

POSITION PAPER – Singer Island, Ocean Mall/Public Beach Redevelopment

July 8, 2006

Riviera Beach City Council Members
Mayor Michael D. Brown
William E. Wilkins, City Manager-Riviera Beach
CRA Board
Floyd Johnson, CRA Executive Director
Bernard Kinsey, Consultant
Bob Healey, Viking, Riviera Beach Master Developer

Re: Community Commitment to Redevelopment of Singer Island/Ocean Mall

Singer Island, Riviera Beach is part of a unique Barrier Island. It has evolved into residential areas, a high-rise condominium/hotel zone on the ocean, county parks, municipal beach and various retail establishments that support the local population. Two municipalities govern the Island: Riviera Beach and Palm Beach Shores. Over time, several organizations on the Island have been formed to look after the specific interests unique to each. Two of these active organizations are:

- 1) Citizens for Responsible Growth for Riviera Beach (CRGRB) representing the interests of individual residents and condominium owners both on and off the Island.
- 2) Condominium Officers Association Singer Island (COASI) representing individual condominium associations and owners in both Riviera Beach and Palm Beach Shores. COASI has been further strengthened by including the Palm Beach Isles Property Owners Association, Yacht Harbor Manor Property Owners Association and Yacht Harbor Estates in its membership.

These organizations represent four distinct groups of people can truthfully say that, together, we represent the vast majority of the Island's residents and their interests.

Riviera Beach City Government has embarked on an ambitious program to change, forever, the Island's character from what it is as a residential/retirement environment to one of a tourist destination. In doing so, it has permitted additional high-density high-rise developments along the Ocean resulting in overloading the traffic along North Ocean Drive. It is currently focusing its attention on developing the public property and beach at the Ocean Mall.

Our organizations independently have voiced objections to this current over development and change in character to the Riviera Beach City Council but to no avail. We wish to be clear on our mutual position:

- 1) The Ocean Mall/beach should be retained for public use. There should be no Hotel/Condo Development on Public land.
- 2) The current mall should be removed and replaced. Redevelopment of the current Ocean Mall should be limited to beach related businesses and restaurants no more than two (2) stories in height. Rebuilding the present Ocean Mall in the original Key West/Caribbean village concept, while retaining the needed services in the area, i.e. a gas station, grocery store, etc., is acceptable.
- 3) In the aggregate, development on the whole of Singer Island should not cause the traffic LOS-D standard to be exceeded on N. Ocean Drive.
- 4) The City's actions should encourage property owners to develop their properties to support the residential ocean front water oriented character of the island.

Independently we have expressed concerns about redevelopment on the entire Island. We stand ready to work with all in reaching an acceptable Island development program to preserve the residential nature of Singer Island for the benefit of the entire city.

Respectively submitted,

Bill Contole
President, CRGRB
Citizens for Responsible
Growth for Riviera Beach
P.O. Box 14125
North Palm Beach, Fl 33408

Jay Rasmussen
President, COASI
Community Officers'
Assoc. of Singer Island
1262 Sugar Sands
Riviera Beach, Fl 33404

cc: Karen Marcus, Palm Beach County Commissioner District 1
Tom R. Mills, Mayor, Palm Beach Shores

[ed. Signed and circulated 7/10/06]