placemaking that is locally relevant and regionally appealing**
- Drive change that's transformative, sustainable and equitable

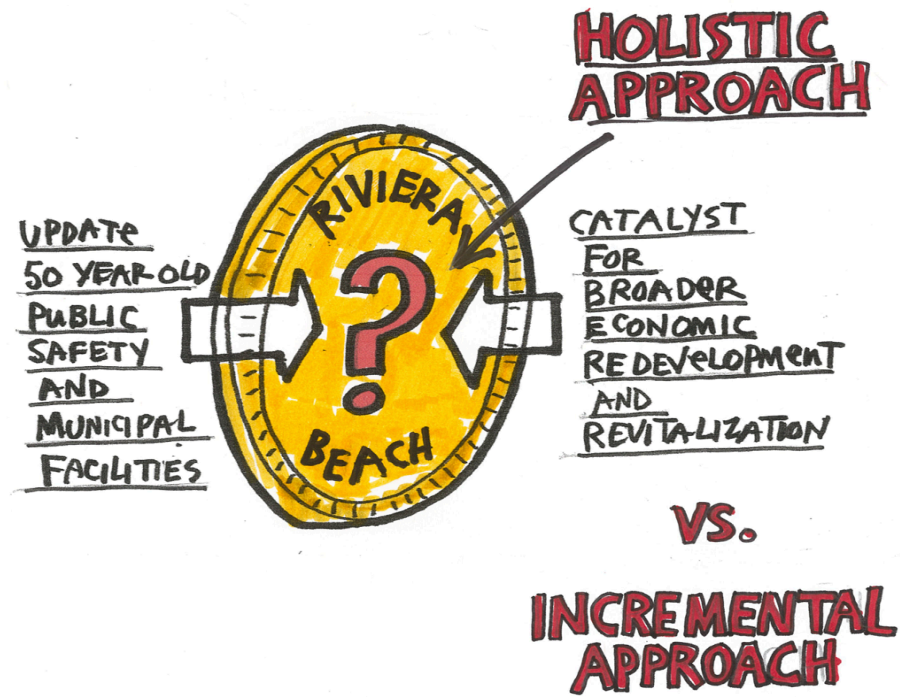
STRATEGIC **OBJECTIVES**

Advance a comprehensive investment and financing plan that will make “tangible improvements” in the following areas:

1. **Government administration** and municipal services
2. **Public safety** and emergency services
3. **Water resources** management and conservation
4. **Library services** and life-long learning
5. **Wellness** and physical/mental health programming
6. **Attract private investment** and complementary development

OPPORTUNITY

“Two Sides of the Coin”



WORKSHOP SCOPE

1. Context

- City Council Establishes Development Program
- City Council Advances Site Options A, B & C
- City Council Desires Quality Community Feedback

2. Content

- Facilitator Developed Engagement Strategy
- Criteria #1: “Progressive” (build on prior workshops)
- Criteria #2: “Interactive” (small group interaction)

3. Connection

- Share Options A, B & C Site Alternatives
- Capture Retail Preference Survey Input
- Review Financing Options and Key Questions

APPROACH

- **Workshop #1: Introduction and Overview**
- **Workshop #2: Site Options A, B and C Review**
 - Small Focus Group Discussions
 - Capture Participant Preferences
 - Capture Participant Exceptions
 - Capture Participant Key Questions
- **Workshop #3: Retail Preference Survey**
 - Shopping Preferences
 - Within and Outside Riviera Beach
 - Qualify and Quantify Shopping Patterns
 - Identify Desired Retail / Restaurant Offerings
- **Workshop #4: Connecting the Dots**
 - Recap Site Options A, B and C Preferences (focus group of 30 people)
 - Recap Retail Preference Study Results (focus group of 19 people)
 - Review City's Master Development Program
 - Review City's Financing Options and Sources/Uses Framework
 - Next Steps Going Forward

PARTICIPANTS

- Workshop #1: (20 Participants) NA
- Workshop #2: (30 Participants) 50% Returned
 - Focus Group #1: 10 people
 - Focus Group #2: 10 people
 - Focus Group #3: 10 people
30 people
- Workshop #3: (20 Participants) 50% Returned
 - Participants
 - Age 65 – 74: 10 people
 - Age 64 – 45: 7 people
 - Age 44 – 25: 2 people
19 people
- Workshop #4: (50 Participants) 50% Returned

DEVELOPMENT PROGRAM

(Cross-Utilization & Cross-Programming Opportunities)

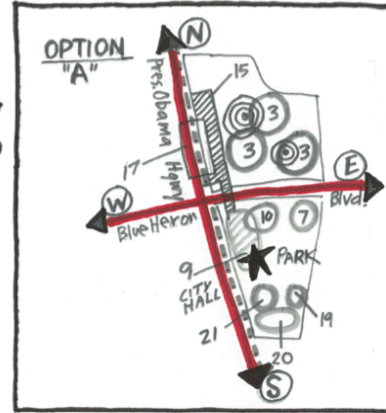
1. **City Hall**
2. **City Administration**
3. **City Hall Parking & Commercial**
4. **Police Station**
5. **Fire Station**
6. **Emergency Operations**
7. **New Public Library**
8. **New Wellness Center**
9. **New Park, Greenway & Trails**
10. **Water Plant & Systems**
11. **Demolition & Infrastructure**
12. **Private Mixed-Use Development**

OPTIONS A, B & C

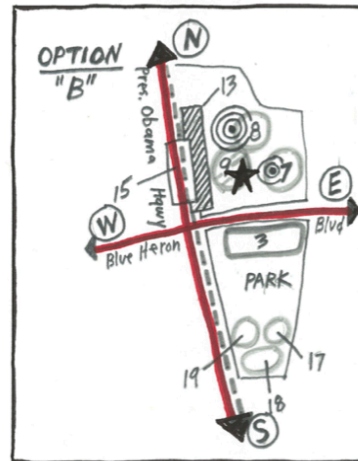
ORGANIZING FRAMEWORKS

Site and Building:
Design Concept
Alternatives

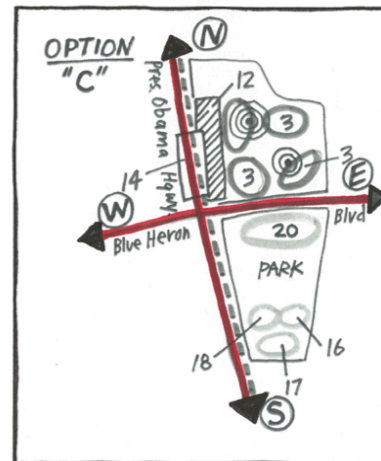
A.



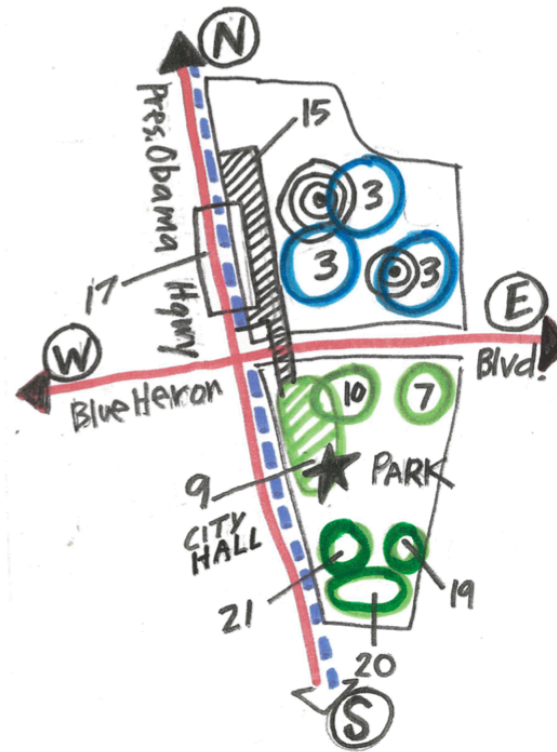
B.



C.

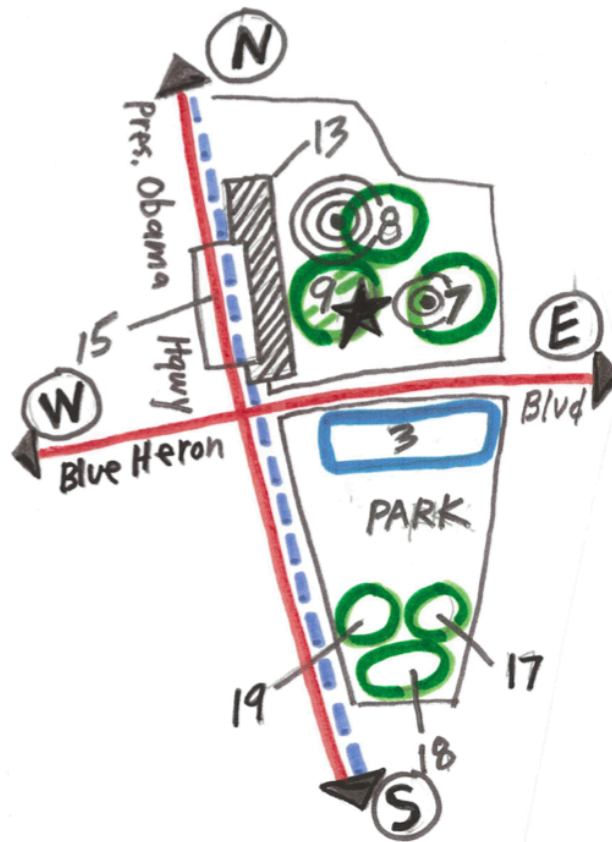


OPTION "A"



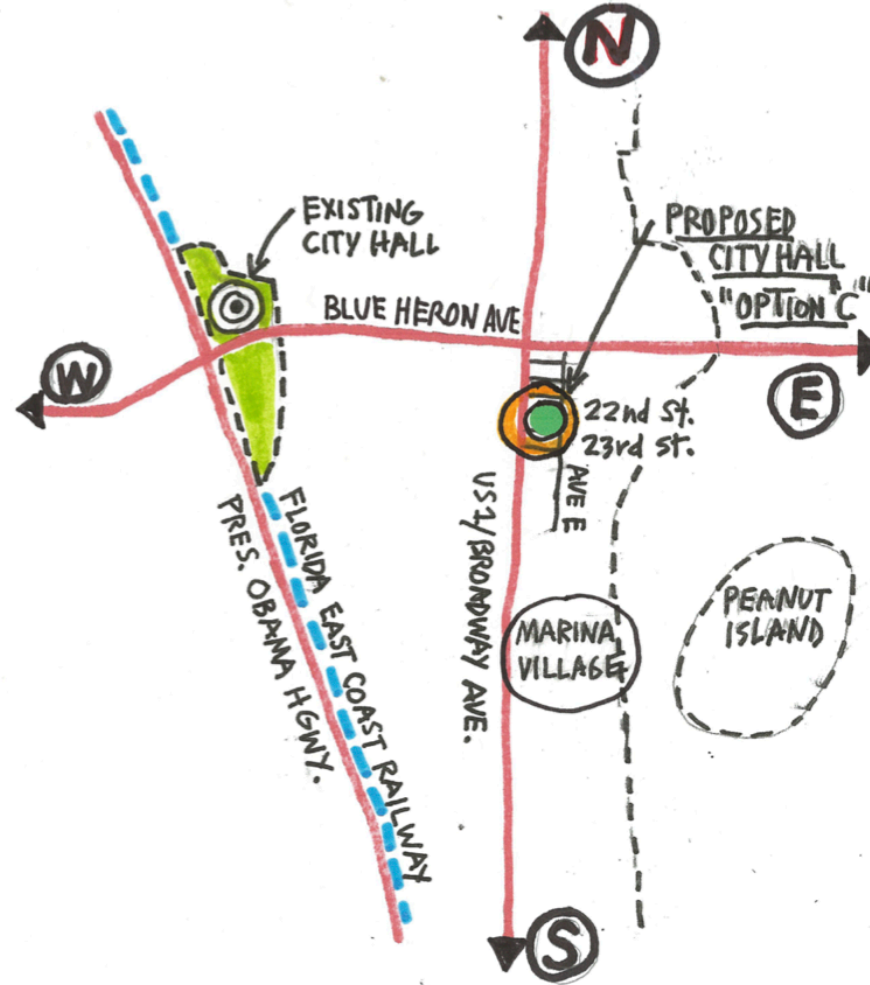
North Parcel: 17 (Train Station); 15 (Parking Garage); 3 (Mid-Rise Private Mixed Use)
South Parcel: 9 (City Hall); 10 (Administration); 7 (Library); 21 (Emergency Operations); 20 (Police Station); 19 (Fire Station); Park.

OPTION "B"



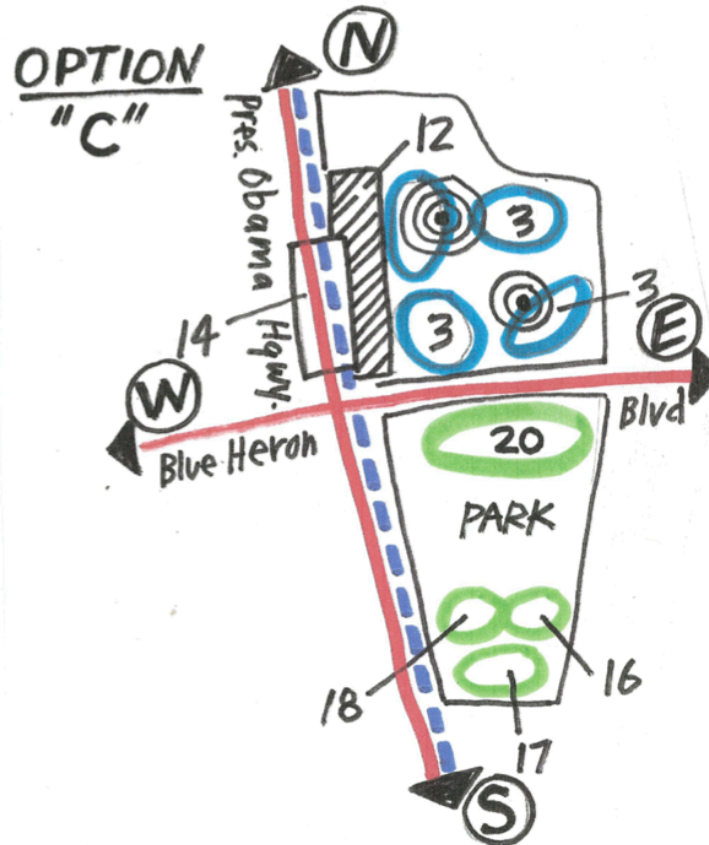
North Parcel: 15 (Train Station); 13 (Parking Garage); 9 (City Hall); 8 (Admin.); 7 (Library)
South Parcel: 3 (Low Rise Commercial); 19 (Emergency Operations); 18 (Police Station); 17 (Fire Station)

OPTION "C"



Proposed City Hall along the "west" side of US 1 at 23rd and 22nd Street at Ave. E

OPTION "C"



North Parcel: 14 (Train Station); 12 (Parking Garage); 3 (Private Mixed-Use Development)
South Parcel: 20 (Wellness Center); 18 (Emergency Operations); 17 (Police Station);
16 (Fire Station). **Off-Site:** Library site (TBD). City Hall proposed on Broadway/US 1.

OPTION A, B & C

Preferences & Exceptions

BREAKOUT GROUPS #1, 2 & 3 TOTALS

Facilitator: V. Grimsley, J. Curd, E. McBride and T. Bailey
 Total Participants: 30 people

Preference

	<u>Group #1</u>	<u>Group #2</u>	<u>Group #3</u>	<u>Total</u>
<u>Option A</u>	1	2	6	9
<u>Option B</u>	0	0	0	0
<u>Option C</u>	<u>10</u>	<u>6</u>	<u>5</u>	<u>21</u>
Total	11	8	11	30

Exceptions

Option A None

Option B None

Option C (1.) Move Fire and Police stations to Blue Heron Blvd.
 (2.) Displaced recreation facilities must be replaced.
 (3.) Displaced voting locations must be replaced.

RETAIL PREFERENCE STUDY



Focus Group Profile

Age 65-74	10 people
Age 45-64	7 people
Age 24-44	<u>2 people</u>
Sample	19 people

LEAKAGE

RIVIERA
BEACH



Leakage

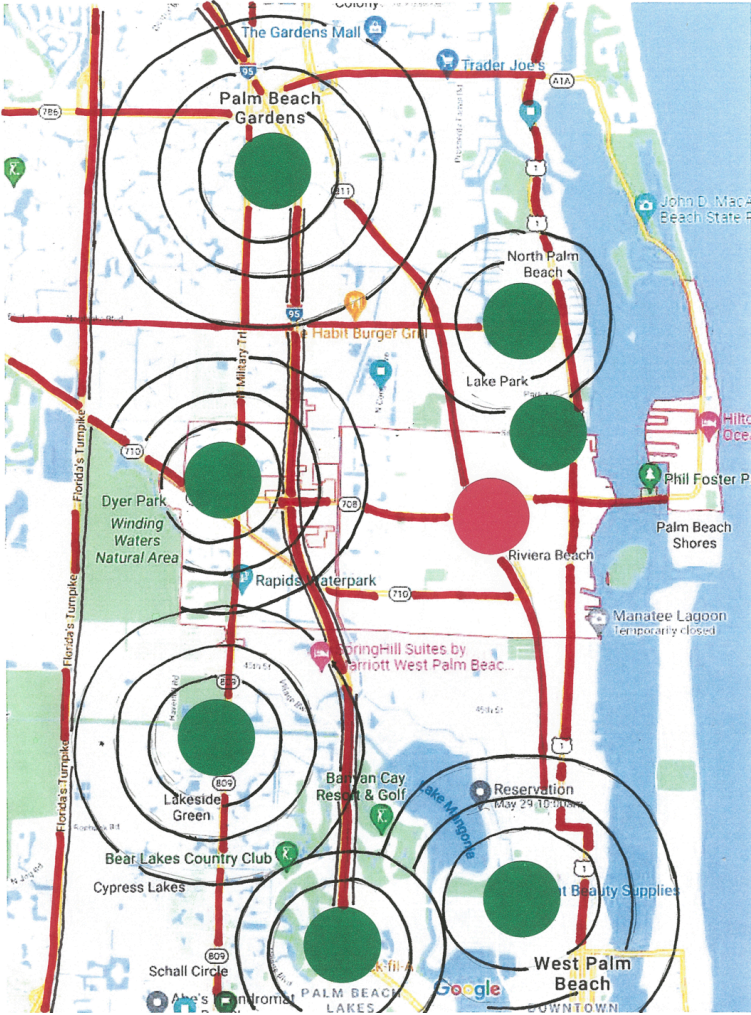


SURROUNDING AREA



Spending
Pie
Increases
(more
sales)

AREA SHOPPING DESTINATIONS



FOCUS GROUPS

Workshop #3

PARTICIPANTS	GROUP #1	GROUP #2	GROUP #3	TOTAL
1.Male	3	3	3	9
2.Female	5	2	3	10
3.Age 18 & under				
4.Age 18-24				
5.Age 25-34	1			1
6.Age 35-44	1			1
7.Age 45-54	1	1	2	4
8.Age 55-64	2	1		3
9.Age 65-74	3	3	4	10
Total	8	5	6	19

QUESTION

Where do you most frequently shop to meet your needs within and outside of RB?

Retail Categories

1. Groceries
2. Drug Store
3. Bank
4. Doctors
5. Urgent Care
6. Barber/Salon
7. Hardware
8. Gas
9. Car Repair

Survey Sample Size

19 participants

Age Profile

Age 25-34 1
 Age 35-44 1
 Age 45-54 4
 Age 55-64 3
 Age 65-74 10
 Total 19

Location Legend

RB Riviera Beach
 NPB North Palm Beach
 WPB West Palm Beach
 LP Lake Park
 PBG Palm Beach Gardens

RESPONSES:

Within Riviera Beach 19 (18%)
Outside Riviera Beach 107 (82%)

FOCUS GROUP #1

Sample Size: 8 Surveys Completed

Where do you most frequently shop to meet your needs within and outside of Riviera Beach?

RETAIL CATEGORIES	RB	NPB	WPB	LP	PBG	Other	Total Answers
1.Groceries		1	1	5	1		8
2.Drug Store	2		1		2		5
3.Bank		1	2	2			5
4.Doctors			1		1		2
5.Urgent Care		1			1	1	3
6.Barber/Salon					1	1	2
7.Hardware				3	1		4
8.Gas		2	2	1			5
9.Car Repair		4	4	1			9
Total	2	9	11	12	7	2	43

Facilitator: Anita Jenkins

Location Legend

RB: Riviera Beach

NPB: North Palm Beach

WPB: West Palm Beach

LP: Lake Park

PBG: Palm Beach Garden

FOCUS GROUP #2

Sample Size: 5 Surveys Completed

Where do you most frequently shop to meet your needs within and outside of Riviera Beach?

RETAIL CATEGORIES	RB	NPB	WPB	LP	PBG	Other	Total Answers
1.Groceries	1			1	2		4
2.Drug Store	1		1	1	2		5
3.Bank	1		1	1	1		4
4.Doctors		1	3	1	2		7
5.Urgent Care			2		1		3
6.Barber/Salon			1		1		2
7.Hardware				3			3
8.Gas	1			1	1		3
9.Car Repair	1			1			2
Total	5	1	8	9	10		33

Facilitator: Scott Evans

Location Legend

RB: Riviera Beach
NPB: North Palm Beach
WPB: West Palm Beach
LP: Lake Park
PBG: Palm Beach Garden

FOCUS GROUP #3

Sample Size: 6 Surveys Completed

Where do you most frequently shop to meet your needs within and outside of Riviera Beach?

RETAIL CATEGORIES	RB	NPB	WPB	LP	PBG	Other	Total Answers
1.Groceries	3			1	2		6
2.Drug Store	2	1		1	1		5
3.Bank		3	1		1	1	6
4.Doctors		1	1		1	2	5
5.Urgent Care					1	1	2
6.Barber/Salon			1	1		1	3
7.Hardware	2			2	1		5
8.Gas	1			2			3
9.Car Repair	4	1					5
Total	12	6	3	7	7	5	40

Facilitator: Elizabeth McBride

Location Legend

RB: Riviera Beach
NPB: North Palm Beach
WPB: West Palm Beach
LP: Lake Park
PBG: Palm Beach Garden

SHOPPING PATTERNS

1. How many times do you shop at a **NEIGHBORHOOD CENTER** per week?

- Over half (50%) of the 19 respondents answered 2 to 3 times a week

2. How many times do you shop at a **MALL** per month excluding Thanksgiving and the holiday season?

- Over half (50%) of the respondents answered 2 - 3 times a month

3. How many times do you eat out at a **SIT-DOWN RESTAURANT** every month?

- Over half (50%) of the respondents answered 10-12 times per month?

AFTER CHURCH DINING

4. Do you frequently go to dinner after church?

- **7 out of 19 (37%)** in the sample said **YES!**

5. If yes, how many times do you go to dinner after church a month?

- 7 out of 19 (37%) said they go to dinner after church approximately **2 times a month**

FAVORITE BIG BOX RETAIL

Outside of Riviera Beach

	RB	NPB	WPB	LP	PBG
1.Walmart				X	X
2.Lowes				X	
3.WPB Outlet			X		
4.Cost Co.		X			
5.Sam's Club			X		
6.Home Depot			X		

MALLS IDENTIFIED

- The Gardens Mall Palm Beach Gardens
- Palm Beach Outlet West Palm Beach

Location Legend

RB = Riviera Beach **NPB** = North Palm Beach **WPB** = West Palm Beach
PBG= Palm Beach Gardens **LP** = Lake Park

RETAIL WANTS!

FOOD

Sit-Down Restaurants

- Family (i.e. Apple-bees)
- Seafood
- Soul Food (i.e. BBQ)
- Restaurant & Games
- (Dave & Busters)
- High-End Restaurants (i.e. Cheese Cake Factory)
- Chic-Fil-A

RECREATION

Indoor Recreation

- Bowling Center
- Movie Theater
- Trampoline Park
- Skating Center
- Dave & Busters

Outdoor Recreation

- Top Golf (i.e. food, golf, games)
- Mini-Golf
- Andretti Thrill Park

RETAIL

- Boutique shops
- Office supply
- Family Dollar

MUSIC

- Jazz After Dark
- Concerts
- Gospel Events

FINANCING STRATEGY

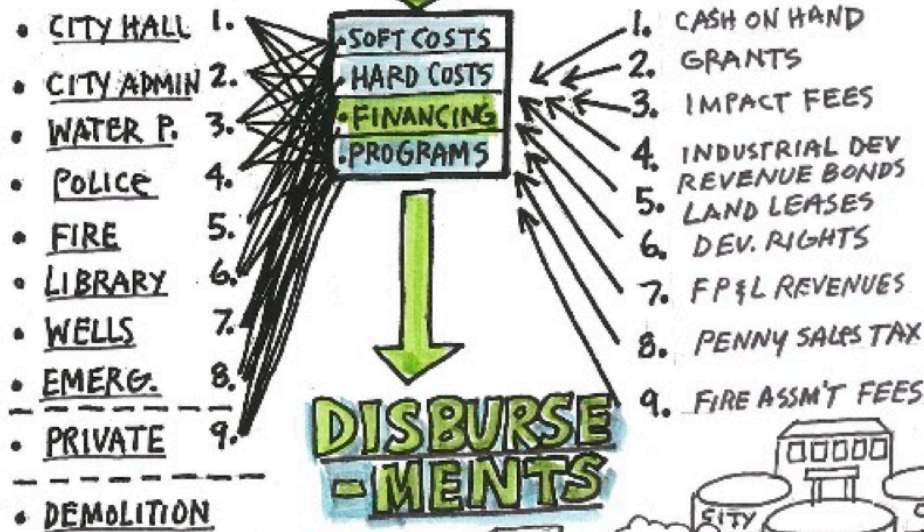


Comprehensive Investment and Financing Plan

- Multiple Projects
- Phased Development
- Project Cost Categories
- Mixed Financing Sources
- Sources & Uses Model

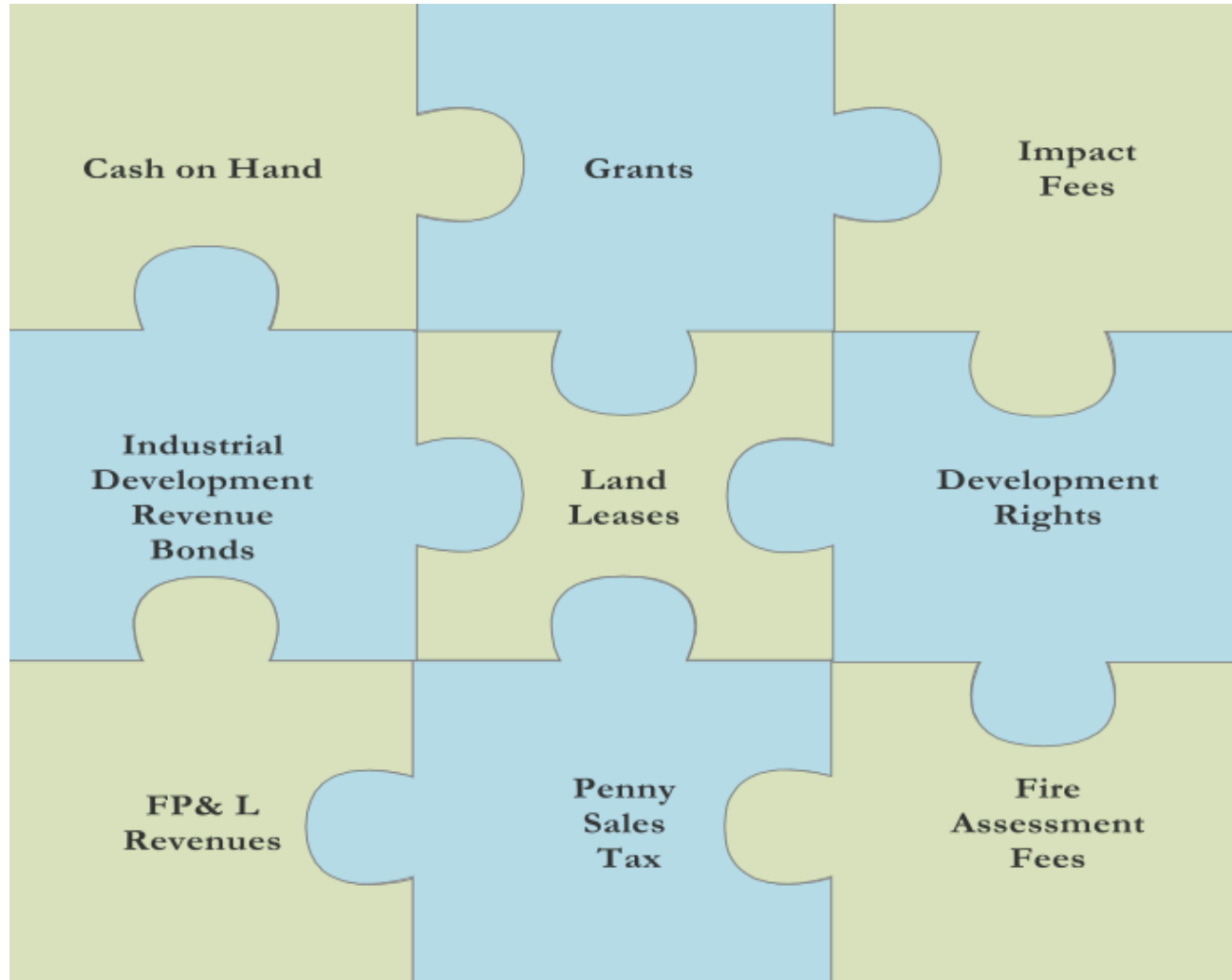
COMPREHENSIVE INVESTMENT AND FINANCING PLAN

FUNDING USES → **COSTS** ← **FUNDING SOURCES**
 (Sub-projects) (Budgets + Cash Required) (Uses, Terms, Timing)

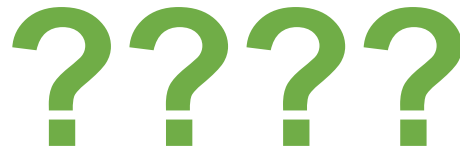


FINANCING OPTIONS

Sources of Funding



KEY QUESTIONS SUMMARY



- **Workshop #1:** Introduction and Overview
- **Workshop #2:** Review Options A, B & C
- **Workshop #3** Retail Reference Study
- **Workshop #4** Financing Options & Next Steps

KEY QUESTIONS

OPTION C

1. What steps can be taken to minimize noise and traffic impacts due to the proposed public safety facility?
2. Have you considered locating the police, fire and emergency operations on Blue Heron Boulevard?
3. Will West Ave. H be improved to build Option C as shown?
4. Where will citizens in the project area vote if the Wells Center is demolished?
5. Confirm that the recreation facilities will be replaced if the Wells Center is demolished?
6. What other uses will be integrated within the proposed City Hall building?

LIBRARY & WELLNESS CENTER

Library

1. What is the status of planning and implementing the new proposed library?
2. What's the proposed location of the new library?
3. What criteria will guide locating the library and its relationship to other uses?
4. Has the City considered locating the library closer to Inlet Grove High School?

Wellness Center

1. What type of programming is contemplated in the proposed Wellness Center?
2. Will the Wellness Center be operated by the City or a business?
3. Will the Wellness Center have an admission charge?

KEY QUESTIONS

PROGRAM DEVELOPMENT

1. What's the schedule for completing a full buildout of the master program?
2. What projects will be completed in the initial stages?
3. What's the expected cost of the full buildout program?
4. Will there be a public referendum to approve the project or will it be decided by the City Council?
5. Will the proposed private mixed-use development include affordable housing?

TRANSPORTATION & LAND USE

1. What's the status of plans to expand the TRI-RAIL?
2. Does the proposed TRI-RAIL station have to be located as planned?
3. What are the pros/cons of utilizing Inlet Grove High School's athletic fields as part of the City's master parks network?

OTHER QUESTIONS/COMMENTS

1. Comment: Advertise community meetings on TV news and target community organizations.
2. Comment: Don't wait on the School Board to build our future athletic fields.
3. Is the proposed private mixed-use and residential project as shown too close to the railroad tracks?