



Florida's Dynamic
Waterfront Community

Community Redevelopment Agency Workshop Meeting

Agenda

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

January 31, 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

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 a CRA Commissioner.*

1. **Minutes**
2. **Invoices**
3. **Resolutions on Consent**

End of Consent Agenda

4. **Unfinished Business**
5. **Presentations**
6. **Discussions**

6.a **Marina Village Phase II Discussion**

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

CRA staff is requesting that the Board receive a presentation from the Marina Phase II Development Team and our public private partnership (P3) consultants Jones Lang LaSalle (JLL) on the terms of a proposed lease and management agreement for the Marina Event Center (MEC). The Board is being asked to provide comments and directions on the remaining element which is integral to the redevelopment of new waterfront restaurants, a proposed Margaritaville-branded hotel, marketplace and family entertainment center, and a parking garage.

The results from the workshop will be integrated into the negotiations for the

final ground leases.

Cover Page

Attachment - ADP Presentation.pdf

Attachment - Jones Lang LaSalle Presentation.pdf

Attachment - Sonnenblick Presentation.pdf

Attachment - Resolution No. 2023-28 Binding Letter of Intent (APDS-TEZRAL, RBMV II LLC, Sonnenblick).pdf

Attachment - LOI Summary Elements 1-3, 5 and 6 (Jones Lang LaSalle December Report).pdf

Attachment - Event Center Floor Plans (Existing).pdf

7. Regular Agenda

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.