



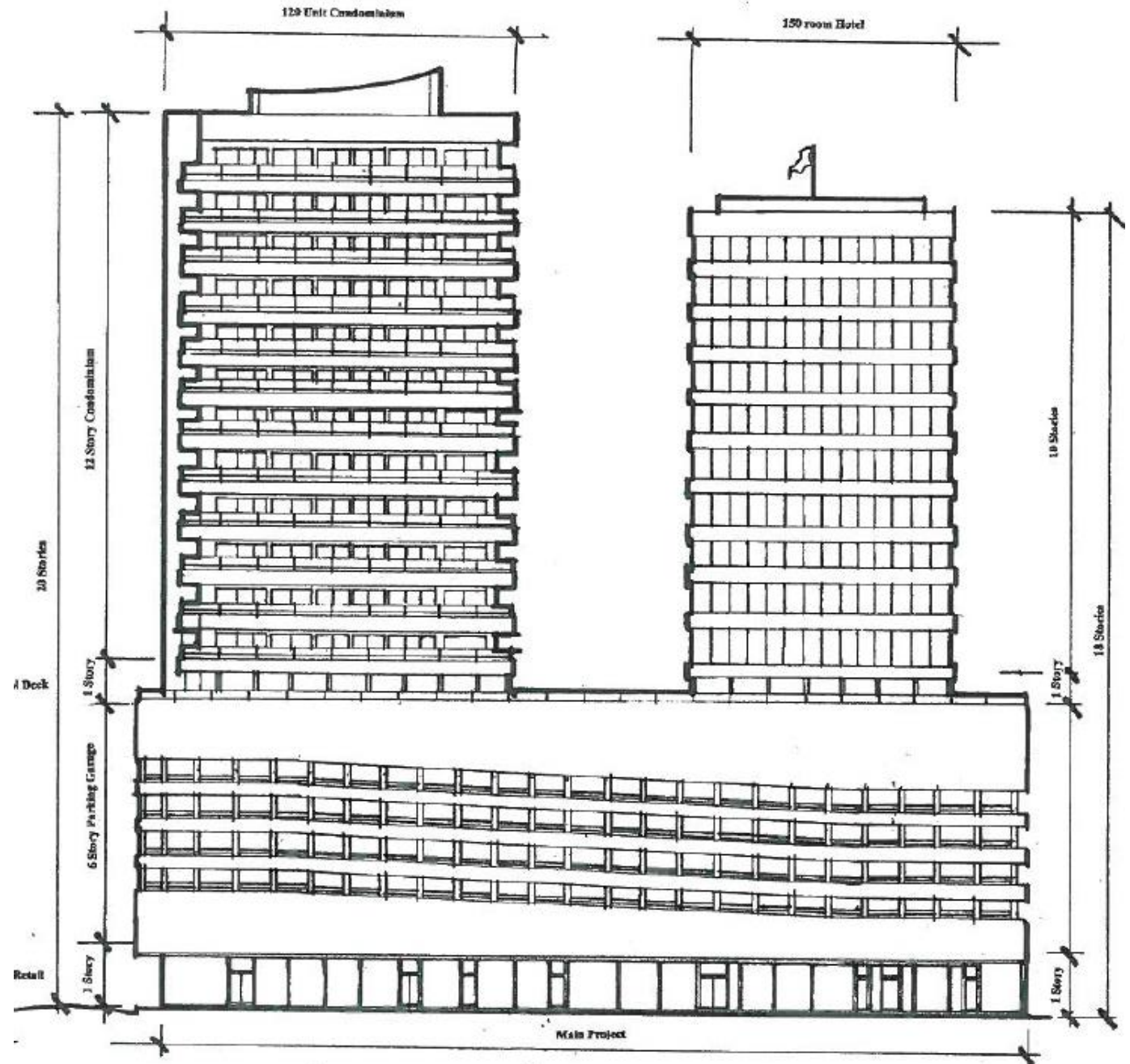
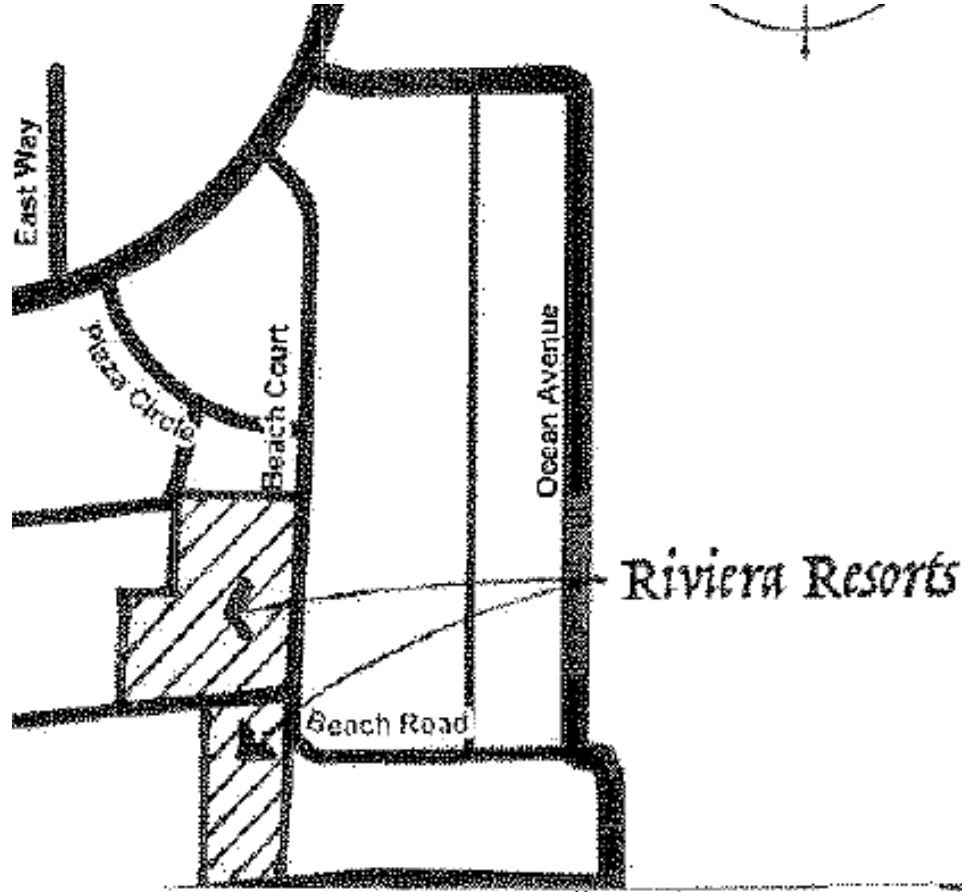
**Community Redevelopment Agency Meeting
June 12, 2019**

Agenda Item #4.

Resolution Authorizing Approval to enter into Negotiations with the Villari Group to sell CRA Property Located at 2431 & 2441 Beach Court, Riviera Beach.

- **CRA Issued RFP 2019-01**
- **Three Responses Received**
- **Only one of the responses required the CRA Property to facilitate their future development**
- **Reject the two proposals from MTN/Tezral and KW Partners and initiate Negotiation of Property Sale to Villari Group who requires the property for their proposed project.**
- **Enter into Negotiation with the MTN/Tezral group for property that is currently leased by the CRA for public parking towards achieving the development of their Hotel concept including up to \$500,000 in infrastructure grant funding subject to future approval by the CRA Board.**

Riviera Resorts Concept Development



Project Summary:

Riviera resorts contains the following uses:

- 150 Room Hotel
- 120 Residential Units
- 4,770 square feet of Retail space
- 3,000 square feet of Restaurant Use

Parking:

- 170 spaces for the Hotel (Code requires 150 spaces, @ 1/room plus extra up to 20 spaces for additional support) = 170
- 240 spaces for the residential units (2 per unit)
- 25 spaces for the Restaurant (20 required, but extra provided)
- 24 spaces for the Retail Space (24 required)
- 154 spaces for Public Parking (a minimum of 151 is required by the RFP)
- 613 spaces total

**CRA's
Current
Leased
Property**

**77 public
Parking
spaces**





MTN Owned Properties & Potential Development Sites

MTN Project Proposal



Include all three Development Proposals in Creation of Master Plan for the Ocean Walk/Mall Area to be completed as a Part of Upcoming CRA Plan Update to be prepared by the Treasure Coast Regional Planning Council.

RIVIERA BEACH CRA ~ WORK TASKS & SCHEDULE (rev. 6/10/2019)		2019						
		AUG	SEP	OCT	NOV	DEC	JAN	FEB
CRA WORK TASKS								
TASK 2	OCEAN MALL REDEVELOPMENT PROJECT							
2- 1	Conduct Due Diligence Review Background conditions, property ownership, RFP responses, private site plan concepts							
2- 2	Staff Work Session 1 Review due diligence; refine schedule & approach as needed							
2- 3	Review Private Proposals & CRA Financial/Market Analysis							
2- 4	Ocean Mall Vision Workshop (presentation format)							
2- 5	Staff Work Session 2 Review public input & project findings; confirm approach							
2- 6	Develop Draft Master Plan Includes conceptual site plan(s), transportation network, infrastructure, parking, heights & densities/intensities, recommended phasing, incentives, PPP opportunities							
2- 7	Presentation to CRA Board							
2- 8	Finalize Final Master Plan							



**Community Redevelopment Agency Meeting
June 10, 2019**