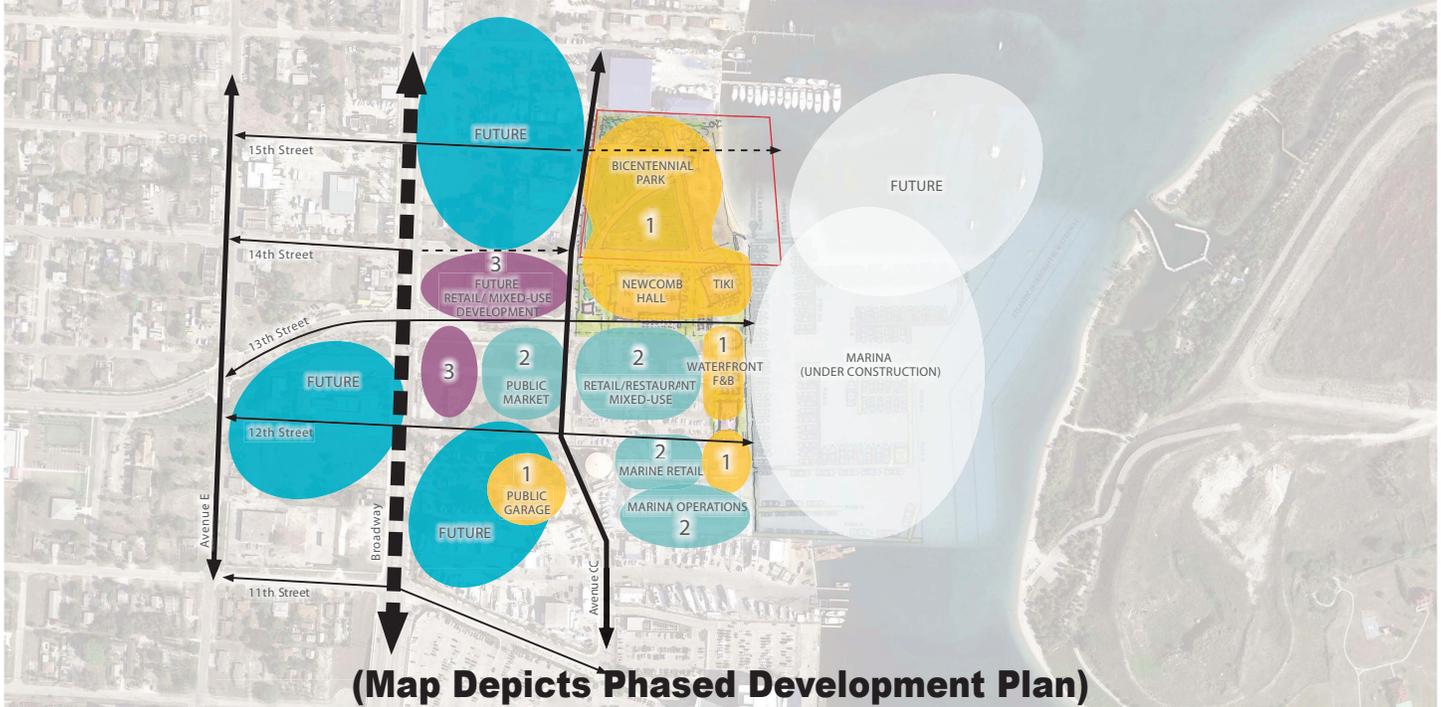


Riviera Beach Marina District Plans Unveiled



(Map Depicts Phased Development Plan)

Long Awaited Plans Set for Approval

The first step to start construction at the Riviera Beach Marina begins with an approved master plan. Viking Developers, the city's master developer, will present their Conceptual Plan at a joint workshop of the Riviera Beach City Council and Riviera Beach CRA Board of Commissioners on Wednesday, January 30, 2013. The public is welcomed.

"We are hoping that this new plan for our marina serves to unite our community," commented Billie Brooks, City Council and CRA Board Chair. "Our community is in desperate need of jobs and this new plan maximizes our waterfront in a manner that benefits our residents and is unique to Riviera Beach."

How can I get more information?

Visit the Riviera Beach CRA's website for more information.
www.rbcra.com

The CRA is also hosting a series of meetings to educate the public and gather comments:

- ① Jan. 7th at 4:30pm (2001 Broadway), The Executive Director's Advisory Committee will review the plan and offer comments to the developer. The Public is welcome to listen.
- ② CRA Open House Sessions and Public Comment Boards: Jan. 22 – 24 (T-Th) 11am – 12pm and 4pm - 6pm (2001 Broadway)
- ③ **Joint Council/CRA Workshop on Jan. 30th at 5:30pm (600 W. Blue Heron) – Public Invited to Comment**
- ④ Planning & Zoning Board Meeting on Feb. 14th at 6:30pm (600 W. Blue Heron)
- ⑤ **Council/CRA Meeting on Feb. 27th at 5:30pm (600 W. Blue Heron) – Concept Master Plan Approval**

Phase 1 Construction to Begin January 2014:

- Newcomb Hall design approval (Fall 2013)

New Marina District to Feature:

- Relocated new Tiki Restaurant and other waterfront eateries
- Palm Beach County's first permanent Public Market
- New housing, commercial and retail properties

Key Questions and Answers

Q: Is the City selling the Marina; giving up control?

A: No. The City's Charter prevents the sale of the Marina. However, the land may be leased per the approved site plan.

Q: What happens to Newcomb Hall; will it go away?

A: Newcomb Hall is rebuilt and will be more than twice its present size. The location will move north of the Marina and will serve as an anchor to Bicentennial Park. The public will have an opportunity to comment on the architectural design, floor plan and intended uses.

Q: Will the Tiki Bar and Restaurant stay?

A: We hope so. The owners of the restaurant and Viking Developers are in discussions for a new "Tiki Restaurant" to serve as an anchor restaurant along the north section of the Boardwalk and Promenade. The restaurant may need to close for a short period while new roads, sewer lines and other infrastructure are added and built.

Q: Will there be opportunities for other restaurants along the water?

A: Yes. The site plan proposes additional restaurants along the Boardwalk and a variety of food kiosks and vendors. The amount of new retail, including food & beverage locations is a major feature of the new Marina:

• The Boardwalk & Promenade Neighborhood:

We envision a diversity of restaurants and vendors along the waterfront in Phase 1 of the Plan. Construction planning for Phase 1 starts immediately with the site plan's approval.

• The Market Court Neighborhood:

Will feature over 100,000sf of retail, food, entertainment and vendor space between the proposed new Public Market and Market Court properties. The layout of these buildings will accommodate large and small businesses. Construction for Phase 2 starts after the completion of the Phase 1 projects.

Q: What is planned for the Broadway Corridor?

A: Commercial retail and major institutional anchors are envisioned for the properties along Broadway when other "Neighborhood Properties" are constructed. These later redevelopment plans are tied to the success of the first two phases. In the interim, Viking and the CRA will work together to recruit major new tenants to begin the Broadway Corridor renaissance.

Q: How does the new plan ensure that the City operates a first class marina facility?

A: The Marina Operations Facility and the functional needs of our waterfront recreational businesses have been carefully considered and configured as an important anchor neighborhood in the Marina to be distinguished as Boatyard Row.

• Boatyard Row:

A new Marina Office and operational support facilities are envisioned at the south end of the Marina. The plan also includes workshop/satellite work space for marine industry businesses. Transportation and access points have been designed and reserved for the exclusive use of the Marine Recreational Vendors. Future private development envisions new commercial mixed-use space to attract marine related businesses, more restaurants, a fitness center and extended stay apartments.

Q: How does the new plan impact the "Spanish Courts" property?

A: Considerable thought has gone into the planning of Spanish Courts. Future new development could be built around the natural habitat and courtyard that makes this property special. The plans envision a new lifestyle community for senior living and wellness center. A new public parking structure will support this new development as well as serve as a central location for overflow parking from the Marina and the Port of Palm Beach's operations.

How can I do business at the Marina?

For Construction Opportunities:

Contact CRA Construction Representatives,
Rafael Semidey at (561) 223-4391 or
RSemidey@GilbaneCo.com
Or email: Scott Evans, Planning and
Development Director at
sevans@rbcr.com

For Leasing Information:

A business recruitment plan will be
communicated by Fall 2013.



Marina District "The Neighborhoods"

