



Florida's Dynamic
Waterfront Community

Community Redevelopment Agency Regular Meeting

Agenda

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

May 24, 2023

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

Douglas A. Lawson- District 5

Chair Pro-Tem

Shirley D. Lanier - District 3

CRA Commissioners

Tradrick McCoy - District 1

Julia A. Botel - District 4

KaShamba Miller-Anderson- District 2

Administration

Jonathan Evans, CRA Executive Director

Sherley Desir, Interim 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.
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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 **March 22, 2023 CRA Regular Board Meeting Minutes**
Sherley Desir, Interim CRA Clerk, 561-844-3408

Staff recommends the approval of March 22, 2023 Regular Board Meeting Minutes.

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[March 22, 2023 CRA Board Meeting Minutes.pdf](#)

2. Invoice

- 2.a **Monthly Vendor Invoices**
Tonya Davis, Finance Specialist, 561-844-3408

Staff recommends approval of the monthly vendor invoices.

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[Monthly Vendor Invoices- May 24, 2023 Meeting.pdf](#)

[Pittman Law Group \\$10,000.00 #117.pdf](#)

[Pittman Law Group \\$17,525.00 #116.pdf](#)

[Pittman Law Group \\$13,575.00 #119.pdf](#)

[Jones Lang LaSalle \\$25,000.00 #US002PI004694-1.pdf](#)

[Jones Lang LaSalle \\$25,000.00 #US002PI004759.pdf](#)

[Jones Lang LaSalle \\$25,000.00 #US002PI004834.pdf](#)
[Jones Lang LaSalle \\$25,000.00 #US002PI004890.pdf](#)

3. Resolutions on Consent

END OF CONSENT AGENDA

4. UNFINISHED BUSINESS

5. PRESENTATIONS

- 5.a **Riviera Beach Community Development Corporation Update**
Annetta Jenkins, Director of Neighborhood Services, 561-844-3408

Staff request the Board's attention to the presentation.

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[Presentation- Riviera Beach Community Development Corporation.pdf](#)

- 5.b **Reclaim and Renaissance Program Update**
Annetta Jenkins, Director of Neighborhood Services, 561-844-3408

Staff request the Board's attention to the presentation.

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[Presentation- Reclaim and Renaissance Program.pdf](#)

6. DISCUSSION

- 6.a **Update on Marina Village Negotiations with APD**
Scott Evans, Director of Planning and Development, 561-844-3408

Staff requests Board receive the update from JLL and comments from APD who will be in attendance, and provide comments and direction.

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[Background Memo- Approving an Amendment to the Exclusivity Agreement Between the CRA and the Marina Village \(JLL\).pdf](#)

[Background Memo- Marina Village II Project Update for April \(JLL\).pdf](#)

[Presentation- Marina Village Phase II Project.pdf](#)

[Attachment- RBMV Master Plan.pdf](#)

[Attachment- Sonnenblick Development LLC LOI & Brochure.pdf](#)

[Attachment- Amended and Restated Exclusive Negotiation and Development.pdf](#)

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, if an item is being considered at 7:30 P.M., then comments from the public shall begin immediately after the item has concluded.

7. REGULAR AGENDA

- 7.a **Resolution No. 2023-09: A Resolution of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency approving the amendment to Limited Joinder of CRA to the Ground Lease Development Agreement between the City of Riviera Beach and FoundCare, Inc., for operation of business incubators between the Riviera Beach Community Redevelopment Agency, the City of Riviera Beach, and FoundCare Inc.; providing an effective date.**

Annetta Jenkins, Director of Neighborhood Services, 561-844-3408

Staff recommends approval of a Resolution of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency ("The Agency") for the Agreement for Operation of Business Incubators. This project will add a critical business presence on the revitalized Broadway corridor that is attracting residential development and other mixed-use projects.

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[Resolution No. 2023-09 Business Incubator.pdf](#)

[Exhibit A- Limited Joinder of the Ground Lease and Development Agreement.pdf](#)

[Exhibit B- FoundCare Inc., Ground Lease Development- Amendment Agreement for Operation of Business Incubator.pdf](#)

[Presentation - Foundcare Amendment for Operation of Business Incubators.pdf](#)

- 7.b **Discussion of Micro-Business Entrepreneurship Program for CRA Property Located at 2635 Broadway**

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

CRA Staff requests the Board's direction on the subsequent steps for the Micro-business entrepreneurship program, currently situated at 2635 Broadway, a CRA-owned property.

Options:

- Renew the Lease with Smoothie Me as requested by the business owner for 3 year lease at \$585 per month and delay redevelopment of the entire site.
- Renew the Lease with Smoothie Me at the Market Rate rent for a shorter term based on the future redevelopment potential for the project. (One year lease with a one year renewal at \$640 per month)
- Initiate new Request for Proposal to identify a new Micro-business to move into the Space and delay redevelopment of the entire site by approximately 1 year to allow time for the Micro-business to establish and develop. (3 years)

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[Resolution No. 2018-24-Micro Business Entrepreneurship Program Approval.pdf](#)

[Resolution No. 2019-12 Micro Business Lease Top Shelf \(Smoothie Me Please\).pdf](#)
[Attachment- 2615 Broadway Appraisal.pdf](#)
[Exhibit A- Emerging Micro-Business Entrepreneurship Program.pdf](#)
[Attachment- Smoothie Me Please Renewal Request.pdf](#)

7.c **Discussion of Blue Lagoon Development Project**

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

Staff request board direction and comments on the proposed options.

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[Background November 2021 Memo- Amendment to Blue Lagoon Plaza's Development Agreement.pdf](#)

[Resolution No. 2017-26 Blue Lagoon Plaza LLC.pdf](#)

7.d **Resolution No. 2023-10- A Resolution of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency expressing support for the Ground Lease Agreement between Gallery at Marina Village, LLC, as formed by RUDG, LLC, (Related) and Tezral Partners, LLC and the Riviera Beach Community Redevelopment Agency and the terms and recommendations contained within.**

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

Review JLL Board Memo.

[Memo- Approving Ground Leases for Element 7 and 8 \(JLL\).pdf](#)

[Resolution No. 2023-03 Non-Binding LOI Between Related Development LLC \(Element 7\).pdf](#)

[Resolution No. 2023-10- Ground Lease Element 7.pdf](#)

[Presentation- Marina Vilage Phase II Project \(JLL\).pdf](#)

[Attachment- RBMV Master Plan.pdf](#)

[Attachment- Ground Lease Agreement- Element 7.pdf](#)

[Attachment- Site 7 Survey.pdf](#)

7.e **Resolution No. 2023-11: A Resolution of Commissioners of the Riviera Beach Community Redevelopment Agency expressing support for the Ground Lease Agreement between the Residences at Marina Village, LLC as formed by RUDG, LLC, (Related) and Tezral Partners, LLC, and the Riviera Beach Community Redevelopment Agency and the terms and recommendation contained within.**

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

Review JLL Board Memo.

[Memo- Approving Ground Lease for Element 7 and 8 \(JLL\).pdf](#)

[Resolution No. 2023-04 Non-Binding LOI and Expression of Interest between Related Urban Development Group \(Element 8\).pdf](#)

[Resolution No. 2023-11 Ground Lease \(Element 8\).pdf](#)

Presentaton- Marina Village Phase II Project (JLL).pdf
Attachment- Ground Lease Element 8- (Affordable Projects).pdf
Attachment- Proposed Master Plan.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.