



Florida's Dynamic
Waterfront Community

Community Redevelopment Agency Regular Meeting

Agenda

Marina Event Center- 190 E. 13th Street, Riviera Beach, FL 33404

October 26, 2022

6:00 PM

Be advised, that the meeting location is subject to change. The public is encouraged to visit the Riviera Beach CRA (RBCRA) website, www.rbcra.com, for up to date information on meeting location and information.

Chairperson

KaShamba Miller-Anderson - District 2

Chair Pro-Tem

Shirley D. Lanier - District 3

CRA Commissioners

Tradrick McCoy - District 1

Julia A. Botel - District 4

Douglas A. Lawson - District 5

Administration

Jonathan Evans, CRA Executive Director

Sherley Desir, CRA Clerk

Pittman Law Group

ADA Notice

This meeting is open to the Public. In accordance with the Americans with Disabilities Act of 1990, persons in need of a special accommodation to participate in the proceedings shall contact the RBCRA Clerk at 561-844-3408 no later than 2 days (48 hours) prior to the proceedings.

To request material in accessible format, sign language interpreters, hearing impaired accommodation, or any accommodation to review any document or participate in these proceedings, please contact the Florida Relay Services 1-800- 955-8771 (TDD) or 1-800-955-8770 (voice) for assistance.

Public Comments Information

If anyone wants to speak on an agenda item, please complete a public comment card located at the front desk and give it to the RBCRA Clerk staff prior to Board discussion and before the public comments section is announced. In no event will anyone be allowed to submit a comment card to speak on an agenda item after the title of the item is read or considered.

Consent Agenda: Total time allotted for comment on the Consent Agenda to each member of the public is three (3) minutes.

Regular Agenda: Members of the public will be given three (3) minutes to speak on any regular agenda item.

Please note that the time limit for public comment may be reduced by a vote of the Board based on the voluminous nature of public comment cards.

Civility and Decorum: Please be reminded that the Riviera Beach CRA is committed to civility and decorum by its officials, employees, and members of the public who attend this meeting. The Board has adopted "Rules of Decorum Governing Public Conduct during Official Meetings", which provides in pertinent part:

- Officials shall be recognized by the Chair and shall not interrupt a speaker.
 - Public comment shall be addressed to the Board as a whole and not to any individual on the dais or in the audience.
 - Displays of anger, rudeness, ridicule, impatience, lack of respect and personal attacks are strictly prohibited.
 - Unauthorized remarks from the audience, stamping of feet, clapping, whistles, yells and similar demonstrations shall not be permitted.
 - Offenders may be removed from the meeting.
 - Please mute or turn off cell phone at the start of the meeting. Failure to do so may result in being barred from the meeting.
-

CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

AGENDA APPROVAL

Additions, Deletions, and Substitutions

Disclosures by Commission and Staff

Adoption of Agenda

Comments from the Public on Consent Agenda (Three Minute Limitation)

CONSENT AGENDA

Routine Board Business. The Consent Agenda is approved by a single majority vote. Item(s) may be removed for open discussion at the request of the any RBCRA Commissioner.

1. Minutes

- 1.a **SEPTEMBER 14, 2022 CRA REGULAR BOARD MEETING MINUTES**
Sherley Desir, CRA Clerk, 561-844-3408

Staff recommends the approval of the September 14, 2022 Regular Meeting Minutes.

[Cover Page](#)
[9-14-22 CRA REGULAR MEETING.pdf](#)

- 1.b **SEPTEMBER 30, 2022 CRA SPECIAL MEETING MINUTES**
Sherley Desir, CRA Clerk, 561-844-3408

Staff recommends the approval of the September 30, 2022 Special Meeting Minutes.

[Cover Page](#)
[9-30-22 CRA SPECIAL MEETING.pdf](#)

- 1.c **OCTOBER 4, 2022 CRA WORKSHOP MEETING MINUTES**
Sherley Desir, CRA Clerk, 561-844-3408

Staff recommends the approval of the October 4, 2022 Workshop Meeting Minutes.

2. Resolutions on Consent

END OF CONSENT AGENDA

3. UNFINISHED BUSINESS

4. PRESENTATIONS

5. DISCUSSION

Comments from the Public (7:30 P.M. Non-Agenda Items. Three-Minute Limitation)

Public Comments shall begin at 7:30 P.M. unless there is no further business of the CRA Commissioners, which in the event is shall begin sooner. In addition, of an item is being considered at 7:30 P.M., then comments from the public shall begin immediately after the item has concluded.

6. REGULAR AGENDA

6.a VILLA L'ONZE TOWNHOUSE PROJECT FINDING OF CONSISTENCY

SCOTT EVANS, DIRECTOR OF PLANNING AND DEVELOPMENT , 561-844-3408

Staff is requesting that the Board approve a resolution finding that this project is consistent with Agency goals and objectives of the adopted CRA Plan.

[Cover Page](#)

[RESOLUTION NO. 2022-23- VILLA L'ONZE.pdf](#)

[ATTACHMENT 1- RESOLUTION NO. 2021-03 FY 20-21 HOUSING PROGRAMS.pdf](#)

[ATTACHMENT 2- RESOLUTION NO. 2021-14 RBCDC 11TH STREET TOWNHOUSE PROJECT.pdf](#)

[CIVIL 6-29-2022.pdf](#)

[ARCHITECTURE 6-29-22.pdf](#)

[PLP-1.pdf](#)

[PLP-2.pdf](#)

[PSP-1.pdf](#)

6.b 2600 BROADWAY

Scott Evans, Director of Planning and Development , 561-844-3408

Staff recommends the CRA Board approve the resolution and 2600 RFQ outline, requesting the City Procurement Department to complete, package, and publish the RFQ for the development opportunity.

Cover Page

RESOLUTION NO. 2022-20 2600 BROADWAY.pdf

RFQ OUTLINE- 2600 BROADWAY.pdf

ATTACHMENT- 2600 BROADWAY DEVELOPMENT CONCEPT.pdf

6.c LOI ELEMENT 7

Scott Evans, Director of Planning and Development , 561-844-3408

CRA Board to receive an update from the designated Marina Village Development team and the Marina Village P3 project consultants Jones, Lang, & LaSalle.

MEMO- MARINA VILLAGE II PROJECT UPDATE (JLL).pdf

RESOLUTION NO. 2022-21 LOI ELEMENT 7.pdf

PRESENTATION- MARINA VILLAGE .pdf

EXHIBIT A- LOI RELATED (TEZRAL).pdf

EXCLUSIVE NEGOTIATION AND DEVELOPMENT AGREEMENT.pdf

EXHIBIT B- CONCEPT MASTER PLAN.pdf

ATTACHMENT- ECONOMIC FISCAL IMPACT ANALYSIS REPORT (PFM).pdf

6.d LOI ELEMENT 8

Scott Evans, Director of Planning and Development , 561-844-3408

CRA Board to receive an update from the designated Marina Village Development team and the Marina Village P3 project consultants Jones, Lang, & LaSalle.

MEMO- MARINA VILLAGE II PROJECT UPDATE.pdf

RESOLUTION NO. 2022-22- LOI ELEMENT 8.pdf

PRESENTATION- MARINA VILLAGE.pdf

EXHIBIT A- LOI RELATED (WORKFORCE GROUND LEASE DEAL).pdf

EXCLUSIVE NEGOTIATION AND DEVELOPMENT AGREEMENT.pdf

ATTACHMENT- MARINA VILLAGE ECONOMIC FISCAL IMPACT ANALYSIS REPORT (PRM).pdf

DISCUSSION BY EXECUTIVE DIRECTOR

DISCUSSION BY GENERAL COUNSEL

STATEMENTS BY THE RBCRA COMMISSION

ADJOURNMENT

Appeals

If any interested person desires to appeal any decision of the Board with respect to any matter considered at this meeting, at his or her own expense, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which

record includes the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, F.S. The City of Riviera Beach does not prepare or provide such a record.