

RESOLUTION NO. 2017-12

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") APPROVING THE LOCATION OF A MOBILE VENDOR AREA WITHIN THE FUTURE SPANISH COURTS PROPERTY TEMPORARY PARKING AREA SUBJECT TO APPROVAL OF A CITY OF RIVIERA BEACH MOBILE LICENSE CERTIFICATE OF USE AND EXECUTION OF A LICENSE AGREEMENT APPROVED BY THE BOARD OF COMMISSIONERS OF THE AGENCY SETTING FORTH THE TERMS AND CONDITIONS OF THE USE; PROVIDING FOR OTHER PURPOSES AND AN EFFECTIVE DATE.

\* \* \* \* \*

**WHEREAS**, the Agency is responsible for managing the Marina Village, including the grounds and the Marina Event Center, and Spanish Courts site, maintaining a clean and safe environment, and ensuring a great customer experience at all time; and

**WHEREAS**, the Board requested the Agency to identify a suitable location for resident Willis Williams to locate his mobile vending truck in a semi-permanent location with access to water and electricity; and

**WHEREAS**, the attached Exhibit "A", identifies a suitable location for vending within the Spanish Courts future temporary parking lot site; and

**WHEREAS**, the approval is subject to Mr. Willis Williams receiving a certificate of use/business tax receipt to locate in that location in addition to meeting all required Palm Beach County Health Department and State regulations and execution of a license agreement setting forth the terms and conditions of the use; and

**WHEREAS**, in order for Mr. Willis Williams truck to temporarily remain on site in the same location with temporary connections to water and electricity (Mr. Williams will retain his own wastewater) the Mobile Vendor code for the City of Riviera Beach will need to be amended for the Marina Village Area, and this request as been submitted to the Department of Community Development; and

**WHEREAS**, following approval of a certificate of use/business tax receipt by the City of Riviera Beach the Agency will issue a license agreement for Mr. Willis Williams to locate his mobile vending vehicle in the mobile vending area located in the future temporary parking lot located on Spanish Courts subject to approval by Palm Beach County Health Department and State regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:**

SECTION 1. The Riviera Beach Community Redevelopment Agency authorizes the location of a mobile vending area within the future Spanish Courts temporary parking lot in accordance with the attached Exhibit "A", and approves the location of a BBQ vending truck owned by Mr. Willis Williams in that location including temporary connections to water and electricity, subject to Mr. Williams receiving a certificate of use/ business tax receipt to locate in that location by the City of Riviera Beach, execution of a license agreement setting forth the terms and conditions of the use, as approved by the Board of Commissioners of the Agency, and other required Palm Beach County Health Department and State regulations.

SECTION 2. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED this 14<sup>th</sup> day of June, 2017

RIVIERA BEACH COMMUNITY  
REDEVELOPMENT AGENCY

By: Kashamba Miller Anderson  
Name: Kashamba Miller Anderson  
Title: Chairperson

ATTEST:

[Signature]  
Executive Director

MOTION BY:  
SECONDED BY:

D. Pardo  
L. Hubbard

Approved as to form and legal sufficiency  
[Signature]  
J. Michael Haygood Date 6/14/2017  
Haygood & Harris LLC  
General Counsel to CRA

T. Davis	<u>AYE</u>
T. Davis Johnson	<u>ABSENT</u>
L. Hubbard	<u>AYE</u>
K. Miller Anderson	<u>AYE</u>
D. Pardo	<u>AYE</u>



Florida's Dynamic  
Waterfront Community

## RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

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# MEMORANDUM

**TO:** Honorable Chairperson and Members, CRA Board of Commissioners  
City of Riviera Beach, Florida

**FROM:** Scott Evans  
Interim Executive Director, CRA

**COPY:** J. Michael Haygood, CRA Attorney

**DATE:** June 14, 2017

**SUBJECT:** Resolution to Approve the location of a mobile vending area within the future Spanish Courts temporary parking lot, and providing a designated spot for Mr. Willis Williams BBQ Truck.

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### REQUEST FOR BOARD ACTION

The CRA is requesting a resolution to approve the location of a mobile vending area within the future Spanish Courts temporary parking lot in accordance with the attached Resolution and Exhibit "A", and approving the location of a BBQ vending truck owned by Mr. Willis Williams in that location including the provision of temporary connections to water and electricity, subject to Mr. Williams receiving a certificate of use/ business tax receipt to locate in that location by the City of Riviera Beach, execution of a license agreement setting forth the terms and conditions of the use and other required Palm Beach County Health Department and State regulations.

The Agency will continue with the transition of the property previously known as Spanish Courts, into a temporary parking area with the next steps starting in the month of July, and will create an area for a vendor food truck vendors as a part of the planned work. The CRA has also requested that the Department of Community Development amend the City's land development code to allow the proposed use. The parking lot will provide additional parking during special events, and busy Holiday weekends.

### BACKGROUND

The Agency currently owns the property located at 1124 Broadway, known previously as Spanish Courts. The property laid derelict for several years before the structures were finally demolished in March of 2016. The site has electrical power access, and water, the food truck selected by the Board owned by Mr. Willis Williams will be required to retain its own waste water. The CRA will retain the large tree and adjacent landscaping and decorative fountain in the middle of the property and create a temporary parking lot on the remaining site in accordance with the approved CRA budget.

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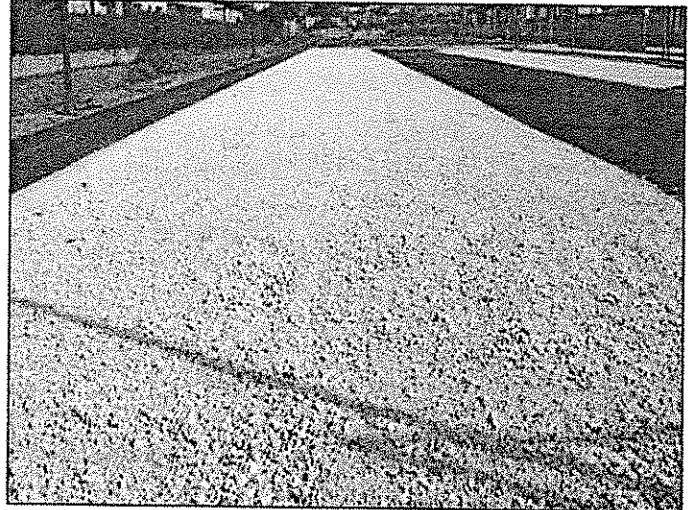
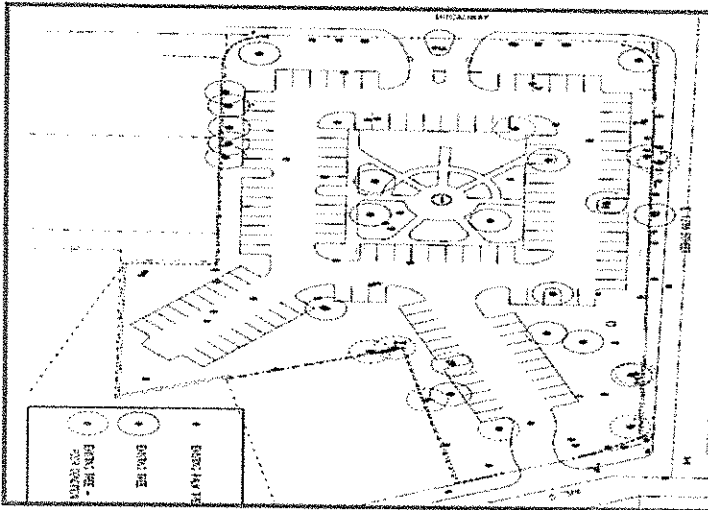
In February 2017, the CRA Board articulated to Staff at the Agency Board meeting that they would like to see the Spanish Courts property be made available to the vendor Willis Williams and his barbeque food truck.

## CURRENT SITE STATUS

### Temporary Parking

The current site has become an eyesore for passersby and visitors to the Marina Village. It was filled with decaying trees, over grown weeds, debris, and trash, which has been cleared and cleaned up to prepare for the temporary parking lot. The proposed plans below are to add approximately one hundred and thirty-five (135) graded, designated spaces with non-dusting rock surface similar to what was used during the first phase of construction of the City's wet slips and seawall, with parking stops to indicate each available space.

*Note: Proposed Temporary Parking Layout (left) & Proposed non-dusting rock surface (right)*

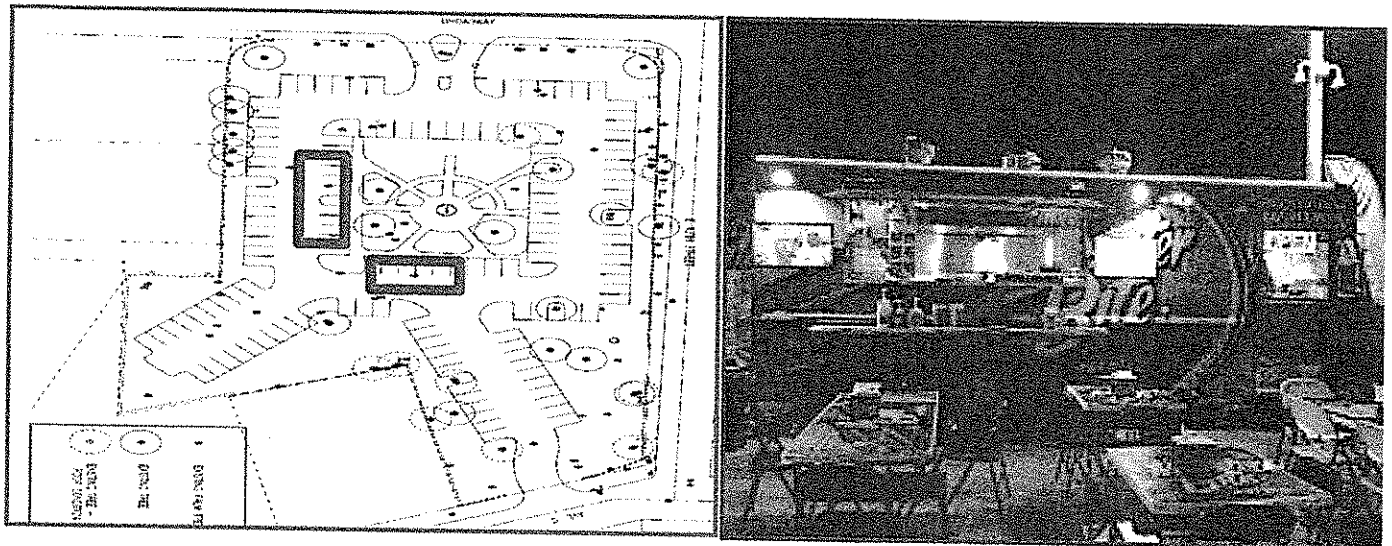


### Food Truck

Food trucks are a growing phenomenon happening in many cities across the country. Cities all over have yielded positive returns from these new ventures. Mr. Willis Williams has demonstrated a strong interest in being the first vendor to park his truck and begin operating in our proposed food truck vending area, following approval by the CRA Board.

The food truck experience can bring together exciting food choices with a strong social media buzz to the Marina Village.

*Note: The Proposed designated food truck areas are in red.*



The City's current mobile vending Code does not allow for the proposed food truck vision. As a result the CRA has transmitted a request for a code amendment for the Marina Village area to the Department of Community Development to allow the CRA Board to approve the location of mobile vendor trucks as described above. The proposed drafted code amendment is attached to the item as back up information. The final code amendment will be finalized by the City Department of Community Development and considered by the City Council.

**The Requested Code Amendment will allow the following:**

1. Food trucks operating in a designated CRA Board approved area.
2. Allow temporary connections to potable water and electricity.
3. Permit the mobile food truck to remain in a single location without having to move each day. (The CRA will complete a license agreement with the proposed applicant.)

**REQUESTING APPROVAL**

The CRA staff is requesting approval of the resolution to approve the location of a mobile vending area within the future Spanish Courts temporary parking lot in accordance with the attached resolution and approving the location of a BBQ vending truck owned by Mr. Willis Williams in that location including the provision of temporary connections to water and electricity. Following approval of the requested code amendment and issuance of a certificate of use/business tax receipt by the City of Riviera Beach, the Agency will complete a license agreement with Mr. Willis Williams to locate his mobile vending vehicle in the mobile vending area located in the future temporary parking lot located on Spanish Courts, and allow him to have a sign located on Broadway, subject to review and approval by the Executive Director. Mr. Williams will continue to be subject to approval of his facilities by Palm Beach County Health Department and must comply with State regulations for mobile food vending.

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