



# Evans' Rendezvous Planning

## Community Workshop #1



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA



EVANS' RENDEZVOUS COMMUNITY WORKSHOP – NOVEMBER 4, 2023

# AGENDA

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- I. Introductions
- II. Planning efforts to date regarding American Beach and Evans' Rendezvous planning
- III. Possible options for reactivating Evans' Rendezvous
- IV. Your ideas for Evans' and the surrounding property
- V. Next steps



*American Beach and Evans' Rendezvous Planning*

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# I. INTRODUCTIONS



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Adrienne Burke, AICP, Esq.  
Ennis Davis, AICP

Community Planning Collaborative is an **urban planning** and **historic preservation** consulting practice whose purpose is to elevate the voices and culture of those traditionally excluded from urban planning, land use and zoning.

CPC facilitates community-led, history-based planning solutions so that equitable outcomes are possible.

Expertise includes historic preservation planning, long-range land use planning, master site planning and development, land development regulations, place-keeping strategies, historic interpretation and research, historic cemetery planning, resilience planning, GIS mapping and analysis, grant writing and administration, and community outreach and engagement facilitation.



*LaVilla Cultural Heritage Trail*



*Florida Chitlin' Circuit*



*Wharton, TX CPAT Project*



*Opa-Locka Main Street*



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## **II. PLANNING EFFORTS TO DATE REGARDING AMERICAN BEACH & EVANS' RENDEZVOUS PLANNING**



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# EVANS' RENDEZVOUS YESTERDAY



**EVANS**

**OCEAN RENDEZVOUS**

OPEN 2 A.M.

AMERICAN BEACH

P. O. BOX 771

DIRECTLY ON THE OCEAN FRONT

*Evan's Motel Next Door*

FREE DELIVERY OCEAN BEACH AREA

**261-4533**

- ALL FOOD COOKED TO ORDER
- AMPLE PARKING SPACE
- COCKTAIL LOUNGE

EVANS MOTEL ADJOINING

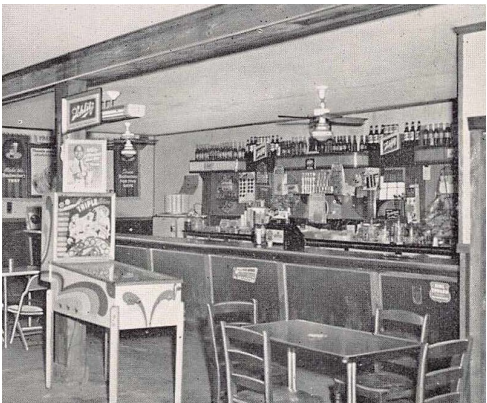
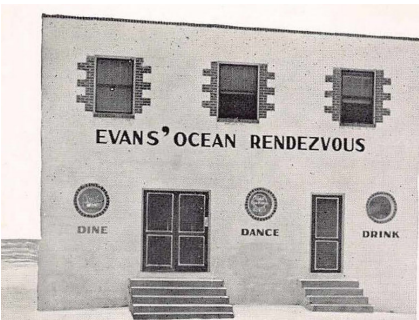
W. B. EVANS — Owner, ERNEST FAVOR — Mgr.

Opposite Page: An interior view of Evans' Rendezvous from its earlier days. From the onset when Evans' Ocean Rendezvous opened in 1948 this club became the hottest spot on American Beach. Photo courtesy Herman "Skip" Mason

Top Left: Josh and Hattie Anderson Bacon, seasonal residents of American Beach and West Palm Beach were among the earlier vendors to set up the ice cream truck. The Bacons parked their truck across from Evans' Rendezvous where they peddled ice cream, candies, sodas and other sundries to children.

Bottom Left: Willie Brantley Evans owned and operated Evans' Ocean Rendezvous, the entertainment center which pivoted American Beach into the hearts of African-Americans.

Above: Advertisement of the Evans Ocean Rendezvous and the new Evans Motel that opened in 1962.



DANCE Tonight 9:30 to 1 a.m.

..... To DUKE

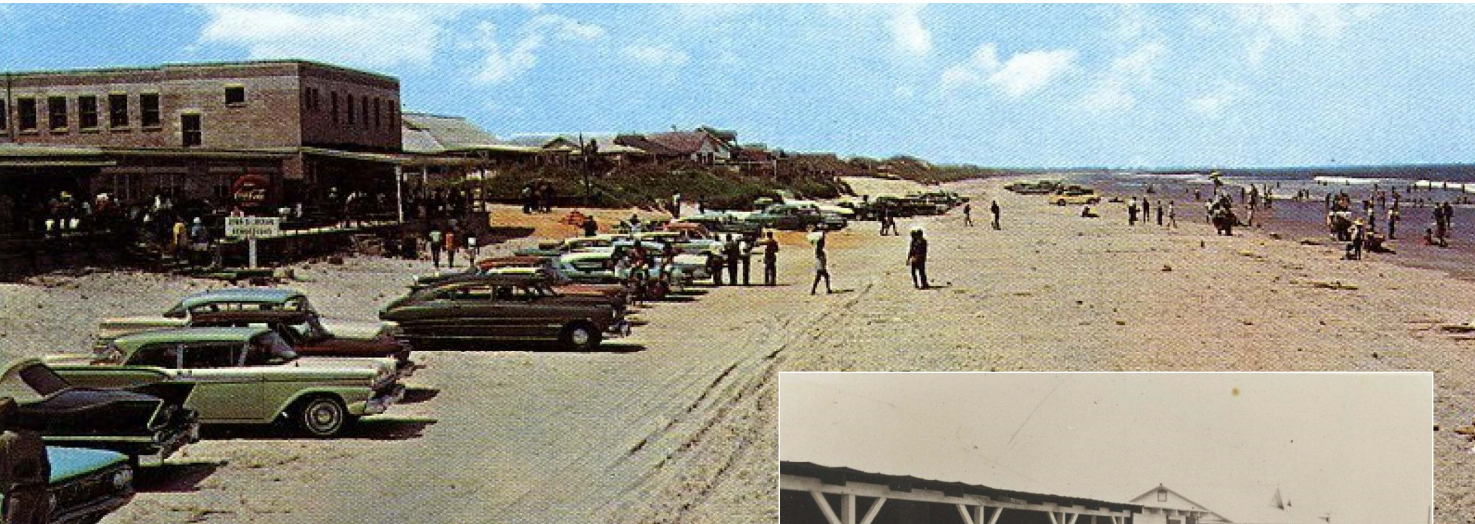
**ELLINGTON**

IN PERSON! and His Famous Men

AT **EVAN'S**

**RENDEZVOUS**

DANCING AND A SEAT FOR EVERYONE!



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# RECAP: AMERICAN BEACH NEIGHBORHOOD PLANNING

## American Beach Community Meeting Presentations 2018-2022:

- [American Beach Community Meeting presentation 2.27.2021](#)
- [American Beach Community Meeting video 10.24.2020](#)
- [American Beach Zoning presentation 10.24.2020](#)
- [American Beach Facilities Plan 9.19.2020](#)
- [American Beach Zoning Presentation 9.19.2020](#)
- [FDEP SRF Draft: American Beach Facilities Plan 9.15.2020](#)
- [Presentation from 7/25/20 meeting: SRF Facilities Plan and Special District Update](#)
- [Presentation from 6/27/2020 meeting: Well & Septic Tank Phase Out](#)
- [Presentation from 1/11/2020 meeting sharing community survey results and potential next steps.](#)
- [Handout: Master Plan, Conservation District, and Historic District Examples](#)
- [Draft for Discussion: American Beach Zoning Districts Update](#)
- [CRA Process and Timeline](#)
- [Notice Regarding Household Income Survey](#)
- [Community Redevelopment Area informational handouts presented at the August 24, 2019 community meeting.](#)
- [Local Government Administration](#)
- [Planning 101](#)
- [County Budget Basics](#)
- Visit the County [Facebook page](#) and [click here for the link](#) to watch streaming County meetings.
- [Information on fire protection in American Beach from the Nassau County Fire Chief.](#)
- [View presentation from the November 16, 2019 Community Meeting](#)
- [View a presentation on potential planning strategies for the neighborhood.](#) (June 2018)
- [View a presentation made to the Board of County Commissioners on exploring a Community Redevelopment Area in American Beach.](#) The BOCC directed PEO staff to work on exploring this possibility at their 9/19/2018 meeting.



*Evans' Rendezvous during the 1990s*

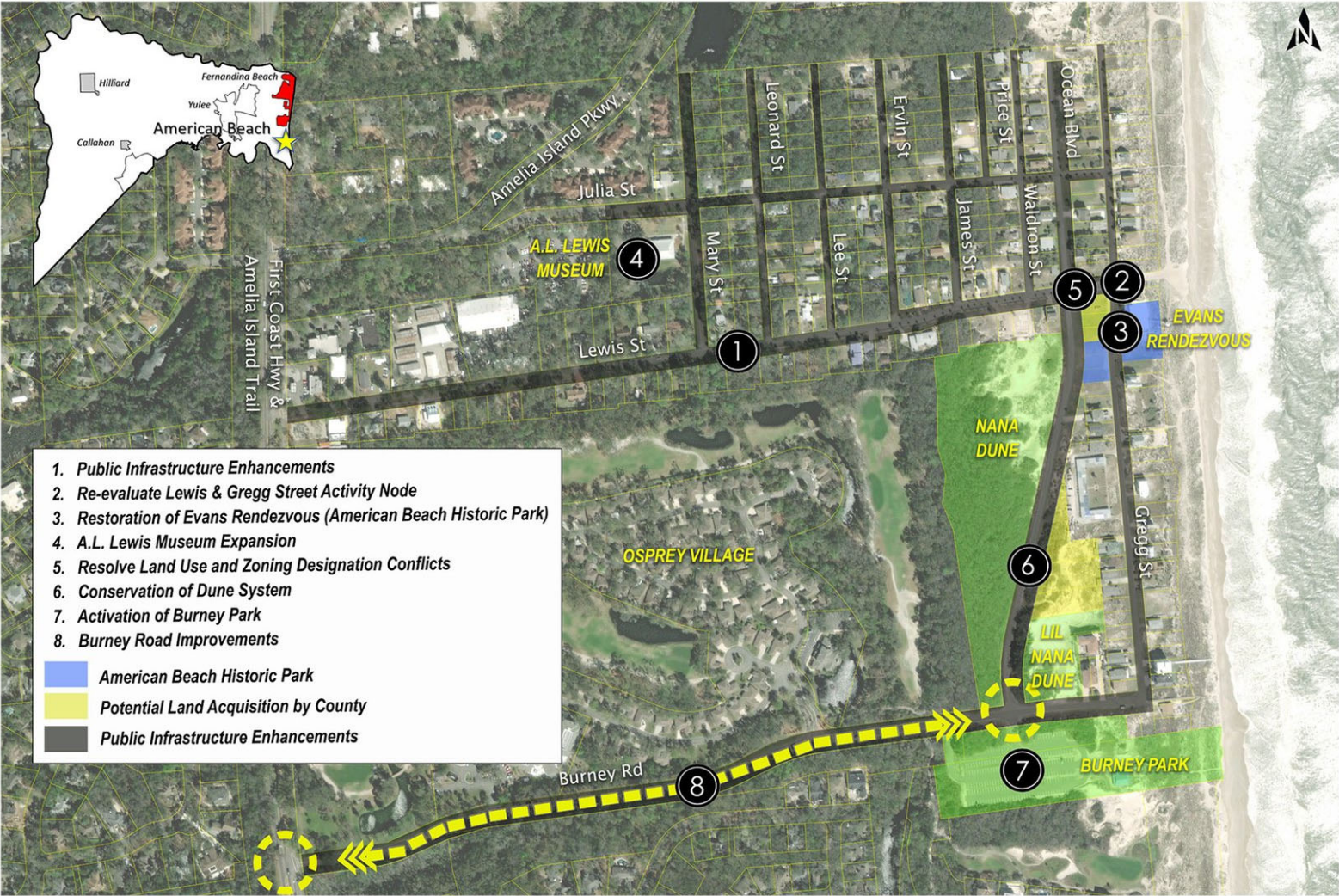


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# RECAP: CULTURAL HERITAGE EXPERIENCE ENHANCEMENT INITIATIVE PLAN





# RECAP: CULTURAL HERITAGE EXPERIENCE ENHANCEMENT INITIATIVE PLAN

## Recommendation: Rehabilitate Evans' Rendezvous

- **Historic Structure Report** (*funded summer 2021*)

## Next Steps

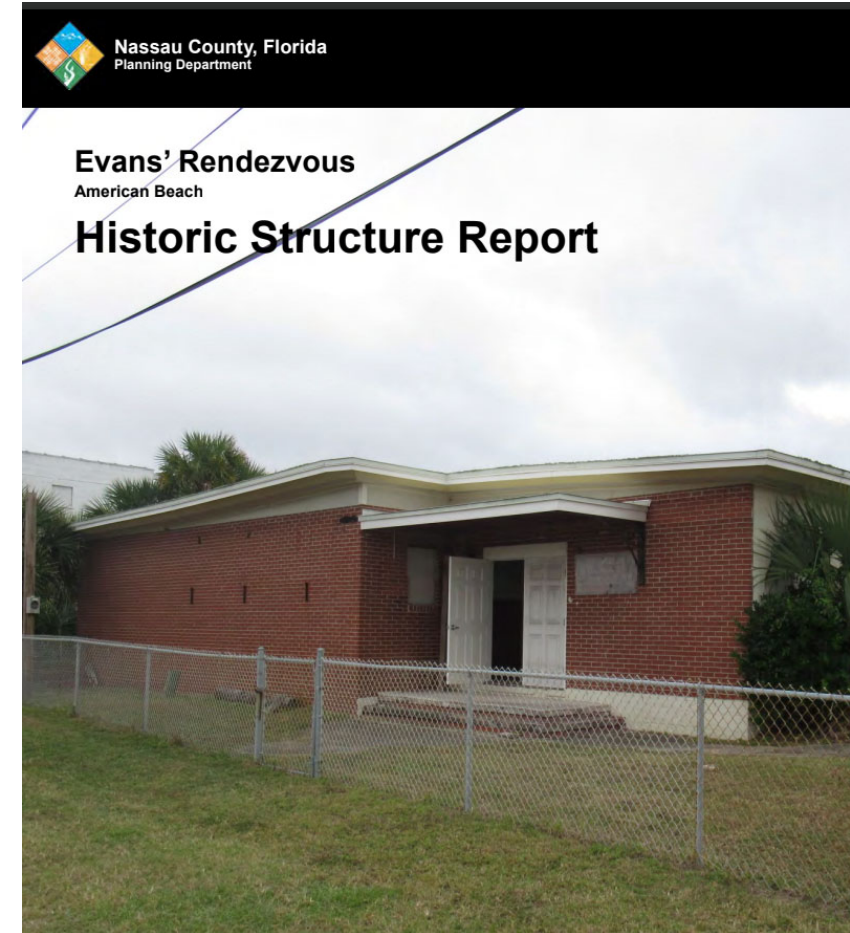
- \$300k in budget for Evans'
- Conduct grant and fundraising activities
- Design and permit facilities
- Construction

## Update

- **Historic Structure Report completed** (2023)
- **\$500k African American Cultural and Historical Grant awarded** (2022)



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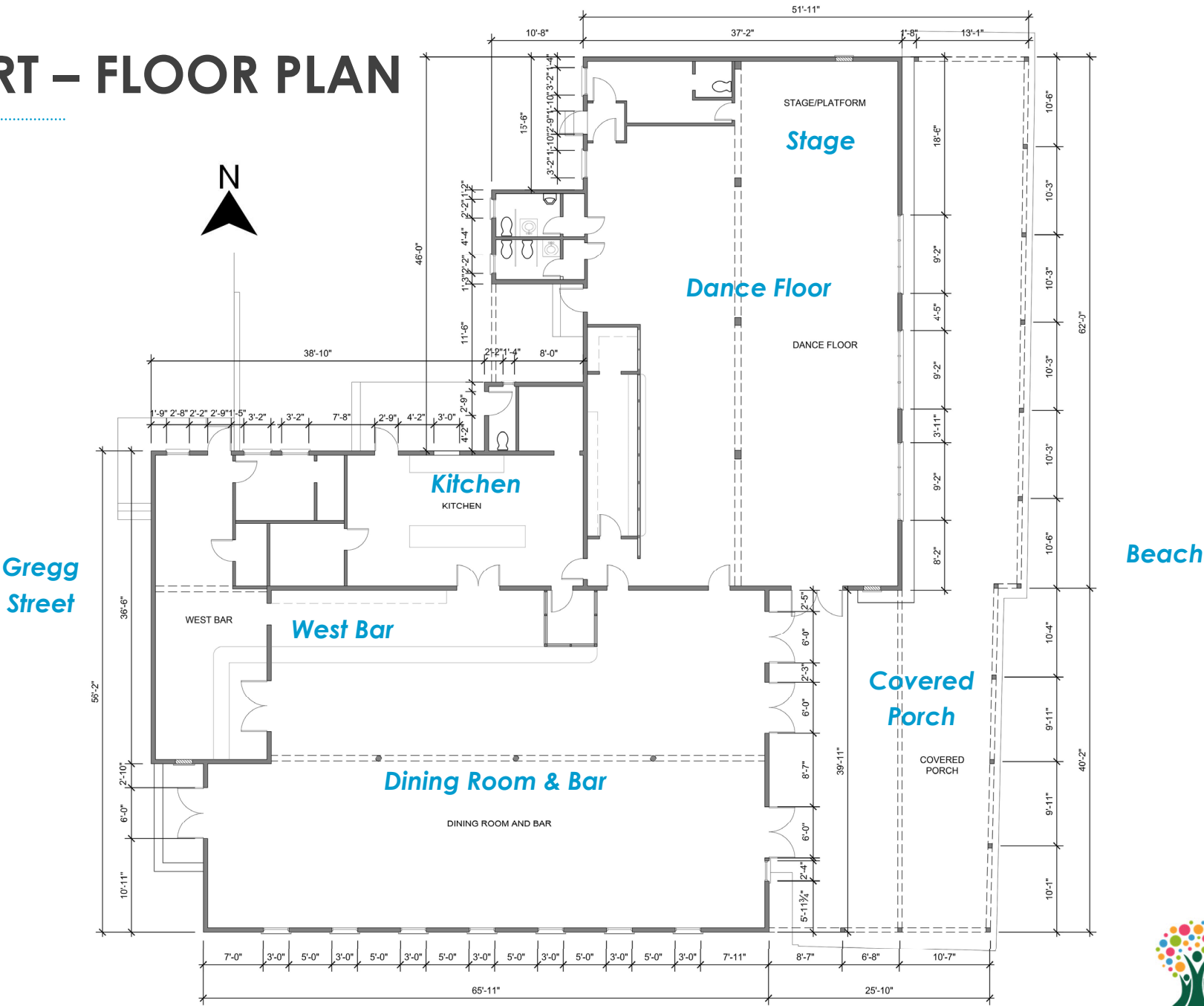
*Historic Structure Report – September 2023*



# HISTORIC STRUCTURE REPORT – FLOOR PLAN



Looking towards Gregg Street inside the Dining Room & Bar



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# HISTORIC STRUCTURE REPORT – INTERIOR PHOTOGRAPHS



*Additional Photographs of Evans' Rendezvous*



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# III. POSSIBLE OPTIONS FOR REACTIVATING EVANS' RENDEZVOUS



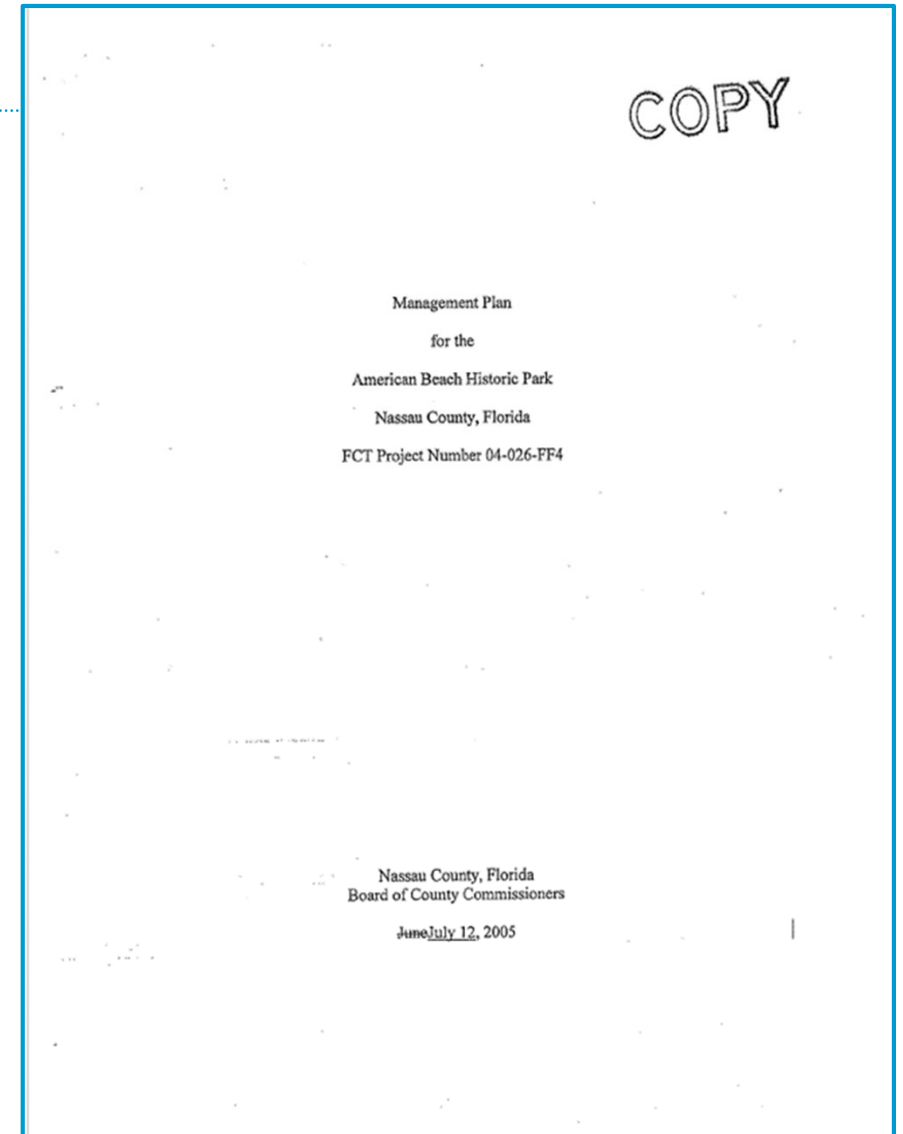
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# ABOUT THE STATE MANAGEMENT PLAN

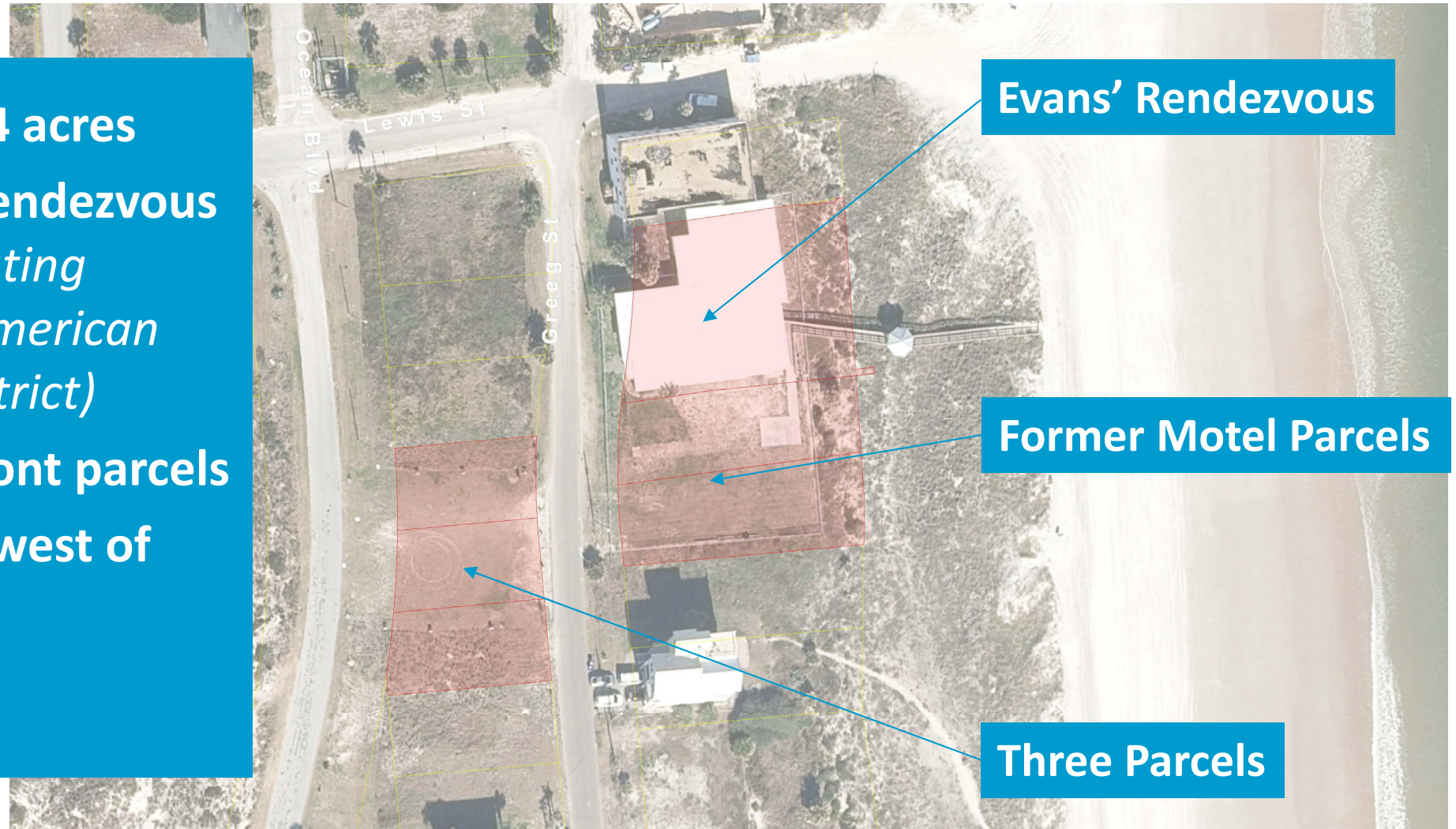
- The Nassau County Board of County Commissioners and the Trust for Public Land worked to acquire property to place it under the protection of public ownership to provide a cultural resource of local and regional significance for county residents and visitors.
- Property was acquired with grant funding from the Florida Communities Trust in 2004
- Plan developed to meet the management plan requirements of the Florida Forever program and the Florida Communities Trust, to ensure that the property will be developed in accordance with the FCT Grant Award Agreement (Agreement #04-0260FF4).



*Management Plan for the American Beach Historic Park  
FCT Project Number 04-026-FF4*

# THE AMERICAN BEACH HISTORIC PARK

- Comprised of 1.64 acres
- Includes Evans' Rendezvous Building (*Contributing structure to the American Beach Historic District*)
- Three (3) beachfront parcels
- Three (3) parcels west of Gregg Street



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AMERICAN BEACH HISTORIC PARK





# STATE MANAGEMENT PLAN OBJECTIVES

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1. Organize public use of the beachfront parcel and access to the beach while protecting the beach dune natural community.
2. Provide a focus for the preservation, enhancement and interpretation of the American Beach National Historic District and secure a central public open space within a potential high-density development.
3. Restore native vegetation to degraded portions of the beach dune community and buffer the public use facilities with native landscaping.
4. Explore adaptive reuse of the small motel building for ancillary purposes to the Rendezvous.
5. Stabilize the Evans' Rendezvous building and renovate it to support public interpretation, recreation and social event uses, and to provide a source of revenue for management of the park, if feasible.



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# PHYSICAL SITE IMPROVEMENT RESTRICTIONS

- **Park facilities needed to support project:**

- Beach Pavilion
- Dune Boardwalk (*Completed*)
- Interpretive Facilities
- Wildlife Observation Platform (*Completed*)
- Landscaping
- Parking

- **Could also provide space for:**

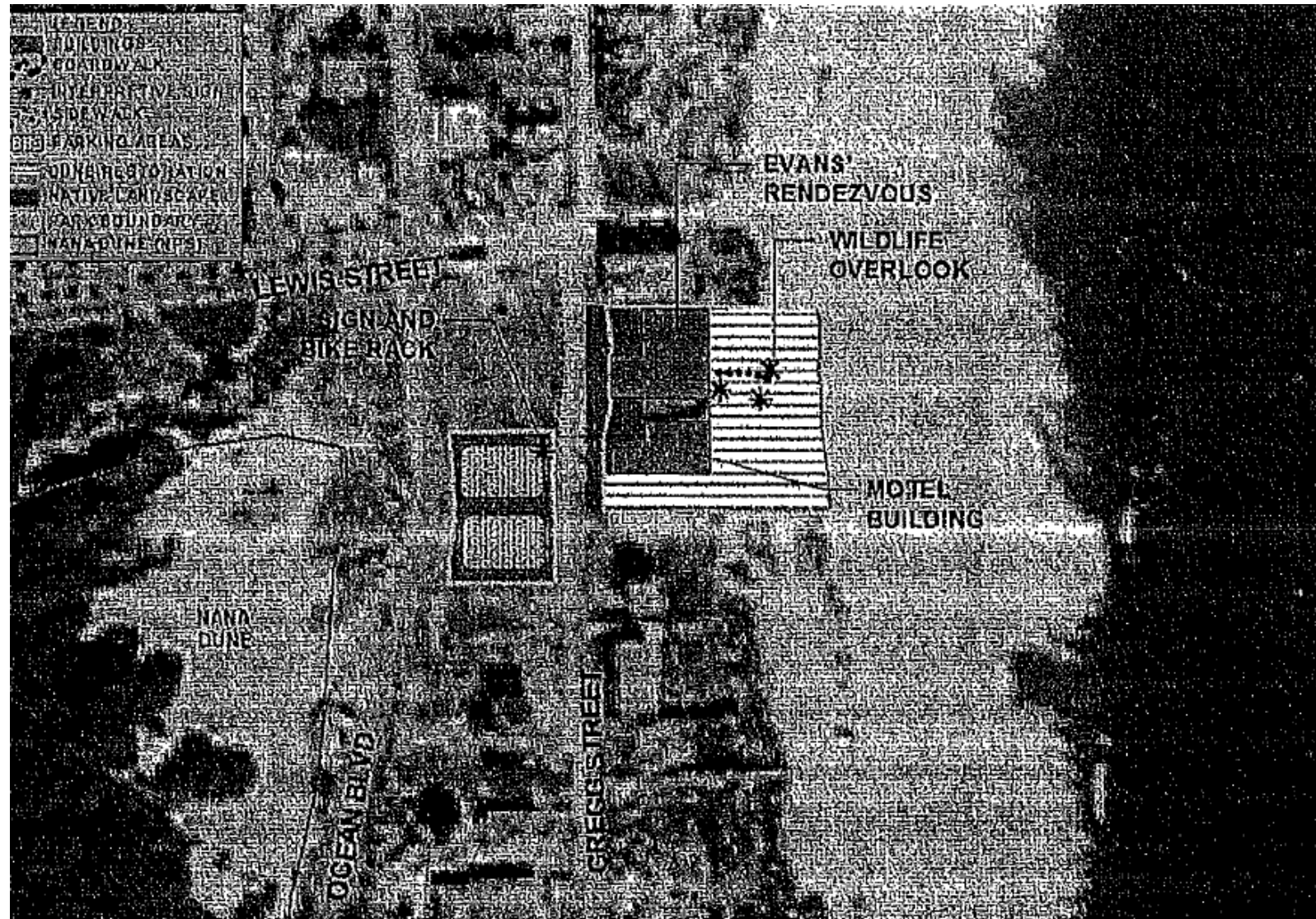
- Food Service and Beach Concession Operations
- An Expanded Interpretive Program Area
- Space for meetings, weddings, family or class reunions or other social gatherings



*Completed dune boardwalk and wildlife observation platform*



# AMERICAN BEACH HISTORIC PARK MASTER PLAN



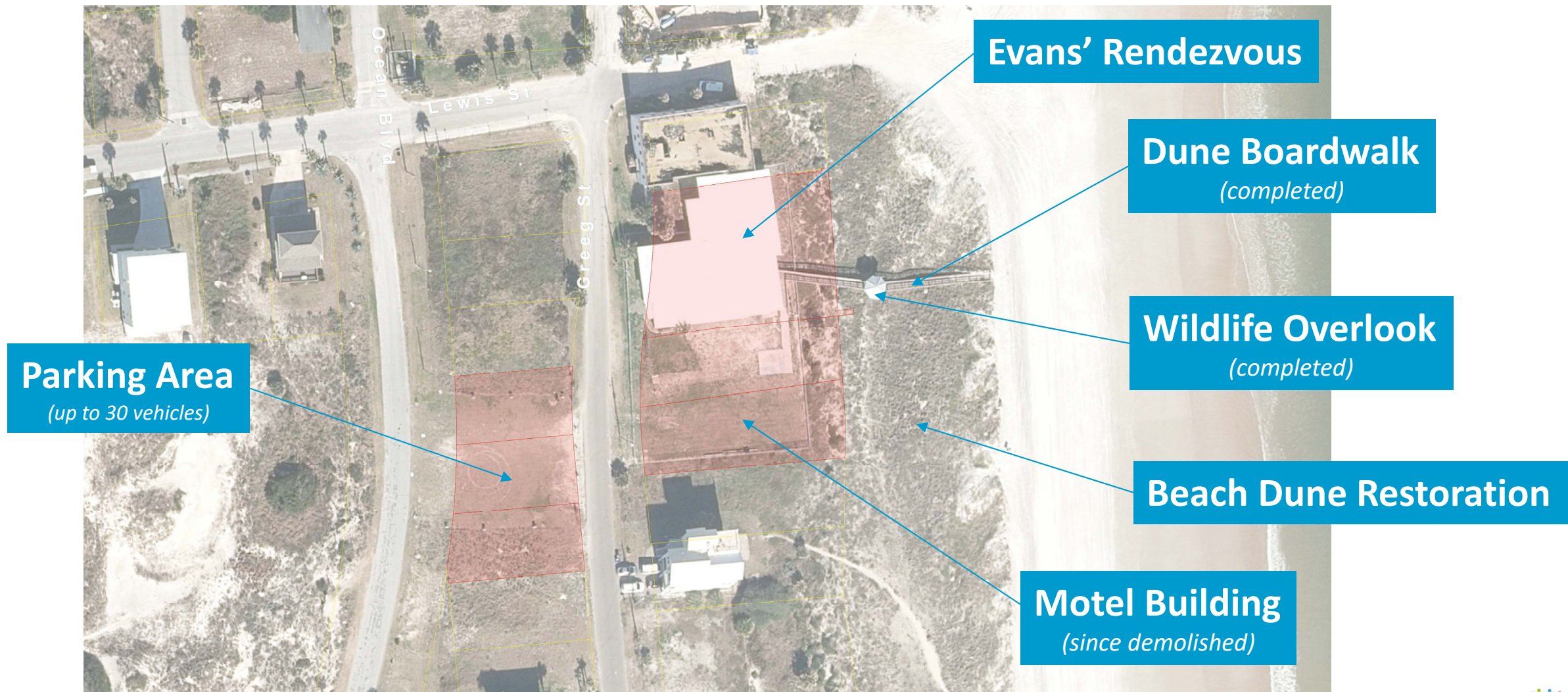
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*State Management Master Plan for the American Beach Historic Park*  
*FCT Project Number 04-026-FF4*





# AMERICAN BEACH HISTORIC PARK MASTER PLAN



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State Management Master Plan for the American Beach Historic Park  
FCT Project Number 04-026-FF4





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# IV. YOUR IDEAS FOR EVANS' AND THE SURROUNDING PROPERTY



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# MAP OF EVANS' RENDEZVOUS AND THE SURROUNDING PROPERTY



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**AMERICAN BEACH HISTORIC PARK**





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# V. NEXT STEPS



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# NEXT STEPS

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- **EVANS' RENDEZVOUS PLANNING**
  - Community Workshop #1 – November 4, 2023
  - Community Workshop #2 – December 2, 2023
  - Community Workshop #3 – January 27, 2023
  
- **CROSSROADS PLANNING**
  - 2024 Schedule to be determined



*American Beach during the 1990s*





## Contact Information

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