



Florida's Dynamic
Waterfront Community

Community Redevelopment Agency Regular Meeting

Agenda

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

January 17, 2024

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 **December 6, 2023 Regular Meeting Minutes**
Sherley Desir, Interim CRA Clerk, 561-844-3408

Staff recommends the approval of the December 6, 2023 Regular Board Meeting Minutes.

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[December 6, 2023 Riviera Beach CRA Regular 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 for January 17, 2024 Meeting.pdf](#)

[Pittman Law Group \\$10,000.00 #126.pdf](#)

[Bryant Miller Olive \\$21,929.90 #82391.pdf](#)

[Treasure Coast \\$22,440.00 #G-22D-5.pdf](#)

[Chen Moore \\$2,845.00 #0000146357.pdf](#)

3. Resolutions on Consent

3.a Resolution No. 2024-05 Approving a funding increase for the Commercial Property Grant Incentive Program to assist local businesses and improve properties in the community redevelopment area.

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

Staff recommends the approval of Resolution No. 2024-05 authorizing an increase in the maximum available grant funds per applicant from the existing \$40,000.00 to \$60,000.00 for the commercial property improvement grant program. Future grant applications will be brought to the Board for consideration as they are received.

[Memo - Funding Increase for Commerical Property Grant Incentive Program.pdf](#)
[Resolution No. 2024-05 Approving the increase of the Commerical Property Improvement Program.pdf](#)

[Exhibit A -Property Improvement Incentive Program Application.pdf](#)

3.b Resolution No. 2024-04 of the Board of Commissioners for the Riviera Beach Community Redevelopment Agency authorizing the demolition of a structure located at 100 W. Blue Heron Blvd; providing an effective date.

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

Staff recommends the adoption of Resolution No. 2024-04 authorizing the demolition of 100 W. Blue Heron Blvd. by the BG Group, LLC., for an amount of \$47,350.00 plus 5% contingency not to exceed \$49,717.50.

[Memo - BG Group Demolition Bid 100 W. Blue Heron Blvd.pdf](#)

[Resolution No. 2024-04 Authorizing Demolition Bid 100 W. Blue Heron Blvd.pdf](#)

[Attachment - Approved Resolution No. 2023-24 Approved Property Acquisition.pdf](#)

[Exhibit A - Demolition Bid \(BG Group\).pdf](#)

[Attachment - Future Concept Plan.pdf](#)

END OF CONSENT AGENDA

4. UNFINISHED BUSINESS

5. PRESENTATIONS

6. 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.

7. REGULAR AGENDA

- 7.a **Resolution No. 2024-01 of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency (the Agency) authorizing the Chairperson and Executive Director to execute an extension to the agreement with the firm Jones Lang LaSalle to provide Public Private Partnership Advisory services for the Marina Village Redevelopment Project; and providing an effective date.**

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

CRA staff recommends the adoption of Resolution No. 2024-01 approving an amendment to the professional services agreement with Jones, Lang, LaSalle to advise, prepare, develop, and manage the Public Private Partnership agreement for the remaining elements of the Phase II Marina Project.

[Memo - Extension Agreement with Jones Lang LaSalle.pdf](#)

[Resolution No. 2024-01 Extension to Agreement with Jones Lang LaSalle for P3 Services.pdf](#)

[Contract - Amended Contract \(Jones Lang LaSalle\).pdf](#)

[Attachment - Approved Resolution No. 2023-11 Element 7 Ground Lease.pdf](#)

[Attachment - Approved Resolution No. 2023-28 LOI on Business Terms for Element 1-3, 5 & 6.pdf](#)

[Attachment - Approved Resolution No. 2023-29 Element 8 Ground Lease Amended.pdf](#)

[Attachment - Original Jones Lang LaSalle Amended Contract.pdf](#)

- 7.b **Resolution No. 2024-02 of the Board of Commissioners for the Riviera Beach Community Redevelopment Agency amending the Bylaws for the Riviera Beach CRA**

Christopher Smith, Esquire, CRA Attorney , 561-844-3408

Staff recommends the vote of four (4) Commissioners in favor of approving Resolution No. 2024-02 authorizing the changes to the Bylaws.

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[Resolution No. 2024-02 Amending Bylaws for the Riviera Beach Community Redevelopment Agency.pdf](#)

[Exhibit A - Riviera Beach Community Redevelopment Agency Bylaws.pdf](#)

- 7.c **Request for the Riviera Beach CRA Board to review the development project proposed by FoundCare.**

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

Staff finds that this project will improve the property consistent with the goals and strategies of the CRA Plan. The provision of ground floor commercial space adjacent to the street will activate and enhance the pedestrian environment of the corridor. The project features a modern design; the applicant is proposing to

make a significant investment to construct an aesthetically pleasing development that will enhance the Broadway corridor. The incubator spaces provided by the project will also allow opportunities for the CRA Board to locate local entrepreneurs to provide needed neighborhood services to the community. The Board is requested to provide comments and vote to recommend approval of the project to the City Council finding that the project is consistent with the goals and strategies of the Community Redevelopment Plan.

[Memo - Request to review Development Project Proposed by Foundcare.pdf](#)

[Attachment - Proposed Site Plan & Project Description.pdf](#)

[Attachment - Approved Resolution No. 2023-09 Incubator and City Development Agreement.pdf](#)

[Attachment - Development Services Report.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.