

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

No additional fiscal impact.
M. [Signature] 7/5/2012
 OFMB
7/5/12

Dr. J. [Signature] 7/5/12
 Contract Development and Control
7-5-12 [Signature]

B. Legal Sufficiency:

 Assistant County Attorney

C. Other Department Review:

 Department Director

This summary is not to be used as a basis for payment.

Background and Policy Issues: Attached are copies of various agenda items documenting the history of this transaction. Notwithstanding several stops and starts, the City has since the most recent May 24, 2011 workshop made substantial progress on the Project as detailed in the March 23 letter from the City. A summary of work completed to date includes replacement of fuel tanks and fuel lines; renovation of restrooms and shower facilities, complete redesign of the Project to include total replacement of the seawall/bulkhead and docks with new floating docks; expansion of the submerged land dedication to allow for additional docks; the first phase of seawall replacement is complete; floating docks for the first phase are being manufactured and delivery and installation will start at the end of June. Phase 1 of the Project is scheduled to be completed by the end of September and will be open to the public by the end of December.

There is one major change to the Interlocal Agreement which Staff would like to point out. The original Interlocal Agreement required the City to own and operate the Marina as a public marina and required repayment of the grant funding in the event the City ceased to operate the Marina as a public marina or transferred all or a material part of the Project or Marina to a third party. The original Interlocal Agreement contained a legal description of the Project which included all of the property owned by the City, including some which was controlled by the City's Water Utility and subject to bond covenants. The intent at the time was to restrict the City from allowing a private developer to take over the Marina. In the interim a public referendum was passed that prohibits the City from selling the Marina or entering into a lease for longer than 50 years.

Amendment Number 2 revises the legal description of the Project to clarify that the Project is now only the replacement of seawall/bulkhead, piers, and docks, and that only the Project must continue to be operated as a public marina. The intent is to allow the City to redevelop the upland portions of the existing Marina property with other uses which provide public access to the waterfront. The uses which are identified include restaurants, a public market, community centers, retail shops, a hotel and parking garages. Amendment Number 2 specifically allows the City to enter into a development agreement with the CRA or master developer for redevelopment of the upland portions of the Marina consistent with the goal of providing public access to and increased usage of the waterfront. However, Amendment Number 2 continues to require the City to repay the grant funding in the event the City transfers ownership of the Project or the larger Marina.

The original Interlocal Agreement also prohibited the City from transferring management of the Marina or Project to a third party without the consent of the County. Amendment Number 2 removes this restriction and specifically allows the City to enter into management or operating agreements with a marina management company for operation of the Marina. Staff supports this change as the City has historically struggled to manage this Marina with its own staff.

The original Interlocal Agreement defined the Project as renovation of the entire Marina. The Project is now being done in 2 phases, with the County funding only the first phase. The original Interlocal Agreement required a ten percent (10%) retainage until completion of the entire Project and also did not allow for payment of design and engineering fees. Amendment Number 2 allows for full payment upon completion of Phase 1 and removes the limitation upon payment of design and engineering fees. Amendment Number 2 also authorizes reimbursement of expenses incurred to date with reimbursement requests #1-8. The total amount to be reimbursed to the City is \$845,055.86.

**AMENDMENT NUMBER 2 TO INTERLOCAL AGREEMENT BETWEEN
PALM BEACH COUNTY AND THE CITY OF RIVIERA BEACH FOR FUNDING OF
THE EXPANSION AND RENOVATION OF THE RIVIERA BEACH MARINA**

THIS AMENDMENT TO INTERLOCAL AGREEMENT is made and entered into on _____, 2012 by and between PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY", and the City of Riviera Beach, a Florida municipal corporation, hereinafter referred to as "MUNICIPALITY".

WITNESSETH:

WHEREAS, MUNICIPALITY owns property located at 200 E 13 Street in Riviera Beach; and

WHEREAS, on November 2, 2004, a bond referendum was passed by the voters of Palm Beach County for the issuance of general obligation bonds for the purpose of financing the acquisition, construction, and/or improvements to waterfront access in Palm Beach County, in the principal amount of \$50 Million ("the \$50 Million Waterfront Access Bond"); and

WHEREAS, the COUNTY allocated MUNICIPALITY \$5 Million Dollars for expansion and renovation of the City Marina; and

WHEREAS, COUNTY and MUNICIPALITY entered into a Interlocal Agreement dated February 27, 2007 (R-2007-0349) which established the \$5 Million Dollar grant to MUNICIPALITY, defined the scope of the project, and set forth the terms and conditions upon which the grant funds would be expended; and

WHEREAS, Amendment Number 1 to the Interlocal Agreement dated November 17, 2009 (R-2009-2012), changed the scope of the project and extended the time for completion of the project until October 1, 2011; and

WHEREAS, MUNICIPALITY determined that it was more prudent to redevelop instead of repairing the City Marina and has secured additional funding for the redevelopment of the Marina, and has therefore proposed additional changes to the scope of the project and is requesting additional time to complete the project.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations contained herein, the parties hereto agree as follows:

1. Section 1.03 of the Interlocal Agreement is hereby modified to replace the Project Description, Conceptual Site Plan and Cost Estimate attached as Exhibits "A", "B" and "C" to the Interlocal Agreement with the revised Project Description, Conceptual Site Plan and Cost Estimate attached hereto as Exhibits "A", "B" and "C".
2. Section 1.05 of the Interlocal Agreement is hereby modified to replace the legal description of the property upon which the Project will be constructed with the legal description attached hereto as Exhibit "D".
3. Section 2.06 of the Interlocal Agreement is hereby amended to require that Phase 1 of the Project be completed and open to the public for its intended use on or before December 31, 2012. No further extensions to this Interlocal Agreement shall be considered.

4. Section 3.01 of the Interlocal Agreement is hereby deleted and replaced with the following:

The funding assistance provided by COUNTY hereunder is for Phase I of the Project. The total not to exceed amount set forth in Section 1.03 hereof shall be paid by COUNTY to MUNICIPALITY on a reimbursement basis. Any costs incurred in connection with the Project in excess of that amount shall be the sole responsibility of MUNICIPALITY. COUNTY acknowledges that the amount set forth on Exhibit C #2 and previously submitted within reimbursement requests # 1-8 are due and owing to MUNICIPALITY and shall be reimbursed promptly upon approval of this Amendment Number 2.

5. Section 3.05 of the Interlocal Agreement is hereby deleted in its entirety.

6. Section 4.05 of the Interlocal Agreement is hereby deleted in its entirety and replaced with the following:

It is the intent of the COUNTY to issue this funding assistance to MUNICIPALITY for the purposes of constructing Phase I of Project as described in Exhibit "A". It is acknowledged that the Project is a portion of the larger Marina, the upland portions of which MUNICIPALITY intends to redevelop with a mix of public and private uses including, without limitation, restaurants, a public market, community centers, retail shops, a hotel and parking garages providing public access to and increased usage of the waterfront. In the event that MUNICIPALITY ceases to operate the Project as a public marina or transfers ownership of all or a material part of the Marina or Project to any party not now a party to this Interlocal Agreement, MUNICIPALITY shall reimburse COUNTY for the full amount of the funding assistance given by COUNTY to MUNICIPALITY to accomplish the Project. The foregoing shall not prohibit MUNICIPALITY from entering into management or operating agreements with a marina management company for operation of the Marina, and/or a development and management agreement with the Riviera Beach Community Redevelopment Agency or the master developer for redevelopment of the upland portions of the Marina consistent with the goal of providing public access to and increased usage of the waterfront.

7. Section 5.02 is hereby amended to read as follows:

The term of the Interlocal Agreement shall be for a period of thirty (30) years commencing upon the date of execution of this Amendment Number 2 to Interlocal Agreement by the parties hereto. MUNICIPALITY shall restrict its use of the Project to public marina purposes only, unless otherwise agreed to in writing by the parties hereto.

8. Terms not defined herein shall have the same meaning in this Amendment Number 2 as in the Interlocal Agreement.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

9. Except as specifically modified by Amendment Number 1 and this Amendment Number 2, all other terms, covenants and conditions of the Interlocal Agreement remain unmodified and in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Amendment Number 2 to Interlocal Agreement to be executed on the day and year first above written.

ATTEST:
SHARON R. BOCK,
CLERK & COMPTROLLER

PALM BEACH COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Shelley Vana, Chair

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

APPROVED AS TO TERMS AND
CONDITIONS:

By:  _____
County Attorney

By:  _____
Department Director

WITNESSES:

CITY OF RIVIERA BEACH

Signature

By: _____
Mayor

Print Name

Signature

Print Name

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Municipality Attorney

Exhibit A
Project Description

Complete demolition and replacement of all seawalls, piers, docks, finger piers, gangways, and pilings, including required dredging, together with complete replacement of utilities serving the foregoing, including potable water, electric, sewer, cable, phone, wi-fi, and lighting.

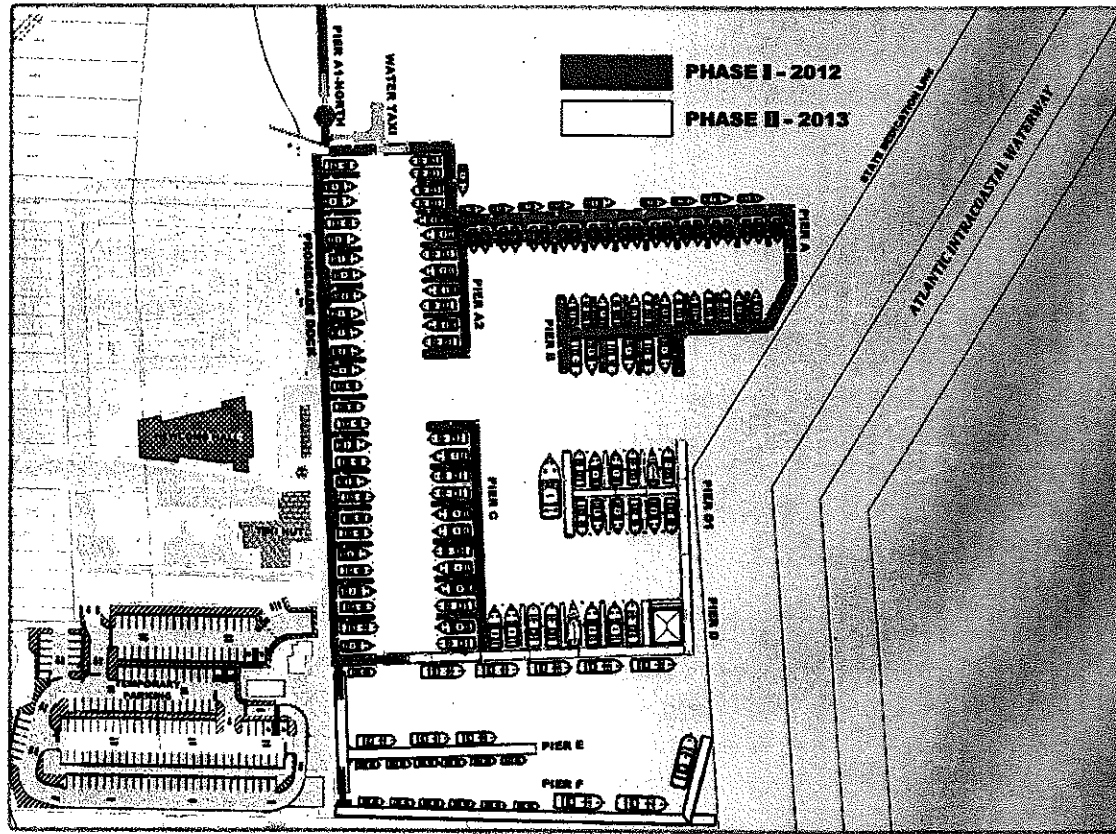
The project shall also include all engineering studies, design and environmental permitting necessary to implement construction and installation of the foregoing.

The Project shall be conducted in 2 Phases as depicted on the Conceptual Site Plan.



CITY OF RIVIERA BEACH - 2012 / 2013

MUNICIPAL MARINA IMPROVEMENTS



THOMAS A. MASTERS
BILLIE E. BROOKS
DAWN S. PARDO
JUDY L. DAVIS
CEDRICK A. THOMAS
SHELBY L. LOWE

MAYOR
CHAIRPERSON
CHAIR PRO TEM
COUNCILPERSON
COUNCILPERSON
COUNCILPERSON

PROJECT HIGHLIGHTS

- SLIPS TO ACCOMMODATE 40' - 60' VESSELS
- MARGINAL AND TRANSIENT DOCKAGE TO 300'
- CONCRETE FLOATING DOCKS
- PERIMETER FLOATING BREAKWATER
- FIXED ALUMINUM PROMENADE DOCK
- WATER TAXI DOCK WITH STAGING PLATFORM
- SMALL VESSEL COMMUNITY DOCK
- NEW AND IMPROVED FUEL DOCK
- UPGRADED ELECTRIC, WATER AND SEWER
- WI-FI, PHONE AND CABLE

PROJECT SPONSORS



Florida's Dynamic
Waterfront Community

Exhibit C
Cost Estimates

Analysis of Billed vs. paid and outstanding balance Submittals 1 through 8

Submittals	Billed	Paid to City
# 1 Replacement of Dock gate Original Exhibit C Balance (10% retained)	\$ 5,400.00	\$ 4,860.00
# 2 Preliminary draft rendering dock expansion Survey of dock-fire protection Original Exhibit C Balance	\$ 4,186.47	\$ 3,767.82
# 3 Electrical parts docks Paid in Full	\$ 14,898.28	\$ 14,898.28
# 4 Parking area dry storage gravel rock replacement \$ 13,833.17	\$ 18,718.17	\$ 13,833.17
#5 Fuel tank difference from \$ 200,000 in original Exhibit C changed to \$ 562,789 in amendment 1	\$ 687,540.17	\$ 314,541.76
#6 No payment for fuel tank Replacement final Owed to City is \$ 3,759.00 They paid	\$ 68,326.43	\$ 3,500.10
# 7 No payment received	\$ 351,289.89	
# 8 No Payment received TOTALS	\$ 59,097.58 \$1,209,456.99	\$ 355,401.13

EXHIBIT # "C #2" BASED ON APPROVALS ORIGINAL EXHIBIT "C" AND REVISED "C#1" APPROVED
 BY PBCBCC ON NOVEMBER 17, 2009

Submittals	Work done and appropriate Exhibit "C" Authorizations	Amounts Owed City
# 1	Replacement of Dock gate Original Exhibit C Balance	\$ 540.00
# 2	Preliminary draft rendering dock expansion Survey of dock-fire protection Original Exhibit C Balance	\$ 418.65
# 3	Electrical parts docks, electrical grounding Balance of dock rendering Original Exhibit C	0
# 4	Parking area dry storage gravel rock replacement, repairs to dry marina racks, renovations to marina fuel dock building, electrical parts docks, replacement vending machines on fuel dock, repairs to dock electric. Original Exhibit C	\$ 4,885.00
#5	Repairs to docks electrical plumbing, repairs to fork lift launch area concrete slab and stops. Pilings for a new dock, and replacement of the underground fuel tanks, dispenser and lines. Original Exhibit "C" and revised "C 1"	\$ 372,998.41
#6	Repairs to dock electrical, sewerage line, parts and final bill for fuel tank and lines, replacement. Exhibit "C 1"	\$ 64,826.33
#7	Preliminary engineering seawall, renovations of marina restrooms, shower rooms, public restrooms and laundry rooms. Lumber for floating dock Exhibit "C"	\$ 351,289.89
#8	Repairs to storm drain entrance to marina, final restroom renovations. Exhibits "C" and "C 1" Balance owed to the city billed	<u>\$ 59,097.58</u> \$ 854,055.86

Palm Beach County Water Access Grant- City of Riviera Beach
 EXHIBIT "C-3" Replacement of the marina with new floating docks

Categories covering the replacement of docks Riviera Beach Marina	
1) Paid and balance due of submissions 1 through 8 of renovations to existing marina including life safety issues to allow operation of the marina to operate while under construction Phase 1 and Phase 2 Exhibits "C" and "C 1"	\$1,209,457
2) Engineering, studies including environmental, permitting, design for the replacement of the Seawall, docks, dredging, including bid specifications and bid documents, inspections, upland parking and upland utilities connected to the marina. Architecture for the boardwalk design and fuel dock building design. Overall project management coordination.	\$340,000
3) Replacement of Docks A, A1, B, promenade dock, community dock, water taxi dock, Includes: <ul style="list-style-type: none"> a. Purchase of Floating and fixed docks, finger piers, gangways And pilings b. Complete utilities, potable water and fire system, electrical, dockside sewerage pump-out system, Low voltage including cable, phone and Wi-Fi, lighting, dock hardware c. Demolition of existing docks and pilings d. Maintenance dredging e. Purchase and Installation of all docks, pilings, utilities, and dock hardware 	<u>\$3,450,543</u>
Total Water Access Grant	\$ 5,000,000

Exhibit D
Project Legal Description

The land described in Dedication No. 24438-A (2725-50) and Amendment to Dedication No. 24438-B (2725-50) from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, copies of which are attached hereto.

145701

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND

DEDICATION

NO. 24418-A (2725-50)

377 NOV 8 PM 12:06

KNOW ALL MEN BY THESE PRESENTS: That the Board of Trustees of the Internal Improvement Trust Fund, in pursuance of application by the CITY OF RIVIERA BEACH, a municipal corporation of the State of Florida, by Resolution adopted October 6, 1976, for dedication of the lands hereinafter described for municipal park and recreational purposes, approved by said Board of Trustees on March 22, 1977, has dedicated, and by these presents does hereby dedicate the following described lands in Palm Beach County, Florida, to-wit:

A parcel of sovereignty land lying in Lake Worth in Sections 33 and 34, Township 42 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:


Commencing at the intersection of the centerline of Avenue "C" and the westerly projection of the South line of Lot 8, Block 11, Inlet Grove, according to the plat thereof recorded in Plat Book 8, page 14, Public Records of Palm Beach County, Florida, and also according to the plat thereof titled "Bulkhead Line Riviera Beach, Florida", recorded in Plat Book 25, Pages 95 and 96, on November 4, 1965, Public Records of Palm Beach County, Florida, thence South 87°22'12" East, along said westerly projection and along said South line of Lot 8, Block 11, a distance of 360 feet to a point in the high water line on the westerly shore of Lake Worth, said point also being the point of beginning of a submerged parcel of land described as "Parcel B" in that certain Dedication No. 24418 by the Trustees of the Internal Improvement Fund of the State of Florida to the City of Riviera Beach, dated December 14, 1966, said point also being the Point of Beginning of the herein described parcel of submerged land; thence continue South 87°22'12" East, along the easterly projection of said Lot 8, Block 11, a distance of 151.21 feet to a point in the City of Riviera Beach Bulkhead Line as shown on said aforementioned plat and as approved in that certain Certificate of Approval for Establishment of Bulkhead Line No. 59 (10-19-65), by the Trustees of the Internal Improvement Fund of the State of Florida, dated October 27, 1965; thence continue South 87°22'12" East, along the easterly projection of the South line of said Lot 8, Block 11, a distance of 392.73 feet; thence South 1°12'42" East, a distance of 1292.03 feet; thence North 87°53'02" West, a distance of 284.22 feet to a point in the City of Riviera Beach Bulkhead Line as said line is shown on said aforementioned

11.20

Allen, Edward
PO Box 9035
Riviera Beach, FL 33404

THIS INSTRUMENT WAS PREPARED BY
DAVID GREY
ELLIOT BULDING
JALLAGASSEE, FLORIDA 32204

PALM BEACH DEC 27 1976 PAGE 1418

CITY OF RIVIERA BEACH OVERALL MARINA CONFIGURATION PHASE I ORIGINAL DEDICATION DESCRIPTION PALM BEACH COUNTY, FLORIDA	Revisions:	 SEA DIVERSIFIED SEA DIVERSIFIED, INC. Surveying and Engineering Applications 310 North Swinton Avenue Delray Beach, Florida 33444	Date:	01-20-12	Sheet:
			Drawn by:		EXHIBIT
		Checked by:	W.T.S.	CADD ID:	
		Scale:	N.T.S.		

plat; thence continue North 87°53'02" West along a line, said line also being the Easterly extension of the South line of a certain tract of land, hereinafter called Tract 1, described in a deed dated June 4, 1968, recorded in Book 1662, pages 810, 811 and 912, Official Records of Palm Beach County, to a point on the high water line and the Easterly property line of said Tract 1; thence meandering Northerly along said East property line and the high water line to the North line of said Tract 1, said line also being the South line of a certain tract of land, hereinafter called Tract 2, described in a deed dated August 29, 1946, and recorded in Book 787, pages 235 and 236, and in a Quitclaim Deed dated November 13, 1946, recorded in Book 787, pages 249 and 250, all in the Official Records of Palm Beach County; thence Easterly along said South line and along said high water line to the Easterly property line of said Tract 2; thence Northerly along said Easterly property line of said Tract 2 and said high water line and, where existing, a concrete bulkhead, 529 feet, more or less, to the Easterly extension of the South line of 14th Avenue and the North line of said Tract 2; thence continuing Northerly along the extension of the Easterly line of Tract 2, 30 feet, more or less, to the Easterly extension of the centerline of 14th Avenue, said line being the South line of a certain tract of land, hereinafter called Tract 3, described in a deed dated March 31, 1975, and recorded in Book 2404, page 743, Official Records of Palm Beach County; thence meandering along the high water line and said South line of Tract 3 and Northerly along the Easterly line of Tract 3 to the North line of Tract 3, said line also being the South line of a road 50 feet in width known as "Old Slip Road"; thence continuing Northerly along the high water line to the Point of Beginning, containing 14 acres, more or less.

The above described lands shall be used for municipal park and recreational purposes only, under the supervision and management of the City of Riviera Beach, subject to the following provisions:

In the event the said City of Riviera Beach shall (1) use said lands for other than municipal park and recreational purposes, or (2) for a period of five consecutive years shall fail and neglect to maintain and use the same for said purposes, the dedication hereby made shall at the option of said Trustees be subject to termination upon sixty days notice in writing by the Trustees to said City.

It is agreed that municipal park and recreational purposes for which this land is hereby dedicated shall include,

Page 2 of
Dedication No. 24438-A (2725-50)

PALM BEACH REC 2762 PAGE 1419

CITY OF RIVIERA BEACH
OVERALL MARINA CONFIGURATION
PHASE I

**ORIGINAL DEDICATION
DESCRIPTION**

PALM BEACH COUNTY, FLORIDA

Revisions:



SEA DIVERSIFIED, INC.
Surveying and Engineering Applications

310 North Swinton Avenue
Delray Beach, Florida 33444

Date:	01-20-12	Sheet:
Drawn by:		EXHIBIT
Checked by:	W.T.S.	
Scale:	N.T.S.	CADD ID:

but not necessarily be limited to: a marina complex, concessions and associated facilities operated by the City of Riviera Beach or leased and under the strict regulation and control of the City of Riviera Beach.

IN TESTIMONY WHEREOF, the members of the Board of Trustees of the Internal Improvement Trust Fund have hereunto subscribed their names and have caused the official seal of said Board of Trustees of the Internal Improvement Trust Fund to be hereunto affixed, in the City of Tallahassee, Florida, on this 24th day of May, A.D. 1977.



Robin B. White
Governor

John G. Brantner
Secretary of State

Robert L. Davis
Attorney General

Gerald A. Lewis
Comptroller

Bill Duster
Treasurer

Robert D. Tomlinson
Commissioner of Education

Hugh Conners
Commissioner of Agriculture

As and Constituting the Board of Trustees of the Internal Improvement Trust Fund

Page 3 of
Dedication No. 24438-A (2725-50)

Record Verified
Palm Beach County, File
John H. Duvick
Clerk Circuit Court

PALM BEACH SEC 2762 PAGE 1420

CITY OF RIVIERA BEACH
OVERALL MARINA CONFIGURATION
PHASE I
**ORIGINAL DEDICATION
DESCRIPTION**
PALM BEACH COUNTY, FLORIDA

Revisions:

SEA
SURVEYING AND ENGINEERING APPLICATIONS

310 North Swinton Avenue
Delray Beach, Florida 33444

Date:	01-20-12	Sheet:
Drawn by:		EXHIBIT
Checked by:	W.T.S.	
Scale:	N.T.S.	
		CADD ID:

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA

AMENDMENT TO DEDICATION

DEDICATION NO. 24438-B (2725-50)

This AMENDMENT TO DEDICATION is hereby entered into this 16th day of April, 2012, by the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA (the "Board of Trustees") and the CITY OF RIVIERA BEACH, a municipal corporation of the State of Florida (the "City").

WHEREAS, the Board of Trustees dedicated to the City certain lands more particularly described in Dedication No. 24438 recorded in Official Records Book 1662, Page 810, Public Records of Palm Beach County, Florida, and in Dedication No. 24438-A (2725-50) recorded in Official Records Book 2762, Page 1418, Public Records of Palm Beach County, Florida (collectively, the "Dedication"); and

WHEREAS, the Board of Trustees and the City wish to amend the Dedication to include additional lands and to add a special condition to the Dedication.

NOW THEREFORE, in consideration of the previous and the mutual covenants herein contained, the Board of Trustees and the City agree as follows:

- (1) The lands more particularly described in Exhibit "A" attached hereto are hereby included within the Dedication.
- (2) The following special condition is hereby added to the Dedication:

Any construction modification or expansion of the existing docking facility not authorized by State of Florida Department of Environmental Protection Environmental Resource Permit No. 50-0200089-005 may, at the sole discretion of the Board of Trustees, result in the termination of this Dedication and require additional approval from the Board of Trustees in the appropriate form of proprietary authorization determined based on consideration of all the provisions of Chapter 18-21, Florida Administrative Code.
- (3) Except as expressly amended, the terms of this Dedication shall remain unchanged and in full force and effect, and the same are hereby ratified, approved and confirmed by the Board of Trustees and the City as of the date of this Amendment to Dedication.

(4) The terms of this Amendment to Dedication shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have caused this Amendment to Dedication to be executed the day and year first above written.

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

By: Jeffery M. Gentry (SEAL)
JEFFERY M GENTRY, OPERATIONS AND MANAGEMENT CONSULTANT MANAGER, BUREAU OF PUBLIC LAND ADMINISTRATION, DIVISION OF STATE LANDS, STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Michelle Brady
Witness

Michelle Brady
Print/Type Witness Name

Kathy C Griffin
Witness

Kathy C Griffin
Print/Type Witness Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 16th day of April, 2012, by Jeffery M. Gentry, Operations and Management Consultant Manager, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, who is personally known to me.

(SEAL)

Kathy C Griffin
Notary Public, State of Florida

Approved as to Form and Legality

By: Samuel H. Hain 4/13/12
DEP Attorney

Print/Type Notary Name
Commission Number
My Commission Expires:


CITY OF RIVIERA BEACH, a municipal corporation of the State of Florida

William T. Jiles
Witness

William T. Jiles
Print/Type Witness Name

Laura Bass
Witness

Laura Bass
Print/Type Witness Name

By: Ruth C. Jones

Ruth C. Jones
Print/Type Name

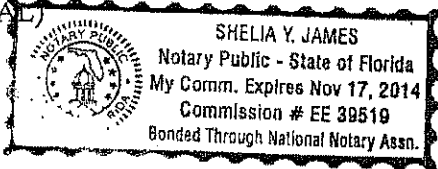
Title: City Manager

(OFFICIAL SEAL)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2nd day of APRIL, 2012, by RUTH C. JONES as CITY MANAGER, on behalf of the City of Riviera Beach, a municipal corporation of the State of Florida. He/She is personally known to me.

(SEAL)



Shelia Y. James
Notary Public, State of Florida

SHELIA Y. JAMES
Printed/Typed/Stamped Name

Commission Number: #EE 39519

Commission Expires: 11/17/2014

A parcel of submerged land lying in the water body known as Lake Worth, in the City of Riviera Beach and lying adjacent to Section 33, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

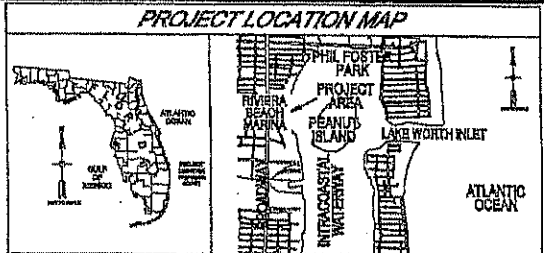
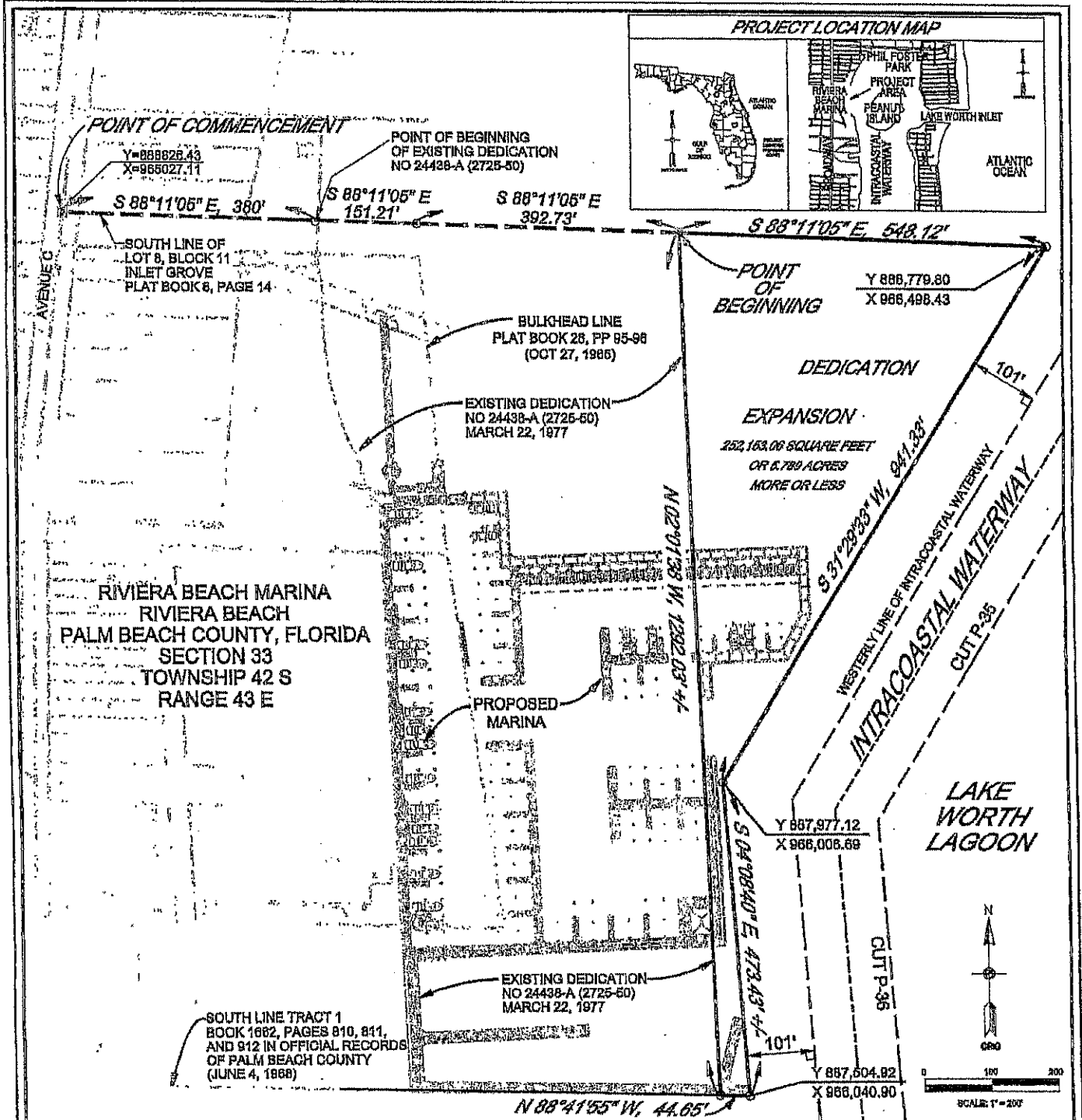
Commencing at the intersection of the centerline of Avenue "C" and the Westerly projection of the South line of Lot 8, Block 11, Inlet Grove, According to the plat thereof as recorded in Plat Book 8, Page 14, of the Public Records of Palm Beach County, Florida, and also according to the plat thereof titled "Bulkhead Line Riviera Beach, Florida", recorded in Plat Book 28, Page 95 and 96, in the Public Records of Palm Beach County, Florida, thence S 88°11'05" E, along said Westerly projection and along said South line of Lot 8, Block 11, a distance of 380 feet to a point, said point being the point of beginning of the submerged parcel of land described in that certain dedication No. 24438-A (2725-50), approved by the Board of Trustees of the Internal Improvement Fund on March 22, 1977, thence continue along the Easterly projection of the south line of said Lot 8 and the northerly line of said dedication, a distance of 151.21 feet to a point in the City of Riviera Beach Bulkhead Line as shown on said aforementioned plat and as approved in the certain Certificate of Approval for Establishment of Bulkhead Line No. 50 (10-19-65), by the Trustees of the Internal Improvement Fund of the State of Florida, dated October 27, 1965; thence continue S 88°11'05" E, along the Easterly projection of said Lot 8, Block 11, and the northern line of said dedication, a distance of 392.73 feet, to the northeast corner of said dedication and the Point of Beginning of the herein described parcel of submerged land; thence continue S 88°11'05" E, along the easterly projection of the northerly line of said dedication, a distance of 548.12 feet, to a point in a line, said line being a line 101.00 feet west of, as measured at a right angles, and parallel with the westerly line of the Intracoastal Waterway channel; thence S 31°29'33" W, along said parallel line, a distance of 941.33 feet; thence S 04°08'40" E, continuing along said parallel line being 101.00 feet west of, as measured at a right angles, and parallel with the westerly line of the Intracoastal Waterway channel, a distance of 473.43 feet, more or less, to a point in a line, said line being the Easterly projection of the South line of a certain tract of land, hereinafter called Tract 1, described in a deed dated June 4, 1968, as recorded in Book 1662, Pages 810, 811 and 912, in the Official Records of Palm Beach County; thence N 88°41'55" W, along said Easterly projection of the South line of said Tract 1, a distance of 44.65 feet, to a point being the southeast corner of aforementioned dedication No. 24438-A (2725-50) parcel; thence N 02°01'38" W, along the easterly line of said dedication No. 24438-A (2725-50) parcel, a distance of 1292.03 feet, more or less, to the Point of Beginning of this submerged land parcel description.

Said lands are lying and being in the City of Riviera Beach, Palm Beach County, Florida and containing 252,153.06 square feet or 5.789 acres more or less.

Notes:

1. Refer to Sea Diversified project number 10-1725.
2. This specific purpose survey was prepared on December 12, 2011.
3. The purpose of this specific purpose survey is to provide a sketch and description for a submerged land dedication expansion.
4. The coordinates shown herein are based on the Florida State Plane Coordinate System, East Zone, North American Datum, 1983 (NAD83).
5. The bearings shown herein are grid and based on the referenced horizontal datum.
6. Refer to sheet 1 of 2 for the sketch of description.
7. This sketch and description has been prepared for the City of Riviera Beach, 800 West Blue Heron Blvd., Palm Beach County, Florida, 33404.

<p><small>PREPARED FOR</small> CITY OF RIVIERA BEACH RIVIERA BEACH MARINA SPECIFIC PURPOSE SURVEY SKETCH OF DESCRIPTION</p> <p>DEDICATION EXPANSION</p> <p>PALM BEACH COUNTY, FLORIDA</p>	<p>Revisions:</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	<p>SEA DIVERSIFIED, INC. <small>Surveying and Engineering Applications</small></p> <p>SEA <small>DIVERSIFIED</small></p> <p><small>310 North Swinton Avenue Delray Beach, Florida 33444</small></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Date:</td> <td style="width: 30%;">12-2011</td> <td style="width: 40%;">Sheet:</td> </tr> <tr> <td>Drawn by:</td> <td>K.C.J.</td> <td rowspan="2" style="text-align: center; vertical-align: middle; font-size: 1.5em;">2 of 2</td> </tr> <tr> <td>Checked by:</td> <td>K.C.J.</td> </tr> <tr> <td>Scale:</td> <td></td> <td>CADD ID:</td> </tr> </table>	Date:	12-2011	Sheet:	Drawn by:	K.C.J.	2 of 2	Checked by:	K.C.J.	Scale:		CADD ID:
Date:	12-2011	Sheet:											
Drawn by:	K.C.J.	2 of 2											
Checked by:	K.C.J.												
Scale:		CADD ID:											



RIVIERA BEACH MARINA
 RIVIERA BEACH
 PALM BEACH COUNTY, FLORIDA
 SECTION 33
 TOWNSHIP 42 S
 RANGE 43 E

SOUTH LINE TRACT 1
 BOOK 1662, PAGES 810, 811,
 AND 912 IN OFFICIAL RECORDS
 OF PALM BEACH COUNTY
 (JUNE 4, 1888)

PREPARED FOR
CITY OF RIVIERA BEACH
RIVIERA BEACH MARINA
SPECIFIC PURPOSE SURVEY
SKETCH OF DESCRIPTION

DEDICATION
EXPANSION

PALM BEACH COUNTY, FLORIDA

Revisions:

Keneth G. Jackson
 Keneth G. Jackson, P.S.M. DATE
 Florida Professional Surveyor and Mapper #4549
 Florida Authorization #LB 7342

SEA DIVERSIFIED, INC.
 Surveying and Engineering Applications

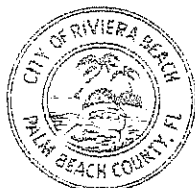
310 North Swirlan Avenue
 Delray Beach, Florida 33444

SEA DIVERSIFIED

Date: 12-2011
 Drawn by: K.C.J.
 Checked by: K.C.J.
 Scale: 1" = 200'

Sheet:
1 of 2
 CADD ID:

Attachment 2



OFFICE OF
CITY MANAGER

CITY OF RIVIERA BEACH

600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404
(561) 845-4010 FAX (561) 840-3353

March 23, 2012

Ross C. Hering, Director
Palm Beach County
Property and Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411-5605

RE: Waterfront Bond / Amendment Number I to Interlocal Agreement

Dear Ross,

On May 24, 2011, at the County Commission Workshop, the County Commission approved to move forward with the City's request to modify Amendment Number 1 to the Interlocal Agreement, between the City and the County, for Marina improvements under the County's 2004 Bond Issue for Waterfront Access Projects. The Amendment will grant the use of the balance of the grant (approximately \$4,644,598.87) for marina replacement instead of repairs. Additionally, the Amendment will extend the project's completion date to December 31, 2012.

During commissioner comments, the commissioners wanted the City to address three of their concerns. The first being a concern as it relates to preference for local hiring for work being performed on the project. The concern of local preference can be addressed by informing the Commission that the City has adopted a new Procurement Ordinance that provides for local business preferences, and also to increase the opportunities for Small & Minority Business Enterprises. Additionally, the City has incorporated language into the contractor bid documents for manufacturing and installation of the docks, to include a preference for local hiring, and increased opportunities for Small and Minority Business Enterprises.

The commission was also concerned as to the monitoring of how funds were expended for the improvements. All funds expended for this grant are spent on a reimbursement basis. Reimbursements will be processed by county staffers after the City has provided the proper documentation. The commission also expressed concerns about the project progress. Riviera Beach staff provides county staffers with monthly progress reports; county staffers can keep executive management and the commissions abreast of the progress of the project.

The City of Riviera Beach is actively working on the Riviera Beach Marina Project. Initially the grant was designed to complete state required repairs and upgrades, but with additional funding from multiple sources, a request was submitted to amend the grant applications to allow replacement/modernization of the marina rather than fixing it up, which was a short term

Ross C. Hering, Director
Property and Real Estate Management Division
Page 2

solution. The City leveraged a portion of the funds awarded by the County in the Water Access Grant, and has been awarded additional grant funds in the amount of \$5,302,000. With the additional Grant funding, along with the outstanding PBC Water access grant balance, the City can continue its efforts with the replacement/modernization of the Marina.

Grant Amount awarded to the City of Riviera Beach	\$ 5,000,000.00
• PBC Water Access Grant Spent bills # 1 through # 8	\$ 1,209,456.97
• Amount reimbursed	\$ 355,401.13
• Amount billed but outstanding	<u>\$ 854,055.84</u>
	\$1,209,456.97
• Balance of PBC Water Access grant if all current billing paid	\$ 3,790,543.03
• Balance of PBC Water Access grant without all billing paid	\$ 4,644,598.87

With the continued support of the County, and the City's efforts, Riviera Beach will soon have a very active, working waterfront providing water access to all residents of Palm Beach County, along with transient vessels. The City marina also provides considerable water access to non-boat owners through its charter and rental boats operators and water taxis that transport residents and tourists to Peanut Island and other sites within the county. This waterfront will serve as the economic engine for redevelopment in Riviera Beach, as well as for Palm Beach County.

Thank you for your consideration.

Sincerely,


Ruth C. Jones

Ross C. Hering, Director
Property and Real Estate Management Division
Page 3

Below is a bullet update on the items completed for certain repairs and replacements at the City Marina Project.

1. Developed a plan to replace the marina into two phases to insure that the existing tenants, both the public and companies operating out of the marina, such as charter, dive and fishing operations, rental and water taxis, could still be accommodated during the construction of the new marina. This PBC Water Access Grant is to assist in funding the \$ 11,000,000 Phase 1.
2. Replacement of the fuel tanks, lines and dispensers required by law.
3. Rebuilding of the restrooms, shower rooms and laundry along with other repairs needed for life safety during continued operation of the marina.
4. Hired a marina consultant to obtain other grant money, and coordinate the project with city staff, the engineer, vendors, contractors and granting agencies.
5. Through the CC&A process, hired a coastal engineering firm to provide all needed engineering, permitting, and studies needed to obtain permits, and to insure that the city has a long lasting modern and efficient operating marina.
6. Redesigned the marina providing slips for modern sized vessels, tidal conditions, and avoided any sea-grass impacts.
7. Applied for an easterly expansion of the Deed of Dedication for the marina from DEP state lands. This granted expansion allowed for additional slips lost in the redesign that avoided sea-grass and slips for modern sized vessels.
8. Completed the bathometric, sea-grass and other studies such as the wave energy study needed for permitting and replacement of the marina. This included bid specifications for the marina and upland parking and utility feeds both design and engineering.
9. Demolished the old promenade dock including finger piers.
10. Permitted the new seawall, and replaced the main section.
11. Permitted the new dock design as well as maintenance dredging needed to accommodate the new floating docks and navigational issues.
12. Completed the bid process and dock manufacturer selection for all docks. Docks A, A1, B, promenade dock, community boating dock, water taxi dock, and C dock. First work order for the dock manufacturer to proceed has been approved by council and issued.
13. The City Utility Department has committed funding of the new water lines, lift station and sewerage lines to connect to the marina, and has obtained the Health Department permit.
14. Completed plans for parking until a parking garage is completed by CRA.
15. Completed bid package out for bids for the demolition of the docks being replaced, the maintenance dredging and installation of the new docks and pilings.
16. As part of the dock manufacturer bid an inspection will be performed annually to insure any needed maintenance issues are identified and repaired.

Ross C. Hering, Director
Property and Real Estate Management Division
Page 4

Next steps to be taken or are underway by the City/CRA

1. Award to contractor for dock installation, dredging and demolition.
2. Bid specifications and bid documents to go out for the supply and installation of the dock utilities, water, fire, electrical sewerage pump-out, phone-cable-Wi-Fi, etc.
3. City Utilities Department to bid out upland water and sewer infrastructure
4. Finalize parking areas, bid specifications and process by City/ CRA
5. Landside lower section of promenade to be completed along waterfront by City/CRA

The Marina Renovation Project Phase 1 will be substantially completed September 30, 2012, and will be totally completed and open for business on or before December 31, 2012. All current funding will be expended upon completion.

The City, in its endeavors to complete the marina, both Phase 1 and Phase 2 is continuing to move forward. During the process to construct Phase 2, the City will continue to use the southern portion of the marina until which time it is demolished and replaced.

1. The overall design for Phase 2 is completed. This entails replacement of Docks D, D1, a new E dock, dredging the south end of the marina and replacement of the southern 250ft section of seawall.
2. Engineering and necessary studies are underway to apply for permits for the replacement of dock E and dredging that could not be obtained in Phase 1 due to mitigation requirements as to a small section of sea-grass located around E dock.
3. The dock manufacturer has supplied prices on the docks in Phase 2 as part of Phase 1 subject to council work order resolutions. This will speed up the work process as well as insuring all docks are by the same manufacturer.
4. The cost analysis of Phase 2 has been completed.
5. The City/CRA has put up \$ 2,000,000 toward Phase 3.
6. The marina consultant has identified grants for Phase 3, and is currently underway to apply for them.

As anticipated grant funds become available, the construction replacement of docks, dredging and seawall replacement should start early 2013, and be completed by early 2014.

Ross C. Hering, Director
 Property and Real Estate Management Division
 Page 5

EXHIBIT # "C "Analysis of Billed vs. paid and
 outstanding balance Submittals 1 through 8

Submittals	Billed	Paid to City
# 1 Replacement of Dock gate Original Exhibit C Balance (10% retained)	\$ 5,400.00	\$ 4,860.00
# 2 Preliminary draft rendering dock expansion Survey of dock-fire protection Original Exhibit C Balance	\$ 4,186.47	\$ 3,767.82
# 3 Electrical parts docks Paid in Full	\$ 14,898.28	\$ 14,898.28
# 4 Parking area dry storage gravel rock replacement \$ 13,833.17	\$ 18,718.17	\$ 13,833.17
#5 Fuel tank difference from \$ 200,000 in original Exhibit C changed to \$ 562,789 in amendment 1	\$ 687,540.17	\$ 314,541.76
#6 No payment for fuel tank Replacement final	\$ 68,326.43	
Owed to City is \$ 3,759.00 They paid		\$ <u>3,500.10</u>
# 7 No payment received	\$ 351,289.89	
# 8 No Payment received	\$ <u>59,097.58</u>	
TOTALS	\$1,209,456.99	\$ 355,401.13

Ross C. Hering, Director
 Property and Real Estate Management Division
 Page 6

EXHIBIT # "C #2" BASED ON APPROVALS ORIGINAL EXHIBIT "C" AND REVISED "C#1" APPROVED
 BY PBCBCC ON NOVEMBER 17, 2009

Submittals	Work done and appropriate Exhibit "C" Authorizations	Amounts Owed City
# 1	Replacement of Dock gate Original Exhibit C Balance	\$ 540.00
# 2	Preliminary draft rendering dock expansion Survey of dock-fire protection Original Exhibit C Balance	\$ 418.65
# 3	Electrical parts docks, electrical grounding Balance of dock rendering Original Exhibit C	0
# 4	Parking area dry storage gravel rock replacement, repairs to dry marina racks, renovations to marina fuel dock building, electrical parts docks, replacement vending machines on fuel dock, repairs to dock electric. Original Exhibit C	\$ 4,885.00
#5	Repairs to docks electrical plumbing, repairs to fork lift launch area concrete slab and stops. Pilings for a new dock, and replacement of the underground fuel tanks, dispenser and lines. Original Exhibit "C" and revised "C 1"	\$ 372,998.41
#6	Repairs to dock electrical, sewerage line, parts and final bill for fuel tank and lines, replacement. Exhibit "C 1"	\$ 64,826.33
#7	Preliminary engineering seawall, renovations of marina restrooms, shower rooms, public restrooms and laundry rooms. Lumber for floating dock Exhibit "C"	\$ 351,289.89
#8	Repairs to storm drain entrance to marina, final restroom renovations. Exhibits "C" and "C 1"	<u>\$ 59,097.58</u>
	Balance owed to the city billed	<u>\$ 854,055.86</u>

Ross C. Hering, Director
 Property and Real Estate Management Division
 Page 7

Palm Beach County Water Access Grant- City of Riviera Beach
 EXHIBIT "C-3" Replacement of the marina with new floating docks

Categories covering the replacement of docks Riviera Beach Marina	
1) Paid and balance due of submissions 1 through 8 of renovations to existing marina including life safety issues to allow operation of the marina to operate while under construction Phase 1 and Phase 2 Exhibits "C" and "C 1"	\$1,209,457
2) Engineering, studies including environmental, permitting, design for the replacement of the Seawall, docks, dredging, including bid specifications and bid documents, inspections, upland parking and upland utilities connected to the marina. Architecture for the boardwalk design and fuel dock building design. Overall project management-coordination.	\$ 340,000
3) Replacement of Docks A, A1, B, promenade dock, community dock, water taxi dock, Includes: <ul style="list-style-type: none"> a. Purchase of Floating and fixed docks, finger piers, gangways and pilings b. Complete utilities, potable water and fire system, electrical, dockside sewerage pump-out system, low voltage including cable, phone and Wi-Fi, lighting, dock hardware c. Demolition of existing docks and pilings d. Maintenance dredging e. Purchase and installation of all docks, pilings, utilities, and dock hardware 	<u>\$ 3,450,543</u>
Total Water Access Grant	\$ 5,000,000

AMENDMENT 2 Attachment A to the County Water Access Grant

BACKGROUND

Riviera Beach was one of the cities awarded a grant from Palm Beach County as part of the waterfront bond referendum to retain & assist public access at marinas, boat ramps and boatyards throughout the county. The Riviera Beach Marina was built around thirty years ago. The marinas age as well as an outdated design and the importance of its geographic location assisted the City through this grant program. Having no additional funds available to the city at that time a plan was developed to fix life safety issues as well as improve support infrastructure such as remodeling of rest rooms, replacing the fuel system that was going to be out of compliance with changes in the law etc. The city came back to the Commission with the first amendment of changes needs as the city worked through the process of fixing the marina.

In early 2010 the master developer Viking Yachts asked an Industry consultant if he could obtain additional funds for the city to add to the county funds to redesign and replace the existing marina rather than repairs. The concern was that the marina docks themselves would still be old with a poor design layout with new utility upgrades. This endeavor has obtained over \$ 5,000,000 in additional money which coupled with the balance of the county money enabled the city to move toward replacement of the infrastructure with a newly designed permitted floating dock marina that meets the demand of today's modern sized vessels.

The city during its planning stages determined that the project needed to be done in two phases. This way commercial vessels as well as the public would not be forced out during construction causing hardship and possible loss of jobs to primarily businesses but also public access use.

On May 24th 2011 the City appeared at a Commission Workshop where it laid out its plan and listened to the Commission express 3 main concerns as the city moved forward.

The City has reacted positively to those concerns through number one, changes in its Procurement Ordinance that provides for local business preferences as well as increasing the opportunities for Small and Minority business enterprises. This has been further evidenced in the bid documents to include a preference for local hiring and increase opportunities for Small and Minority Business Enterprises.

The second concern was monitoring of how funds were expended for improvements. This is a reimbursement grant program and the city has put in place a team under the City Manager that includes Coastal and Civil engineers, a marina consultant, Marina Director, Purchasing Director, City Attorney, Finance Director, Public Works Director and the Utilities Director that imputes on all components of

the project. They review its bid processes to insure the best quality product at the lowest price and accounting for all expenditures through consistent evaluation as the project moves forward. The Marina Director provides county staff with required monthly progress reports so executive management and the PBC Commission can stay abreast of the project.

The third concern was that the city is moving forward. The new design permitted design layout, a compilation of the progress made to date, the next steps, and the completion date of 12-31-2012 for Phase 1 laid is out in Exhibit A Attachments.

Exhibit A Attachment 1

Riviera Beach Marina moving forward:

1. Developed a plan to replace the marina into two phases to insure that the existing tenants} both the public and companies operating out of the marina} such as charter} dive and fishing operations} rental and water taxis} could still be accommodated during the construction of the new marina. This Palm Beach County Water Access Grant is to assist in funding the \$ 11,000,000 Phase 1.
2. Replacement of the fuel tanks} lines and dispensers required by law.
3. Rebuilding of the restrooms} shower rooms and laundry along with other repairs needed for life safety during continued operation of the marina.
4. Hired a marina consultant to obtain other grant money} and coordinate the project with city staff, the engineer, vendors, contractors and granting agencies.
5. Through the CC&A process, hired a coastal engineering firm to provide all needed engineering, permitting, and studies needed to obtain permits and to insure that the city has a long lasting modern and efficient operating marina.
6. Redesigned the marina providing slips for modern sized vessels, tidal conditions and avoided sea-grass impacts.
7. Applied for an easterly expansion of the Deed of Dedication for the marina from DEP State Lands. This granted expansion allowed for additional slips lost in the redesign that avoided sea-grass and slips for modern sized vessels.
8. Completed the bathometric, sea-grass and other studies such as the wave energy study needed for permitting and replacement of the marina. This included bid specifications for the marina and upland parking and utility feeds both design and engineering.
9. Demolished the old promenade dock including finger piers.
10. Permitted the new seawall and replaced 750 ft. of seawall.

Riviera Beach Marina moving forward

11. Permitted the new dock design as well as maintenance dredging needed to accommodate the new floating docks and navigational issues.
12. Completed the bid process and dock manufacturer selection for all docks in phases 1 and 2 and E dock in phase 3.
13. The City Utility Department has committed funding of the new water lines, lift station and sewerage lines to connect to the marina and has obtained the Health Department permit. Anticipated going out to bid by June 1st.
14. Completed plans for surface parking until a parking garage is completed by CRA.
15. Completed bid package out for bids for contractor to demo old docks, perform maintenance dredging and install the new fixed and floating docks.
16. As part of the dock manufacturer bid an annual inspection will be performed to insure any needed maintenance or repair issues are identified and work done to insure the 10 year warranty is maintained.
19. New docks should start arriving the end of June at the facility. Contractor will start installing the concrete pilings along the seawall for the promenade dock as well as starting the demo of the old docks to prepare for the delivery of the concrete wave-attenuating floating docks.

Exhibit A Attachment 2 continued

Riviera Beach Marina moving forward

Next steps to be taken or are underway by the City/CRA

1. Award to contractor for dock installation, dredging and demolition. Go to council on the May 16th board meeting.
2. Bid specifications and bid documents to go out for the supply and installation of the dock utilities, water, fire, electrical, sewerage pump-out, phone-cable-Wi-Fi, etc. Expected to go out to bid early June
3. City Utilities Department to bid out upland water and sewer infrastructure to supply marina and other upland development.
4. Finalize parking areas, bid specifications and process by City/ CRA
5. Landside lower section of promenade to be completed along waterfront by City/CRA

The Marina Renovation Project Phase 1 will be substantially completed September 30, 2012, and will be totally completed and open for business on or before December 31, 2012. All current funding will be expended upon completion.

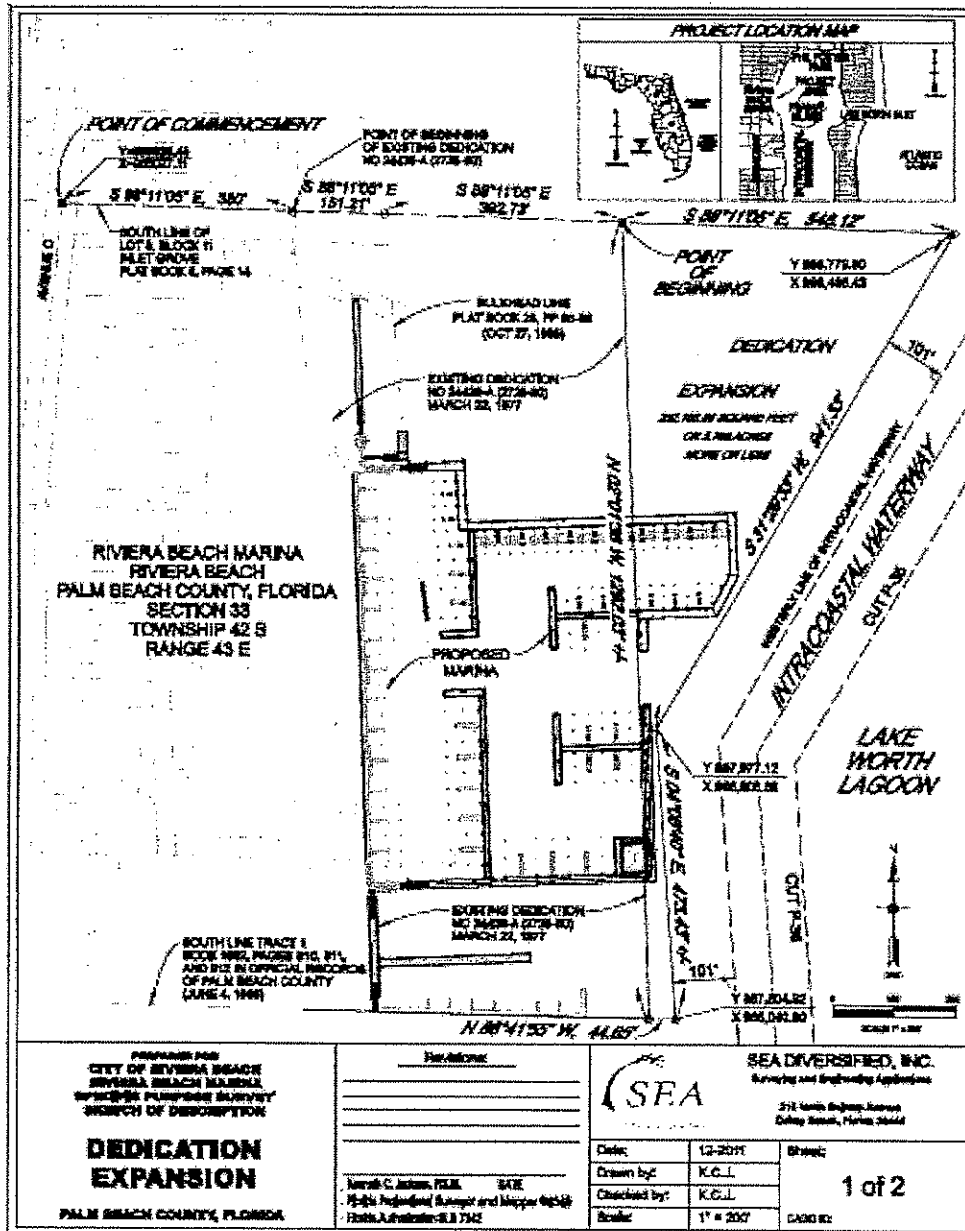
The City, in its endeavors to complete the marina, both Phase 1 and Phase 2 is continuing to move forward. During the process to construct Phase 2, the City will continue to use the southern portion of the marina until which time it is demolished and replaced.

1. The overall design for Phase 2 is completed. This entails replacement of Docks D, D1, a new E dock, dredging the south end of the marina and replacement of the southern 250ft section of seawall.
2. Engineering and necessary studies are underway to apply for permits for the replacement of dock E and dredging that could not be obtained in Phase 1 due to mitigation requirements as to a small section of sea-grass located around E-dock.
3. The dock manufacturer has supplied prices on the docks in Phase 2 and 3 as part of Phase 1 subject to council work order resolutions. This will speed up the work process as well as insuring all docks are by the same manufacturer.

4. The contractor bid included install of phase 2 and E dock in phase 3 to again speed up the city process.
5. The cost analysis of Phase 2 and 3 has been completed.
6. The City/CRA has put up \$ 2,000,000 toward Phase 2 and 3.
7. The marina consultant has identified grants for Phase 2 and 3, and is currently underway to apply for them.

As anticipated grant funds become available, the construction replacement of docks, dredging and seawall replacement should start early 2013, and be completed by the end of 2013.

State Deed of Dedication Easterly Extension



A parcel of submerged land lying in the water body know as Lake Worth, in the City of Riviera Beach and lying adjacent to Section 33, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the intersection of the centerline of Avenue "C" and the Westerly projection of the South line of Lot 8, Block 11, Inlet Grove, According to the plat thereof as recorded in Plat Book 8, Page 14, of the Public Records of Palm Beach County, Florida, and also according to the plat thereof titled "Bulkhead Line Riviera Beach, Florida", recorded in Plat Book 28, Page 95 and 96, in the Public Records of Palm Beach County, Florida, thence S 88°11'05" E, along said Westerly projection and along said South line of Lot 8, Block 11, a distance of 380 feet to a point, said point being the point of beginning of the submerged parcel of land described in that certain dedication No. 24438-A (2725-50), approved by the Board of Trustees of the Internal Improvement Fund on March 22, 1977, thence continue along the Easterly projection of the south line of said Lot 8 and the northerly line of said dedication, a distance of 151.21 feet to a point in the City of Riviera Beach Bulkhead Line as shown on said aforementioned plat and as approved in the certain Certificate of Approval for Establishment of Bulkhead Line No. 50 (10-19-65), by the Trustees of the Internal Improvement Fund of the State of Florida, dated October 27, 1965; thence continue S 88°11'05" E, along the Easterly projection of said Lot 8, Block 11, and the northern line of said dedication, a distance of 392.73 feet, to the northeast corner of said dedication and the Point of Beginning of the herein described parcel of submerged land; thence continue S 88°11'05" E, along the easterly projection of the northerly line of said dedication, a distance of 548.12 feet, to a point in a line, said line being a line 101.00 feet west of, as measured at a right angles, and parallel with the westerly line of the Intracoastal Waterway channel; thence S 31°29'33" W, along said parallel line, a distance of 941.33 feet; thence S 04°08'40" E, continuing along said parallel line being 101.00 feet west of, as measured at a right angles, and parallel with the westerly line of the Intracoastal Waterway channel, a distance of 473.43 feet, more or less, to a point in a line, said line being the Easterly projection of the South line of a certain tract of land, hereinafter called Tract 1, described in a deed dated June 4, 1968, as recorded in Book 1662, Pages 810, 811 and 912, in the Official Records of Palm Beach County; thence N 88°41'55" W, along said Easterly projection of the South line of said Tract 1, a distance of 44.65 feet, to a point being the southeast corner of aforementioned dedication No. 24438-A (2725-50) parcel; thence N 02°01'38" W, along the easterly line of said dedication No. 24438-A (2725-50) parcel, a distance of 1292.03 feet, more or less, to the Point of Beginning of this submerged land parcel description.

Said lands are laying and being in the City of Riviera Beach, Palm Beach County, Florida and containing 252,153.06 square feet or 5.789 acres more or less.

Notes:

1. Refer to Sea Diversified project number 10-1725.
2. This specific purpose survey was prepared on December 12, 2011.
3. The purpose of this specific purpose survey is to provide a sketch and description for a submerged land dedication expansion.
4. The coordinates shown herein are based on the Florida State Plane Coordinate System, East Zone, North American Datum, 1983 (NAD83).
5. The bearings shown herein are grid and based on the referenced horizontal datum.
6. Refer to sheet 1 of 2 for the sketch of description.
7. This sketch and description has been prepared for the City of Riviera Beach, 600 West Blue Heron Blvd., Palm Beach County, Florida, 33404.

CITY OF RIVIERA BEACH
 OVERALL MARINA CONFIGURATION
 PHASE I
**DEDICATION
 MODIFICATION
 DESCRIPTION**
 PALM BEACH COUNTY, FLORIDA

Revisions:



SEA DIVERSIFIED, INC.
 Surveying and Engineering Applications

310 North Swinton Avenue
 Delray Beach, Florida 33444

Date:	01-20-12
Drawn by:	
Checked by:	W.T.S.
Scale:	N.T.S.

Sheet:
 EXHIBIT
 CADD ID:



Sea Diversified, Inc.
 310 North Swinton Avenue
 Delray Beach, Florida 33444
 561-243-4920 (phone) / 561-243-4957 (facsimile)
www.seadiversified.com

Estimate of Probable Construction Costs - Riviera Beach Marina
 Prepared by Sea Diversified, Inc.
 Updated 5/10/2012

PHASE ONE

 Page One

Item	Description	Quantity	Unit	Unit Cost	Sub-Total	Total
1	Floating Dock Structures (furnish & install)					
	Pier A					
	Breakwater -(Marinetek) - Furnish	10150	sf	\$ 108.00	\$ 1,096,200.00	
	Breakwater - (Murphy) - Install	10150	sf	\$ 4.00	\$ 40,600.00	
	Finger Piers - (Marinetek) - Furnish	2508	sf	\$ 80.00	\$ 200,640.00	
	CO Cleats and Pile Guides	1	ea	\$ 24,425.00	\$ 24,425.00	
	Finger Piers - (Murphy) -Install	12	ea	\$ 1,360.00	\$ 16,320.00	
	Gangway - (Technomarine) - Furnish	1	ea	\$ 32,780.00	\$ 32,780.00	
	Gangway - (Murphy) - Install	1	ea	\$ 4,800.00	\$ 4,800.00	
	Cleats	137	ea	\$ 50.00	\$ 6,850.00	
	Cleats - Bollard	8	ea	\$ 130.00	\$ 1,040.00	
	Ladders - (Marinetek) - Furnish	18	ea	\$ 150.00	\$ 2,700.00	
	Ladders - (Murphy) - Install	18	ea	\$ 200.00	\$ 3,600.00	
	Misc. dock components	1	ls	\$ 15,000.00	\$ 15,000.00	
	Subtotal Piers and Pier Components					\$1,444,955.00
	Steel Pipe Piles - 24"x60', 1/2" Wall - Supply	30	ea	\$ 6,360.00	\$ 190,800.00	
	Steel Pipe Piles - 24"x60', 1/2" Wall - Install	30	ea	\$ 1,180.00	\$ 35,400.00	
	Steel Pipe Piles - 24"x60', 1/2" Wall - Caps	30	ea	\$ 345.00	\$ 10,350.00	
	Steel Pipe Piles - 20"x60', 1/2" Wall - Supply	12	ea	\$ 5,700.00	\$ 68,400.00	
	Steel Pipe Piles - 20"x60', 1/2" Wall - Install	12	ea	\$ 1,190.00	\$ 14,280.00	
	Steel Pipe Piles - 20"x60', 1/2" Wall - Caps	12	ea	\$ 350.00	\$ 4,200.00	
	Mooring Piles (Fiberglass)-Furnish-Install	6	ea	\$ 2,090.00	\$ 12,540.00	
	Subtotal Piles					\$335,970.00
	Electric / lighting	26	slips	\$ 15,000.00	\$ 390,000.00	
	Potable Water	26	slips	\$ 2,500.00	\$ 65,000.00	
	Sewer	26	slips	\$ 5,000.00	\$ 130,000.00	
	Fire Protection	1	ls	\$ 125,000.00	\$ 125,000.00	
	Subtotal Utilities					\$710,000.00
	Pier A - Total					\$2,490,925.00
	Pier A2					
	10' Wide Main Pier - (Marinetek) - Furnish	1,644	sf	\$ 75.00	\$ 123,300.00	
	10' Wide Main Pier - (Murphy) - Install	1,644	sf	\$ 6.00	\$ 9,864.00	
	12' Wide Main Pier - (Marinetek) - Furnish	720	sf	\$ 75.00	\$ 54,000.00	
	12' Wide Main Pier - (Murphy) - Install	720	sf	\$ 6.00	\$ 4,320.00	
	Finger Piers - (Marinetek) - Furnish	777	sf	\$ 80.00	\$ 62,160.00	
	CO Cleats and Pile Guides	1	ea	\$ 6,325.00	\$ 6,325.00	
	Finger Piers - (Murphy) - Install	3	ea	\$ 2,040.00	\$ 6,120.00	
	Cleats	43	ea	\$ 50.00	\$ 2,150.00	
	Ladders - (Marinetek) - Furnish	6	ea	\$ 150.00	\$ 900.00	
	Ladders - (Murphy) - Install	6	ea	\$ 220.00	\$ 1,320.00	
	Misc. dock components	1	ls	\$ 5,000.00	\$ 5,000.00	
	Subtotal Piers and Pier Components					\$275,459.00
	Steel Pipe Piles - 20"x60', 1/2" Wall - Supply	9	ea	\$ 5,700.00	\$ 51,300.00	
	Steel Pipe Piles - 20"x60', 1/2" Wall - Install	9	ea	\$ 1,200.00	\$ 10,800.00	
	Steel Pipe Piles - 20"x60', 1/2" Wall - Caps	9	ea	\$ 340.00	\$ 3,060.00	
	Mooring Piles (Fiberglass) - Furnish - Install	6	ea	\$ 2,120.00	\$ 12,720.00	
	Subtotal Piles					\$77,880.00



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 Updated 5/10/2012

PHASE ONE
Page Two

Item	Description	Quantity	Unit	Unit Cost	Sub-Total	Total
Pier A2 - Continued						
	Electric / lighting	7	slips	\$ 15,000.00	\$ 105,000.00	
	Potable Water	7	slips	\$ 2,500.00	\$ 17,500.00	
	Sewer	7	slips	\$ 5,000.00	\$ 35,000.00	
	Fire Protection	1	ls	\$ 50,000.00	\$ 50,000.00	
Subtotal Utilities						\$207,500.00
Pier A2 - Total						\$560,839.00
Pier B						
	Breakwater -(Marinetek) - Furnish	3439	sf	\$ 108.00	\$ 371,412.00	
	Breakwater - (Murphy) - Install	3420	sf	\$ 4.00	\$ 13,680.00	
	14' Wide Main Pier - (Marinetek) - Furnish	1,888	sf	\$ 4.00	\$ 7,552.00	
	14' Wide Main Pier - (Murphy) - Install	1,888	sf	\$ 4.00	\$ 7,552.00	
	12' Wide Main Pier - (Marinetek) - Furnish	1,200	sf	\$ 75.00	\$ 90,000.00	
	12' Wide Main Pier - (Murphy) - Install	1,200	sf	\$ 4.00	\$ 4,800.00	
	Finger Piers - 5x40 -(Marinetek) - Furnish	1254	sf	\$ 80.00	\$ 100,320.00	
	Finger Piers - 5x40 -(Murphy) - Install	6	ea	\$ 2,220.00	\$ 13,320.00	
	Finger Piers - 5x50 -(Marinetek) - Furnish	518	sf	\$ 80.00	\$ 41,440.00	
	Finger Piers - 5x50 -(Murphy) - Install	2	ea	\$ 2,220.00	\$ 4,440.00	
	CO Cleats and Pile Guides	1	ea	\$ 16,175.00	\$ 16,175.00	
	Cleats	87	ea	\$ 50.00	\$ 4,350.00	
	Cleats - Bollard	28	ea	\$ 130.00	\$ 3,640.00	
	Ladders - (Marinetek) - Furnish	12	ea	\$ 150.00	\$ 1,800.00	
	Ladders - (Murphy) - Install	12	ea	\$ 210.00	\$ 2,520.00	
	Misc. dock components	1	ls	\$ 5,000.00	\$ 5,000.00	
Subtotal Piers and Pier Components						\$828,141.00
	Steel Pipe Piles - 24"x60', 1/2" Wall - Supply	10	ea	\$ 6,360.00	\$ 63,600.00	
	Steel Pipe Piles - 24"x60', 1/2" Wall - Install	10	ea	\$ 1,200.00	\$ 12,000.00	
	Steel Pipe Piles - 24"x60', 1/2" Wall - Caps	10	ea	\$ 380.00	\$ 3,800.00	
	Steel Pipe Piles - 20"x60', 1/2" Wall - Supply	12	ea	\$ 5,700.00	\$ 68,400.00	
	Steel Pipe Piles - 20"x60', 1/2" Wall - Install	12	ea	\$ 1,190.00	\$ 14,280.00	
	Steel Pipe Piles - 20"x60', 1/2" Wall - Caps	12	ea	\$ 340.00	\$ 4,080.00	
	Mooring Piles (Fiberglass)-Furnish-Install	21	ea	\$ 2,370.00	\$ 49,770.00	
Subtotal Piles						\$215,930.00
	Electric / lighting	19	slips	\$ 15,000.00	\$ 285,000.00	
	Potable Water	19	slips	\$ 2,500.00	\$ 47,500.00	
	Sewer	19	slips	\$ 5,000.00	\$ 95,000.00	
	Fire Protection	1	ls	\$ 75,000.00	\$ 75,000.00	
Subtotal Utilities						\$502,500.00
Pier B - Total						\$1,546,571.00



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PHASE ONE
 Page Three

Item	Description	Quantity	Unit	Unit Cost	Sub-Total	Total
Pier C						
	10' Wide Main Pier - (Marinetek) - Furnish	2,964	sf	\$ 75.00	\$ 222,300.00	
	10' Wide Main Pier - (Murphy) - Install	2,964	sf	\$ 5.00	\$ 14,820.00	
	12' Wide Main Pier - (Marinetek) - Furnish	780	sf	\$ 75.00	\$ 58,500.00	
	12' Wide Main Pier - (Murphy) - Install	780	sf	\$ 5.00	\$ 3,900.00	
	Finger Piers - (Marinetek) - Furnish	1,695	sf	\$ 80.00	\$ 135,600.00	
	CO Cleats and Pile Guides	1	ea	\$ 12,000.00	\$ 12,000.00	
	Finger Piers - (Murphy) - Install	5	ea	\$ 2,250.00	\$ 11,250.00	
	Cleats	50	ea	\$ 50.00	\$ 2,500.00	
	Cleats - Bollard	12	ea	\$ 264.00	\$ 3,168.00	
	Ladders - (Marinetek) - Furnish	9	ea	\$ 150.00	\$ 1,350.00	
	Ladders - (Murphy) - Install	9	ea	\$ 210.00	\$ 1,890.00	
	Misc. dock components	1	ls	\$ 5,000.00	\$ 5,000.00	
Subtotal Piers and Pier Components						\$472,278.00
	Steel Pipe Piles - 20"x60', 1/2" Wall - Supply	14	ea	\$ 5,700.00	\$ 79,800.00	
	Steel Pipe Piles - 20"x60', 1/2" Wall - Install	14	ea	\$ 1,190.00	\$ 16,660.00	
	Steel Pipe Piles - 20"x60', 1/2" Wall - Caps	14	ea	\$ 340.00	\$ 4,760.00	
	Mooring Piles (Fiberglass) - Furnish - Install	12	ea	\$ 2,370.00	\$ 28,440.00	
Subtotal Piles						\$129,660.00
	Electric / lighting	12	slips	\$ 15,000.00	\$ 180,000.00	
	Potable Water	12	slips	\$ 2,500.00	\$ 30,000.00	
	Sewer	12	slips	\$ 5,000.00	\$ 60,000.00	
	Fire Protection	1	ls	\$ 75,000.00	\$ 75,000.00	
Subtotal Utilities						\$345,000.00
Pier C - Total						\$946,938.00

Promenade						
	8' Wide Marginal - (Techno) - Furnish	4,519	sf	\$ 50.00	\$ 225,950.00	
	8' Wide Marginal - (Murphy) - Install	4,519	sf	\$ 9.00	\$ 40,671.00	
	14' Wide Marginal - (Techno) - Furnish	1,360	sf	\$ 45.00	\$ 61,200.00	
	14' Wide Marginal - (Murphy) - Install	1,360	sf	\$ 16.00	\$ 21,760.00	
	14' Wide Marginal - (Murphy) - Decking	1,360	sf	\$ 4.75	\$ 6,460.00	
	12' Wide Access - (Techno) - Furnish	720	sf	\$ 48.00	\$ 34,560.00	
	12' Wide Access - (Murphy) - Install	720	sf	\$ 12.00	\$ 8,640.00	
	14' Wide Access - (Techno) - Furnish	812	sf	\$ 48.00	\$ 38,976.00	
	14' Wide Access - (Murphy) - Install	812	sf	\$ 11.00	\$ 8,932.00	
	Art. Finger Piers - (Techno) - Furnish	3,828	sf	\$ 67.25	\$ 257,400.00	
	Art. Finger Piers - (Murphy) - Install	13	ea	\$ 1,380.00	\$ 17,940.00	
	Cleats - Supply	108	ea	\$ 50.00	\$ 5,400.00	
	Cleats - Install	108	ea	\$ 44.00	\$ 4,752.00	
	Ladders - (Marinetek) - Furnish	13	ea	\$ 150.00	\$ 1,950.00	
	Ladders - (Murphy) - Install	13	ea	\$ 150.00	\$ 1,950.00	
	Misc. dock components	1	ls	\$ 5,000.00	\$ 5,000.00	
Subtotal Piers and Pier Components						\$741,541.00



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PHASE ONE
 Page Four

Item	Description	Quantity	Unit	Unit Cost	Sub-Total	Total
Promenade - Continued						
	Concrete Piles - 14" - Promenade	82	ea	\$ 2,230.00	\$ 182,860.00	
	Concrete Piles - 12" - Access to Pier A	15	ea	\$ 2,357.00	\$ 35,355.00	
	Concrete Piles - 18" - Access to Pier D	12	ea	\$ 3,265.00	\$ 39,180.00	
	Steel Pipe Piles - 18"x60', 1/2" Wall - Supply	26	ea	\$ 5,130.00	\$ 133,380.00	
	Steel Pipe Piles - 18"x60', 1/2" Wall - Install	26	ea	\$ 1,110.00	\$ 28,860.00	
	Steel Pipe Piles - 18"x60', 1/2" Wall - Caps	26	ea	\$ 290.00	\$ 7,540.00	
	Mooring Piles (Fiberglass) - Furnish - Install	26	ea	\$ 2,050.00	\$ 53,300.00	
Subtotal Piles						\$480,475.00
	Electric / lighting	27	slips	\$ 10,000.00	\$ 270,000.00	
	Potable Water	27	slips	\$ 2,500.00	\$ 67,500.00	
	Sewer	27	slips	\$ 5,000.00	\$ 135,000.00	
	Fire Protection	1	ls	\$ 50,000.00	\$ 50,000.00	
Subtotal Utilities						\$522,500.00
Promenade - Total						\$1,744,516.00

Water Taxi and Community Dock - Pier A1						
	8' Wide Access - (Techno) - Furnish	236	sf	\$ 49.00	\$ 11,564.00	
	8' Wide Access - (Murphy) - Install	236	sf	\$ 35.00	\$ 8,260.00	
	Hexagon Platform - (Techno) - Furnish	510	sf	\$ 49.00	\$ 24,990.00	
	Hexagon Platform - (Murphy) - Install	510	sf	\$ 11.00	\$ 5,610.00	
	Hexagon Platform - (Murphy) - Decking	510	sf	\$ 5.00	\$ 2,550.00	
	Water Taxi - (Techno) - Furnish	1,036	sf	\$ 73.00	\$ 75,628.00	
	Water Taxi - (Murphy) - Install	1,036	sf	\$ 5.00	\$ 5,180.00	
	Community - (Marinetek) - Furnish	2,000	sf	\$ 75.00	\$ 150,000.00	
	Community - (Murphy) - Install	2,000	sf	\$ 5.00	\$ 10,000.00	
	Railing - (Techno) - Furnish	123	lf	\$ 181.00	\$ 22,263.00	
	Railing - (Murphy) - Install	123	lf	\$ 40.00	\$ 4,920.00	
	Gangway (6'x50') - Furnish	1	ea	\$ 28,616.00	\$ 28,616.00	
	Gangway (6'x50') - (Murphy) - Install	1	ea	\$ 4,710.00	\$ 4,710.00	
	Gangway (6'x40') - Furnish	1	ea	\$ 24,340.00	\$ 24,340.00	
	Gangway (6'x40') - (Murphy) - Install	1	ea	\$ 5,200.00	\$ 5,200.00	
	Cleats - Supply	28	ea	\$ 50.00	\$ 1,400.00	
	Ladders - (Marinetek) - Furnish	1	ea	\$ 150.00	\$ 150.00	
	Ladders - (Murphy) - Install	1	ea	\$ 220.00	\$ 220.00	
	Misc. dock components	1	ls	\$ 5,000.00	\$ 5,000.00	
Subtotal Piers and Pier Components						\$390,601.00
	Concrete Piles - 14" - Furnish and Install	16	ea	\$ 2,240.00	\$ 35,840.00	
	Steel Pipe Piles - 20"x60', 1/2" Wall - Supply	9	ea	\$ 5,700.00	\$ 51,300.00	
	Steel Pipe Piles - 20"x60', 1/2" Wall - Install	9	ea	\$ 1,210.00	\$ 10,890.00	
	Steel Pipe Piles - 20"x60', 1/2" Wall - Caps	9	ea	\$ 360.00	\$ 3,240.00	
Subtotal Piles						\$101,270.00
	Electric / lighting	1	ls	\$ 35,000.00	\$ 35,000.00	
	Potable Water	1	ls	\$ 10,000.00	\$ 10,000.00	
	Fire Protection	1	ls	\$ 15,000.00	\$ 15,000.00	
Subtotal Utilities						\$60,000.00
Water Taxi and Community - Total						\$551,871.00



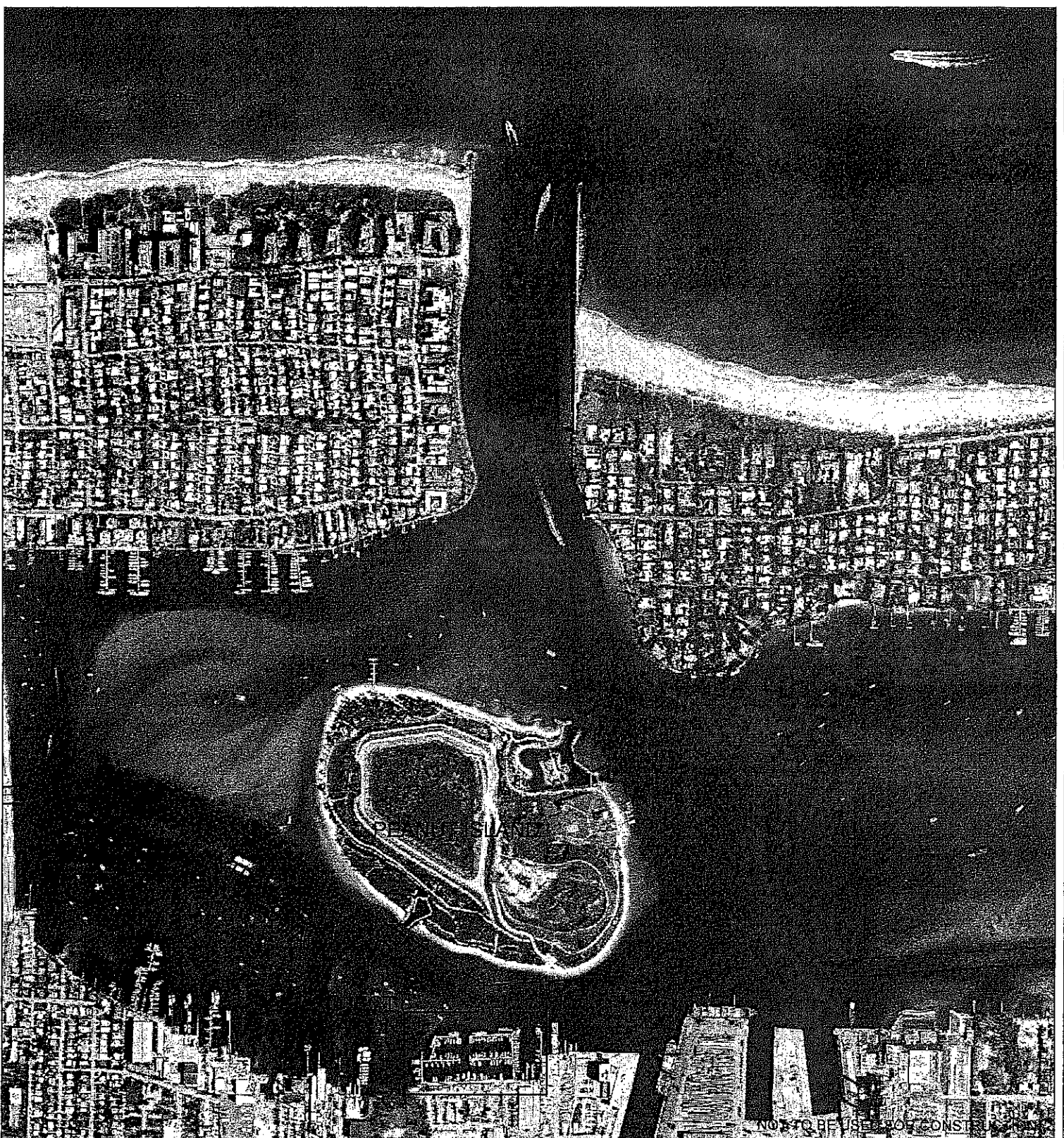
Estimate of Probable Construction Costs - Riviera Beach Marina
 Prepared by Sea Diversified, Inc.
 Updated 5/10/2012

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PHASE ONE
Page Five

Item	Description	Quantity	Unit	Unit Cost	Sub-Total	Total
2	Other Costs					
	Mobilization/ Demobilization	1	ls	\$23,440.00	\$23,440.00	
	Demolition	1	ls	\$222,300.00	\$222,300.00	
	Bulkhead Construction - Phase I	1	ls	\$1,265,314.70	\$1,265,314.70	
	Dredging	1	ls	\$61,176.00	\$61,176.00	
	Survey / Environmental	1	ls	\$77,600.00	\$77,600.00	
	Subtotal Other Costs					\$1,649,830.70

Summary	Total Cost
Piers and Pier Components (D and D1)	\$4,152,975.00
Steel Pipe and Mooring Piles	\$1,341,185.00
Utilities	\$2,347,500.00
Total Other	\$1,649,830.70
Total Phase One Cost Estimate	\$9,491,490.70



NOT TO BE USED FOR CONSTRUCTION

CITY OF RIVIERA BEACH
MARINA IMPROVEMENTS

**AERIAL LOCATION
MAP**

PALM BEACH COUNTY, FLORIDA

Revisions:



SEA DIVERSIFIED, INC.
Surveying and Engineering Applications

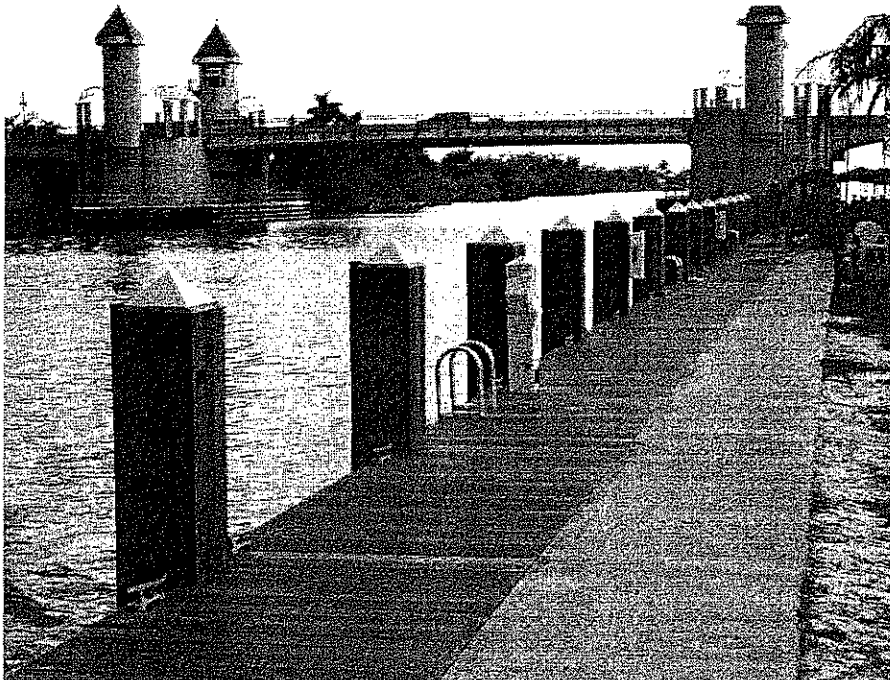
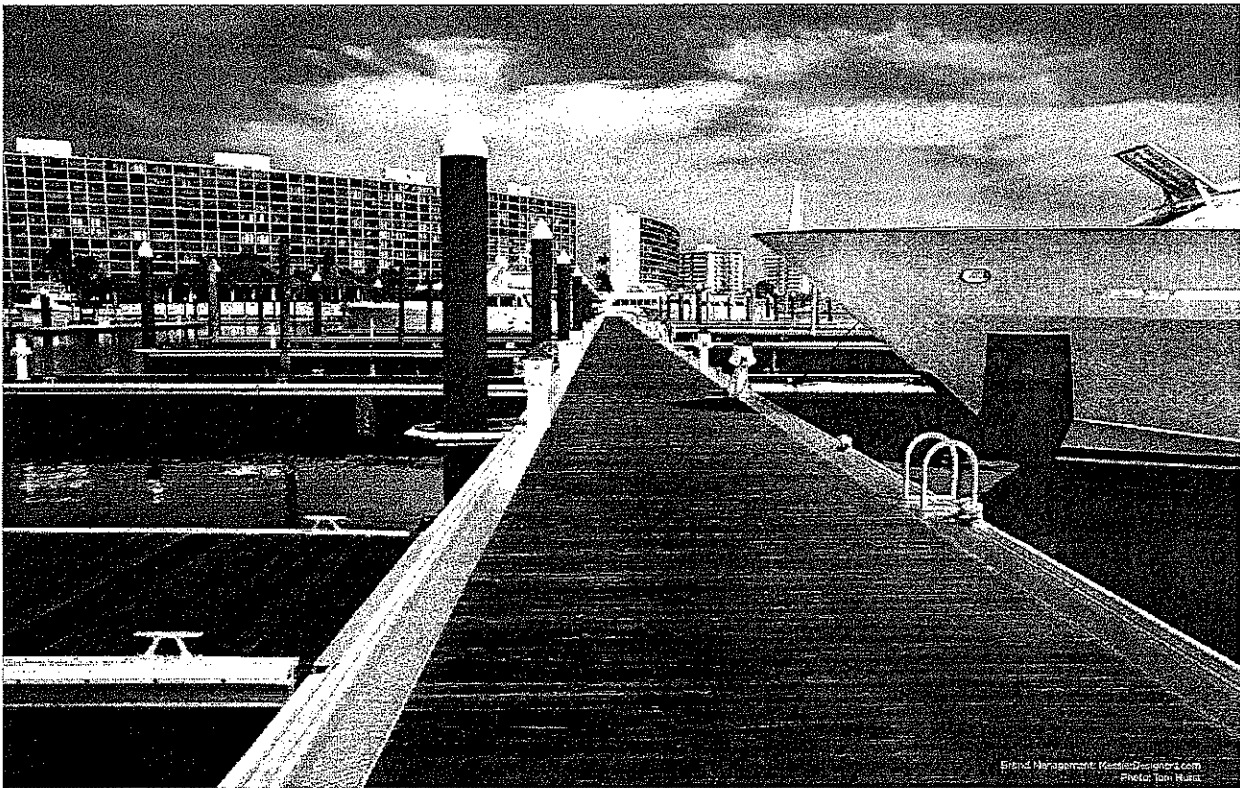
310 North Swinton Avenue
Delray Beach, Florida 33444

Date:	03-28-11
Drawn by:	W.T.S.
Checked by:	W.T.S.
Scale:	As Shown

Sheet:


CADD ID:

ALUMINUM FRAME FIXED AND FLOATING DOCKS WITH HARDWOOD DECKING



CITY OF RIVIERA BEACH
 OVERALL MARINA CONFIGURATION
 PHASE I
**TECHNOMARINE
 EXHIBIT**
 PALM BEACH COUNTY, FLORIDA

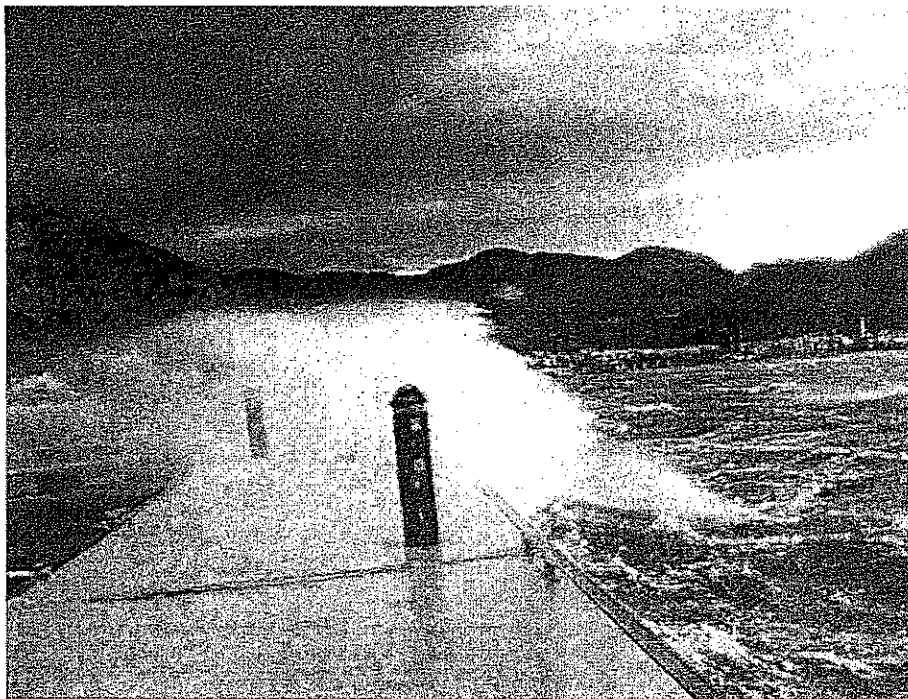
Revisions:

		SEA DIVERSIFIED, INC. Surveying and Engineering Applications	
		310 North Swinton Avenue Delray Beach, Florida 33444	
Date:	01-20-12	Sheet:	
Drawn by:		EXHIBIT	
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PERIMETER WAVE ATTENUATION SYSTEM




CONCRETE FLOATING DOCKS

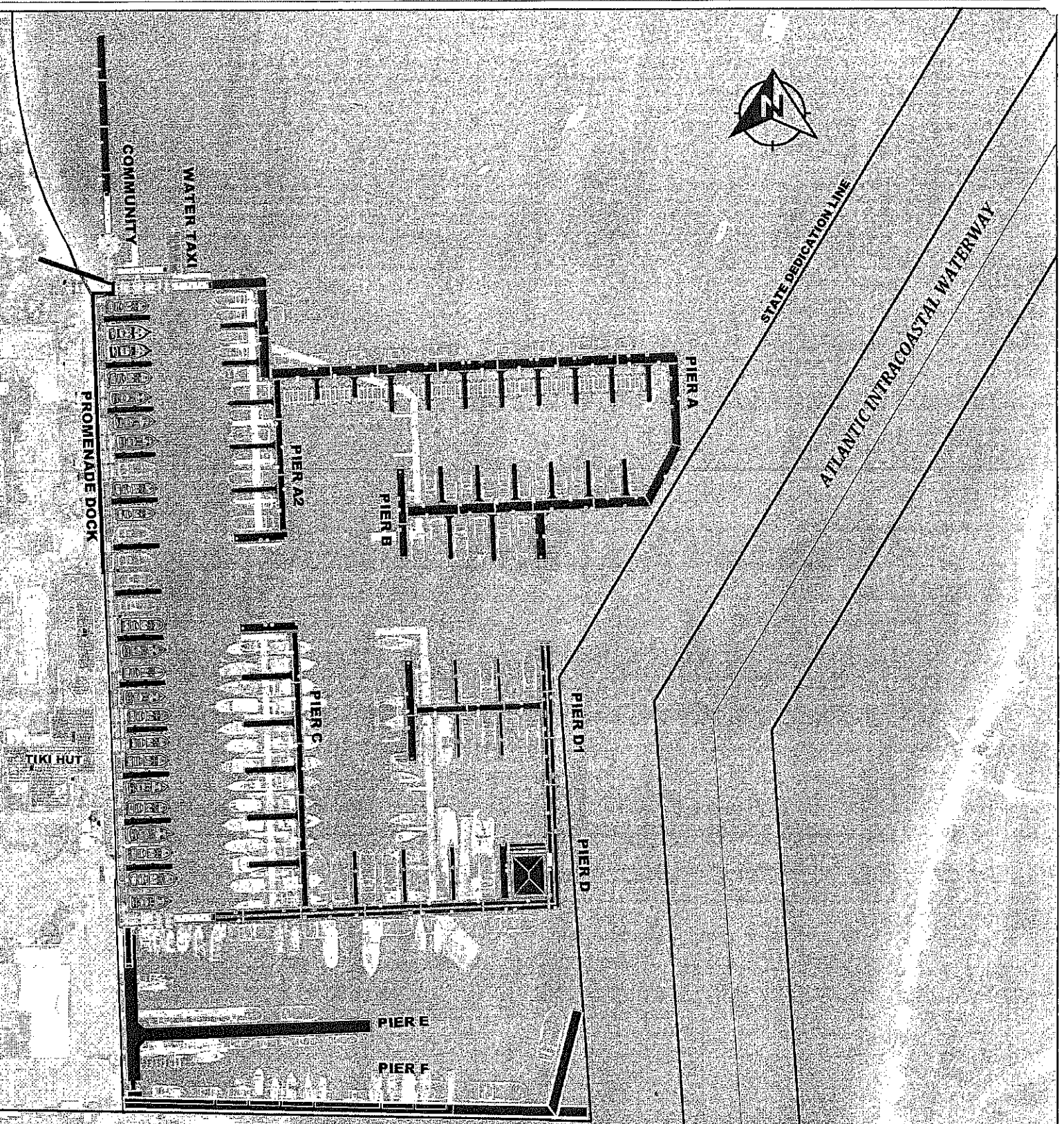


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CITY OF RIVIERA BEACH
 OVERALL MARINA CONFIGURATION
 PHASE I
**MARINETEK
 EXHIBIT**
 PALM BEACH COUNTY, FLORIDA

Revisions:

 SEA DIVERSIFIED, INC. Surveying and Engineering Applications 310 North Swinton Avenue Delray Beach, Florida 33444		Sheet:
		EXHIBIT
Date:	01-20-12	CADD ID:
Drawn by:		
Checked by:	W.T.S.	
Scale:	N.T.S.	



FOR GRAPHICAL REPRESENTATION PURPOSES ONLY NOT TO BE USED FOR CONSTRUCTION

CITY OF RIVIERA BEACH
MARINA IMPROVEMENTS

PHASE I AND PHASE II LAYOUT

PALM BEACH COUNTY, FLORIDA

REVISIONS:



SEA DIVERSIFIED, INC.
Surveying - Engineering - Applications
310 North Swinton Avenue
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P: (561) 243-4920 F: (561) 243-4957
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DATE:	4.22.12	SHEET:
DRAWN BY:	J.K.O.	
CHECKED BY:	W.T.S.	
SCALE:	AS SHOWN	
		CADD ID:

The City of Riviera Beach, through its Charter language, will remain the owner and operator of the parcels called the "Marina." The Marina will stay open to the public for recreation; however, the City reserves the right, through Charter language, to outsource management of the Marina by ordinance or it could lease parcels to insure that the Marina and upland parcels are operated in a manner that best serves the general public with the best return for the taxpayer.

The original grant agreement contains two legal descriptions of the property. One description identifies Marina upland property owned by the City. The other description identifies property deeded to the City by a Deed of Dedication of submerged lands from the State of Florida. Amendment 2 to the grant agreement contains a second submerged land's legal description, which describes a parcel of submerged land added to the Deed of Dedication allowing expansion of the Marina eastward. The reason for this was to allow for redesign of the Marina for modern-sized, larger vessels and still maintain capacity. The redesign will also correct for the strong current conditions while docking.

The Marina: Previously through the grant agreement money was spent for the new Marina design, engineering, permitting, bid documents, as well as life safety issues. The south portion of the Marina will stay in operation while the northern half is replaced (Phase 1). Phase 1 will be completed prior to December 31, 2012.

Along with renting slips to the general public, the Marina also allows for commercial operators such as dive, fishing, dinner, entertainment, rental boat operators, and water taxi operations. These commercial operations allow for the general non-boat owning public to also enjoy the waters of and off of Palm Beach County.

The Upland Parcels: Currently the upland parcels consist of Bicentennial Park, surface parking, Newcomb Hall, the Marina office, and an upland restaurant building. Through the grant agreement, money was spent upland to renovate the restrooms, shower cabanas, laundry rooms, remediate some drainage problems, and replace the fuel tanks and lines leading to the Marina. In addition, engineering and surveying for additional surface parking and new water and sewer for the new Marina was also accomplished.

The City/CRA redevelopment plans in progress propose to replace the aged and outdated buildings located within the Marina parcels. Along with replacing these structures, the City/CRA, working with its master developer for the Marina area, is working on the Marina area's final site and development plan to include additional restaurants/bars, retail, office, etc. In addition, a parking plan for the development of parking garages based on current public needs and projected expansion of businesses within the Marina parcels is being developed. This will improve the tax base, create jobs, and provide for better utilization of the upland property. The City commits as part of this development plan to replace the Marina's public restrooms and Marina tenant restrooms, Marina operations' building, laundry rooms, and provide for necessary parking.

9:30 AM

BAIT 60
Sabs

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

WORKSHOP SUMMARY

Discussed with Directions

Meeting Date: May 24, 2011

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Title: Riviera Beach Marina

Summary: On November 30, 2010, the Board considered a request by the City of Riviera Beach to modify the Interlocal Agreement for \$5 Million in grant funding for the City's Municipal Marina. The Board requested that the City conduct further public outreach regarding plans for the Marina, and come back to the Board for further review of the City's request. In this workshop, the City will update the Board on its plans for the Marina and its progress in conducting public review of its plans, obtaining grant funding, design of its proposed improvements, obtaining permits and preparing for construction. The City is requesting approval of the City's revised plans for improvements and a one-year extension of the time in which to complete the project, from October 1, 2011 to September 30, 2012. If the Board conceptually approves the City's request, Staff will prepare an Amendment to the Interlocal Agreement and bring it back to the Board for approval. (PREM) District 7/Countywide (HJF)

Attachments:

- 1. City's presentation materials
- 2. November 30, 2010 Agenda Item

Recommended By:


Department Director

5-20-11
Date

Approved By:


County Administrator

5-20-11
Date

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MAY 26 2011

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2011	2012	2013	2014	2015
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u><i>* see below</i></u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>- 0 -</u>	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

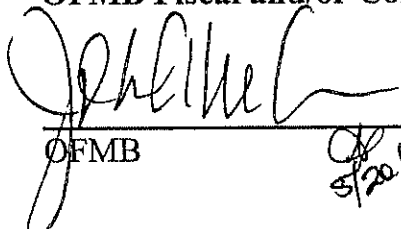
B. Recommended Sources of Funds/Summary of Fiscal Impact:

** No fiscal impact*

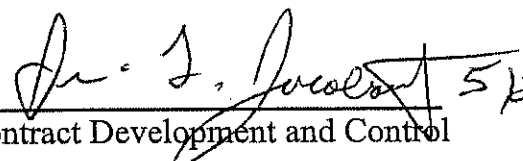
C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

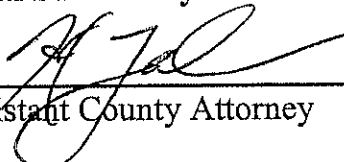


 OFMB
5/20/11
5/20/11



 Contract Development and Control
5/20/11

B. Legal Sufficiency:



 Assistant County Attorney

C. Other Department Review:

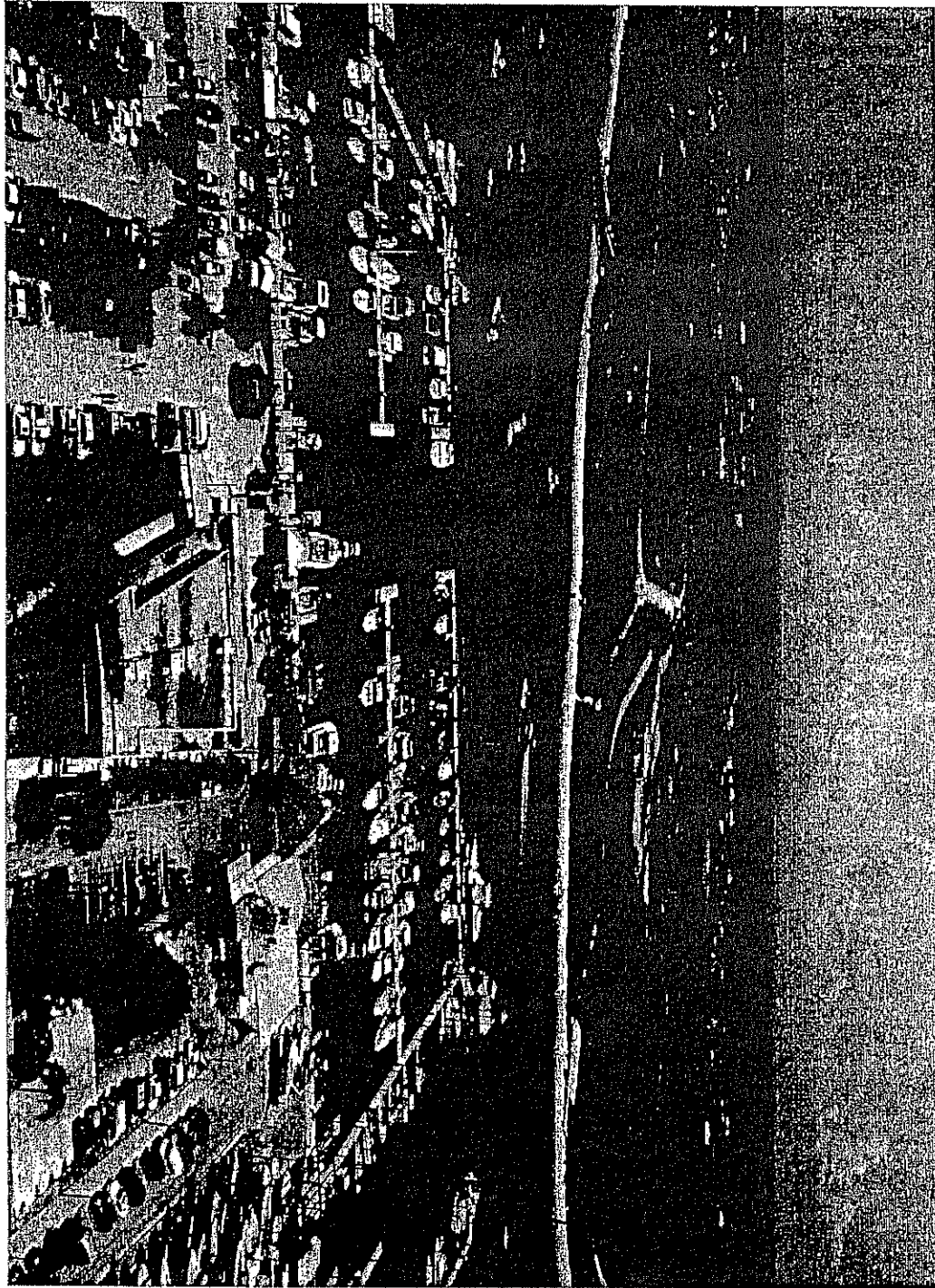
 Department Director

This summary is not to be used as a basis for payment.

Riviera Beach Municipal Marina



Building A Public Marina for
Water Access and Recreation



Since We Were Last Here

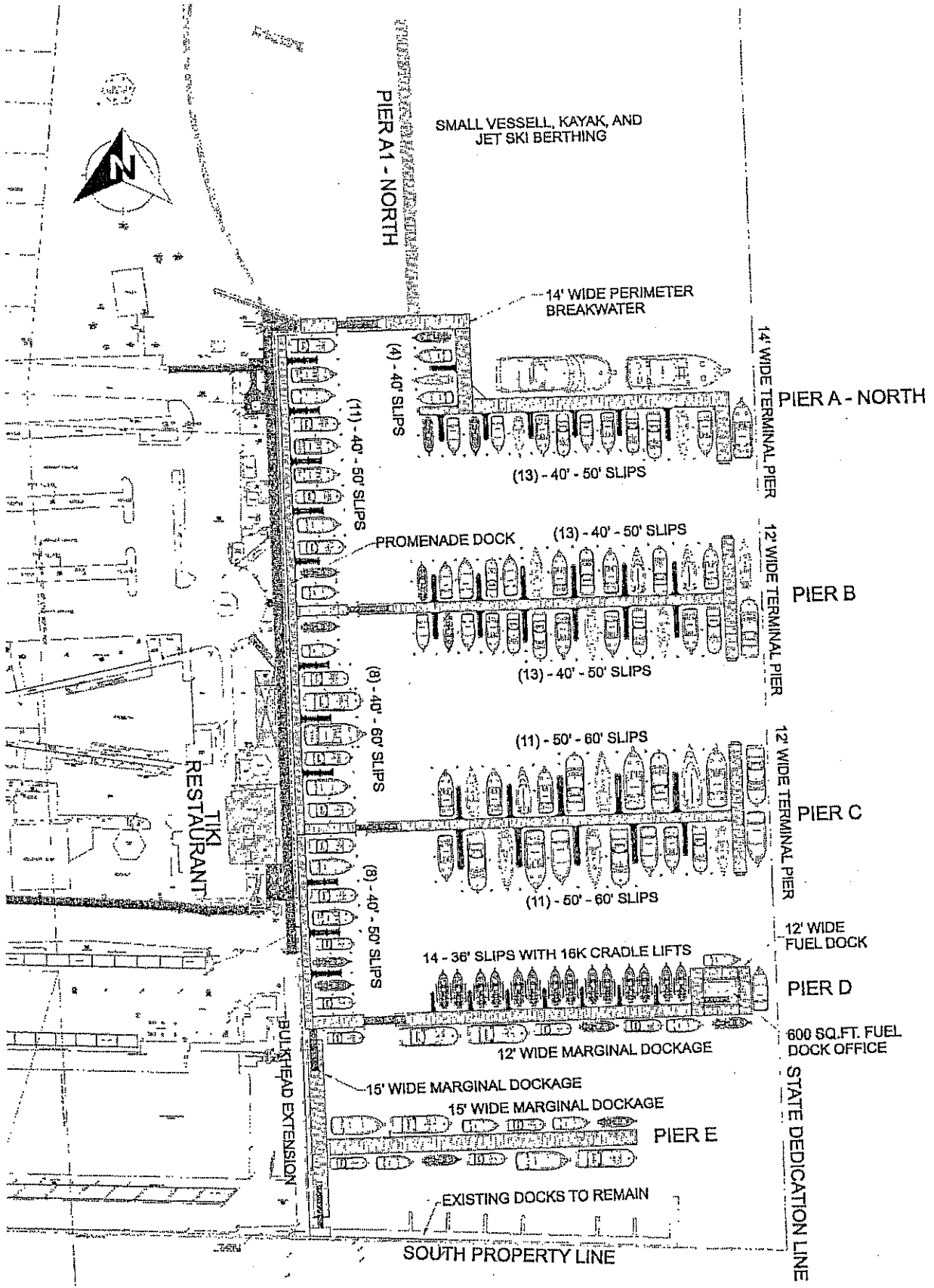
- Held two community meetings (Dec.2010 and Jan. 2011) on marina development.
- Seawall and dock engineering and design
- Rybovich held press conference stating they would develop the 20th Street property
- November referendum repealed by March referendum

What We Need

- Extend time for Project completion from October 1, 2011 to September 30, 2012 for maximum leveraging and construction timetables.
- Reallocate funding in Amendment 1 of the Interlocal Agreement to facilitate replacement rather than repairs to the Marina's infrastructure.

What the City Has Accomplished

- Leveraged county dollars in a more efficient manner
- Additional funding applied for and received
- Coastal Engineer engaged
- New design developed
- Permits for seawall and A dock obtained
- Permits applied for modifications nationwide A-1,B,C,D,E, extending docks out to the dedication line



PIER A1 - NORTH

SMALL VESSEL, KAYAK, AND JET SKI BERTHING

14' WIDE PERIMETER BREAKWATER

PIER A - NORTH

(4) - 40' SLIPS

(11) - 40' - 50' SLIPS

(13) - 40' - 50' SLIPS

14' WIDE TERMINAL PIER

PROMENADE DOCK

(13) - 40' - 50' SLIPS

PIER B

12' WIDE TERMINAL PIER

(13) - 40' - 50' SLIPS

(8) - 40' - 60' SLIPS

(11) - 50' - 60' SLIPS

PIER C

12' WIDE TERMINAL PIER

(11) - 50' - 60' SLIPS

(9) - 40' - 50' SLIPS

14 - 36' SLIPS WITH 16K CRADLE LIFTS

12' WIDE FUEL DOCK

PIER D

600 SQ. FT. FUEL DOCK OFFICE

12' WIDE MARGINAL DOCKAGE

15' WIDE MARGINAL DOCKAGE

15' WIDE MARGINAL DOCKAGE

PIER E

STATE DEDICATION LINE

EXISTING DOCKS TO REMAIN

SOUTH PROPERTY LINE

TKI RESTAURANT

BULKHEAD EXTENSION

Leveraging County Money

- PBC Public Water Access Grant \$5,000,000
- Balance approximately \$3,800,000
- **Matched with contracted grants**
- USFWS Boating Infrastructure grant \$ 1,784,000
- FIND engineering grant 2009 \$ 475,000
- FIND Construction Phase 1 2010 \$ 875,000
- FL Boating Infrastructure Grant \$ 495,000
- DOT Water Taxi dock grant \$ 200,000
- **Matched to date total \$3,829,000**
- FIND Construction Phase 11 Pending \$ 1,500,000

Continuing to Move Forward Turning Dirt

- Seawall bid process completed
- Council approved contractor May 2011
- Seawall to be completed in August 2011
- While seawall is being constructed, dock permit modifications take place estimated 90 days
- Dock manufacture bid specifications completed
- City process for bidding completed by May 2011
- Dock manufactures bid advertised June 2011

Continuing to Move Forward

- Council selection of Dock Manufacture July 2011
- Invitation for dock contractor advertised August 2011
- Council contractor selection September 2011
- A&B north docks manufactured delivered on site January 2012
- A&B docks completed by May 30th 2012
- C-D-A1 Docks completed by September 30th 2012

Considerations Taken Into The Decision Matrix

- Nationwide Permit available from DEP and USACE a speedy process
- A two phase construction that keeps existing commercial charter/dive & fishing, water taxi companies in business operating from south end of the marina area, includes regular customers
- Pedestrian and vehicle traffic pattern safety plans completed
- Parking during construction plan along with a delineated construction area determined.

Needed Changes To The Interlocal Agreement

- **Continued engineering, permitting, inspections and project management Up to \$475,000**
- **Dock and seawall replacement, utilities, and dock promenade Up to \$3,325,000**
- **Extension of time for marina completion to September 30, 2012**

Thank you!

**For your help in building a new
marina for public use**

9:30 A.M.

Agenda Item #:

BALS 7-0

Bring Back Feb 15

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date:	November 30, 2010	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Regular
Department:	Facilities Development & Operations	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends the Board approve in concept: a request by the City of Riviera Beach to modify the Interlocal Agreement with the City for renovations and improvements to the City's Marina (R-2007-0349 and R-2009-2012) to revise the scope of the project and extend the deadline for completion.

Summary: The original Interlocal Agreement approved in February 2007 provided \$5 Million in funding for repair and renovation of the existing City Marina. In November of 2009, the Board approved Amendment Number 1 which modified the scope of the project to delete construction of new slips and focus on renovation of existing improvements including the replacement of the fuel tanks, demolition of the dry storage building and replacement with ground stands and temporary rack systems, repair and replacement of fire/water lines and electric service, repairs to finger piers and replacement of pilings, stormwater repairs and renovation of the restroom and shower facilities. The City has completed replacement of the fuel tanks and renovation of the restrooms and showers, and various other minor repairs and is currently seeking reimbursement of \$1.2M of expenditures. The Interlocal Agreement requires that the entire Marina be owned and operated by the City as a public Marina for 30 years. Shortly after approval of the Amendment, the City entered into negotiations with Rybovich and proposed allowing Rybovich to use roughly 1/3 of the Marina (dry storage area) for a commercial boatyard. The City also developed plans to totally replace the existing docks on the remaining 2/3 of the Marina with new floating docks and supporting infrastructure which would require an Amendment to the Interlocal Agreement. Ultimately, a public referendum was passed that required the City Marina to be owned, managed, and operated solely by the City. There are questions surrounding implementation of the referendum language which will take some time to resolve. In the interim, the City has requested that the Interlocal Agreement be amended to revise the scope of the project to encompass total replacement rather than repair of the docks and supporting infrastructure on the 2/3 of the Marina which was not part of the Rybovich deal, and the City is prepared to move forward with that portion of the project. The City is also requesting an extension of the deadline to complete the project to July 2012. Improvements to the remainder of the Marina which the City had proposed to lease to Rybovich will be addressed in future phases of the project. The City will be making a presentation on the revised scope of the project. Staff supports the City's request to revise the scope of the project, but has concerns regarding whether the City may decide to challenge the referendum and what the City may ultimately decide to do with the remaining 1/3 of the Marina. If the Board approves the scope of the restructured project and extension of the completion deadline, Staff will prepare an amendment to the Interlocal Agreement and present same to the Board for approval at a later date. (PREM) District 7 (HJF)

(continued on Page 3)

Attachments:

1. Location Map
2. February 27, 2007 Agenda Item
3. November 17, 2009 Agenda Item
4. City's presentation materials

Recommended By: R. C. H.

Department Director

Approved By: [Signature]

County Administrator

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2011	2012	2013	2014	2015
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

* No fiscal impact

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 OFMB
 11/24/10
 11/24/10

 Contract Development and Control
 11/24/10

B. Legal Sufficiency:

 Assistant County Attorney
 11/29/10

C. Other Department Review:

 Department Director

This summary is not to be used as a basis for payment.

Background and Policy Issues: Attached are the copies of the February 27, 2007 and November 17, 2009 Agenda Items approving the original Interlocal Agreement and Amendment Number 1 thereto, which provide a good overview of the history of this project.

While the project has suffered a number of setbacks, successful implementation of this project would ensure continued and enhanced public access to the waterfront at the largest public marina in the County. Successful implementation would also spur redevelopment of the properties surrounding the Marina.

The Marina improvements are 30+ years old and in need of substantial repairs. Initially, the City proposed to renovate the Marina utilizing the existing docks. However, due to the outdated design, lack of maintenance and further aging of the improvements, the City's consultants are now recommending that rather than repairing/renovating the docks, the City totally replace the existing docks with new floating docks, including new electric and water service and supporting infrastructure. The revised scope does not include any improvements to the area which was proposed to be leased to Rybovich. The overall cost of the project is estimated to be roughly \$8 Million. The City has obtained commitments for \$3.1 Million in additional grant funding from the State and FIND. The City has also obtained permits from DEP for the new docks. The City's consultants estimate that construction could commence in mid-2011 and be completed by December of 2011. The revised scope of the project appears viable and in many respects is an improvement over the initial scope of work. New floating docks will meet current design standards and be much easier to maintain over the long term.

Staff's concern is not with the project as proposed, but rather with continuing questions regarding private use of the Marina for purposes such as proposed by Rybovich. The existing Interlocal Agreement requires that the Marina be owned and managed by the City. Due to the passage of the referendum which also prohibits ownership and management of the Marina by anyone other than the City, it would appear that this issue has been clearly resolved. However, the City has had discussions regarding potential challenge of the referendum and has not clearly announced that they do not intend to challenge the referendum. Additionally, the City has deleted repair of the dry storage building from the scope of the project and has not taken a position on what will happen with the portion of the Marina that was proposed to be leased to Rybovich. Again, the Interlocal Agreement requires the Marina property to be owned and managed by the City as part of the public Marina. Any proposal to use a portion of the Marina for purposes other than as a public marina would require the County's approval. However, in the event the City challenges the referendum there is the potential for the Marina project to become mired in protracted litigation which could further delay completion of the improvements.

The City has spent roughly \$1.2 Million dollars to date on improvements and repairs to the marina. While the costs of replacing the fuel tanks and renovating the bathrooms/showers are clearly eligible expenses, numerous other expenditures are questionable as they appear to be for minor repairs associated with normal operations, as opposed to capital improvements. Staff is currently reviewing these expenditures with the City to determine their eligibility for reimbursement.