

# REIMAGINE WINN-DIXIE

RIVIERA BEACH CRA WORKSHOP PRESENTATION

NOVEMBER 10, 2021





# Introduction

PETER BAYTARIAN, FOREST DEVELOPMENT

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WAYNE RICHARDS, WAYNE RICHARDS LAW, PA

CHIP ARMSTRONG, THE KEYES COMPANY



Florida's Dynamic  
Waterfront Community

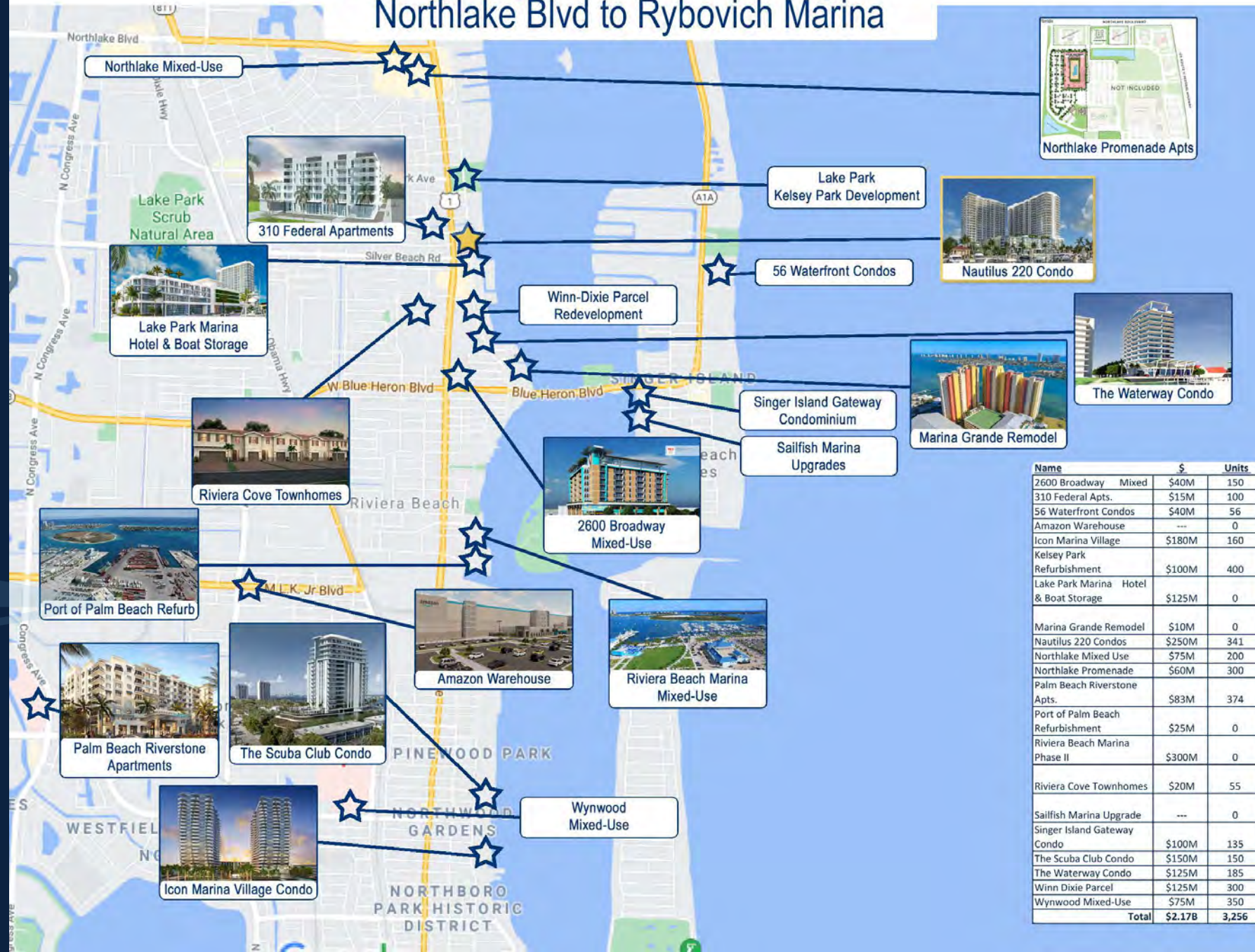


**FOREST**  
DEVELOPMENT

# Big Picture

- Extensive Broadway Development
- Expansion from WPB to NPB
- Riviera Beach is at the center of corridor development

## US Highway 1 Corridor Development Northlake Blvd to Rybovich Marina





# Forest Development Property Ownership & Partnerships





# NAUTILUS 220

LUXE WATERFRONT RESIDENCES



Unparalleled Experience





- Nautilus 220 is comprised of 330 one-to-four-bedroom residences in two towers ranging from 1,100 to 3,400 sq. ft. including two-story townhomes and penthouses featuring unobstructed water views, plunge pools, summer kitchens, hot tubs, and expanded terraces.
- This luxury mixed-use development includes waterfront restaurants, retail shops, and professional offices that will activate the Marina District.
- Exceptional amenities include a one-acre outdoor amenity deck, resort-style pool, rooftop lap pool, putting green, club room, theatre lounge, billiards, off-leash dog run, wellness plaza, and much more.





# NAUTILUS 220

LUXE WATERFRONT RESIDENCES

## Sales Update

+ 20% Sold

Sales Gallery & Model Residence  
Open

Floating in the Lake Park Harbor  
Marina

Offering 1 to 4 bedroom residences  
from 1,100 SF – 3,400 SF

Pre-construction pricing – range from  
\$600K-\$3M+

Buyers choose N220 for the  
amenities, marina lifestyle, and boat  
ownership



# NAUTILUS 220

LUXE WATERFRONT RESIDENCES

## Waterfront Restaurant

- Chef David Burke
- 14 restaurants – NY, NJ, NC, CO, International
- Cookbook author, cookware and consumer products
- Top Chef Masters
- Philanthropic







# MARINA REDEVELOPMENT

Build a mixed-use  
commercial  
catalyst as the anchor to  
the redevelopment plan that  
will promote long term  
stability for the Marina and  
the waterfront.

- Public Access Maintained
- Expanded Marina
- +/-200 dry slips accommodating 38' vessels





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+/- 200 Key Hotel /  
Residential Development

+/-15,000 SF Retail and  
Restaurant

Resort Amenities





# ROSITA'S MULTIFAMILY





# Improve the infrastructure necessary to support the continued growth of Riviera Beach

Many of these improvements are being completed with the development of the N220 project that will directly benefit the Riviera Beach Community including the electrical grid for long-term resiliency.





# Forest Development Property Ownership & Partnerships





# Mixed Use Redevelopment

Residential

Retail

Office

Restaurant





# Economic Impacts for Riviera Beach

Will BE UPDATED PRIOR TO  
WORKSHOP





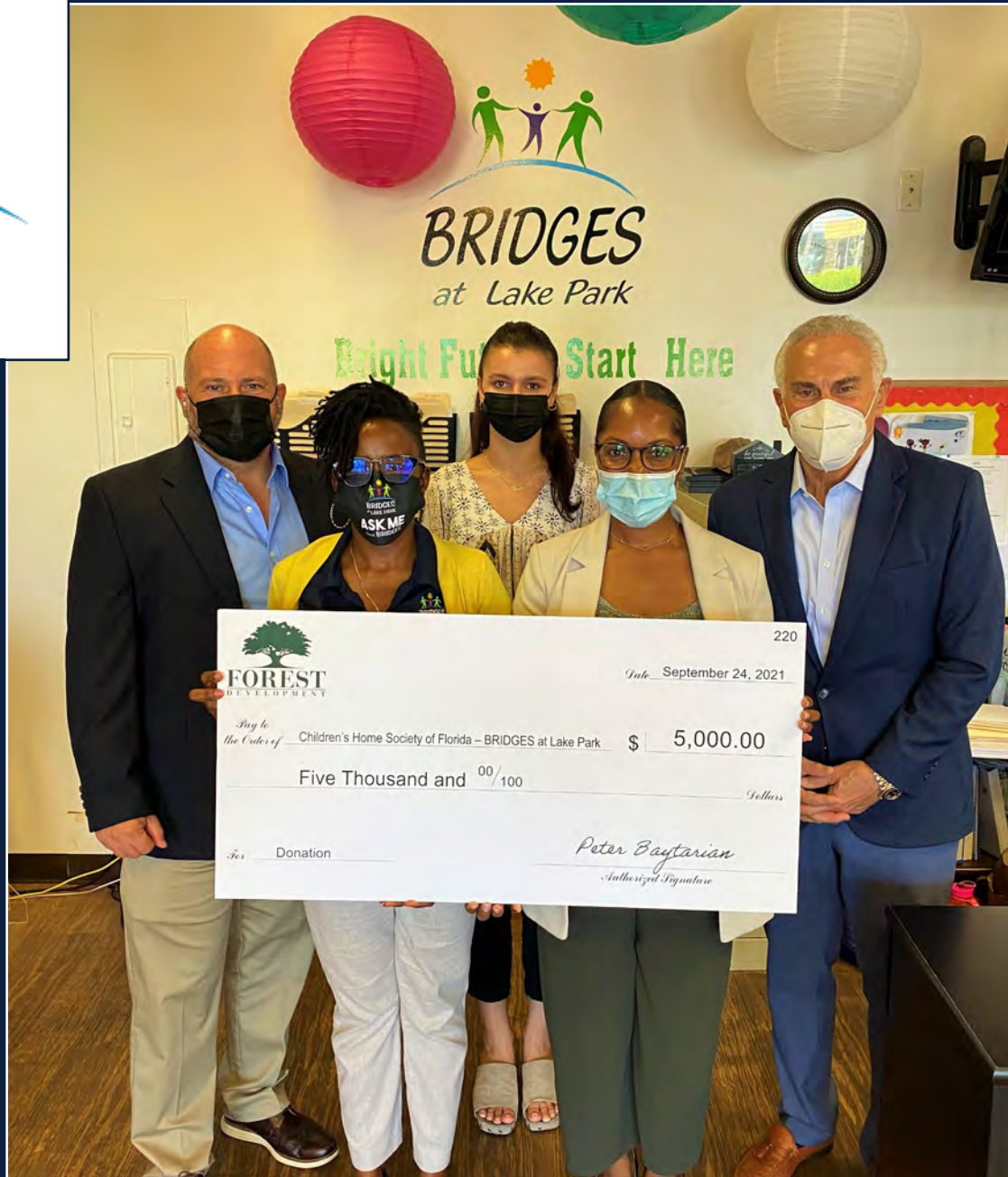
## Charitable Giving

within the Town of Lake Park  
by providing resources and  
donations to the community.

### Lake Park Elementary School

- New 4-passenger golf cart
- \$1,000 donation each month  
for the Principal's  
Discretionary Fund





**Charitable Giving**  
within the Town of Lake Park  
by providing resources and  
donations to the community.

## BRIDGES at Lake Park

- **\$5,000 donation to support kindergarten readiness and parent education for Lake Park families**





# Charitable Giving

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by providing resources and  
donations to the community.



## Friends of the Lake Park Library

- Pledge of 6 Dell computer/monitor/keyboard/mouse plus a Thin Client – for the children's area and teen center



# Promoting Riviera Beach

Local, Regional and National  
Campaigns

Billboards

Direct Mail

Social Media

Advertising – Magazine

Advertising – Digital

Public Relations

Sales Materials / Events

Brochure







NAUTILUS 220





LAKE PARK HARBOR MARINA





WINN-DIXIE PROPERTY





# Our Interests are Aligned

Both the City of Riviera Beach and Forest Development have aligned interests to ensure redevelopment of the Winn-Dixie property becomes the “Anchor” of the City’s northern development plan.



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