




# RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

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## MEMORANDUM

TO: Honorable Chair and Members, CRA Board of Commissioners  
- City of Riviera Beach, Florida

FROM:  Scott Evans, Interim Executive Director, Riviera Beach CRA

COPY: Karen Hoskins, City Manager, City of Riviera Beach  
J. Michael Haygood, CRA Attorney  
Andrew DeGraffenreidt, City Attorney

DATE: June 5, 2018

SUBJECT: Request for Board Action to Approve a Lease Agreement between the Agency and the Estates of Merry and James Herring for the Operation of a Community Garden Park in Riviera Beach Heights and a License Agreement between the Agency and the City of Riviera Beach for the Riviera Beach Heights Community Garden Park

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### **REQUEST FOR BOARD ACTION**

Staff requests Board approval to execute a new lease agreement, in substantially the form attached as Exhibit "A", between the Agency and the Estates of Merry and James Herring for the operation of a Community Garden Park in Riviera Beach Heights and a License Agreement attached as Exhibit "B", between the Agency and the City of Riviera Beach for the Riviera Beach Heights Community Garden Park.

### **BACKGROUND**

The Agency, along with Riviera Beach CDC, has designed, constructed, and manages a community garden park on a previously derelict vacant lot and an adjacent City-owned right-of-way. The garden has beautified this challenged area, improved the environment by growing plants and flowers, produced healthy and affordable food for the community, provided a beautiful venue for community activities, created volunteer opportunities for low wealth youth and reduced crime by eliminating a haven for illicit activity.

### **Exhibit A: Community Garden Lease**

The Garden is located on land currently leased to the RBCRA by the Herring Family for \$1 per year for five years, covering approximately  $\frac{3}{4}$  acre; features a visually pleasing design, and ties into the greater neighborhood sidewalk and nearby health trail/park system.

Proposed Terms:

- Landlord: Estate of C. James Herring and Merry Herring Trustees of The Herring Family Trust and their successors
- Location: Lots 5-12, Block 10, INLET CITY, Bk7 Pg27; at 10<sup>th</sup> & K (Riviera Beach Heights)
- Term: Four (4) Years, with Two Options to Renew for One (1) Year Each, commencing when Approved by Board and Executed by Chairperson. (Term may be extended upon agreement by both parties)
- Rent: \$1/Year
- Insurance: Comprehensive Liability Insurance, maintained by Tenant
- Taxes: Ad Valorem Real Estate Taxes, Paid by Tenant
- Right of First Refusal: Available to Tenant During Lease and Option Period. Tenant May Exercise Right to Offer to Purchase at Any Time



Riviera Beach Heights Community Garden at 10<sup>th</sup> and K Street, Riviera Beach, FL and adjacent Pocket Park without improvements



Riviera Beach Heights Community Garden at 10<sup>th</sup> and K Street, Riviera Beach, FL and adjacent Pocket Park with improvements



Features of the Garden Park:

The garden has a drip irrigation system using potable water and a shading system to reduce water usage and rapid evaporation; organic and natural fertilizer is used; raised beds and a compost bin; energy efficient water heaters and pumps are utilized; with extensive lighting that incorporates LED fixtures to reduce energy. The garden is managed by a Professional Gardener and utilizes an extensive volunteer network of helpers. Community residents also volunteer time to prepare the soil, plant crops and rotate harvests and handle distribution of the crops, to name some tasks.

**Exhibit B: Community Garden Park License Agreement**

The Park portion of the project is located on a City-owned right-of-way at 10<sup>th</sup> & K that has no immediate planned use. It is currently improved with planters that allow seating, trees and a gravel drainage system. We currently have a license agreement with the City that runs with the lease. The new license agreement will run for six (6) years.

The Community Garden Park is designed to be secure and includes motion sensing lighting which turns the lights on when any movement occurs in the park or gardens after dark. It also has a sophisticated camera system that is tied into the RBPD network and is monitored. The entire project is fenced.

The Community Garden Park is designed to be operated utilizing principles for landscape design and construction outlined by the University of Florida IFAS Extension called “Xeriscaping.” Generally speaking the principles for xeriscaping are to reduce the amount of resources needed to maintain landscapes. This is done by selecting drought tolerant plants, drought tolerant turfs, efficient irrigation systems and zoning of the selected plants according to their water requirements. The Community Garden Park landscaping includes various varieties of citrus trees throughout the garden and park in addition to Foxtail Palms and a specimen Royal Poinciana tree located in the park. The Foxtail Palms and the Royal Poinciana were selected in keeping with the historical plantings of the community and surrounding area. Plumbago was utilized under the specimen tree to add color to the park area of the project.

The development of a community garden has achieved several goals for this challenged neighborhood. This project has been able to be replicated throughout the City and provide a best practice model of sustainability and community development. There are several satellite gardens throughout the City that have resulted from this project: Gardens at Lincoln Elementary, Riviera Beach Resource Center/West Riviera Elementary Children’s Prosperity Garden, Max M. Fisher Boys and Girls Club, Willie “Bo” Davis Flower and Meditation Garden, and coming in Fall 2018, gardens on Singer Island and at Jay’s Ministry Campus.

**RECOMMENDATION**

Staff recommends that the Board approve execution of a new lease agreement between the Agency and the Estates of Merry and James Herring for the operation of a Community Garden Park in Riviera Beach Heights and a License Agreement between the Agency and the City of Riviera Beach for the Riviera Beach Heights Community Garden Park.

SE:aj