

# Riviera Beach Marina Village

## Grand Opening Celebration: February 25, 2015 at 4:00pm

Rendering: Phase 2 Completion Fall 2018



宋 Song + Associates, Inc.  
Architecture • Planning • Interior Design

Disclaimer: Rendering is for conceptual purposes only and is subject to change without notice.



# Moving Forward

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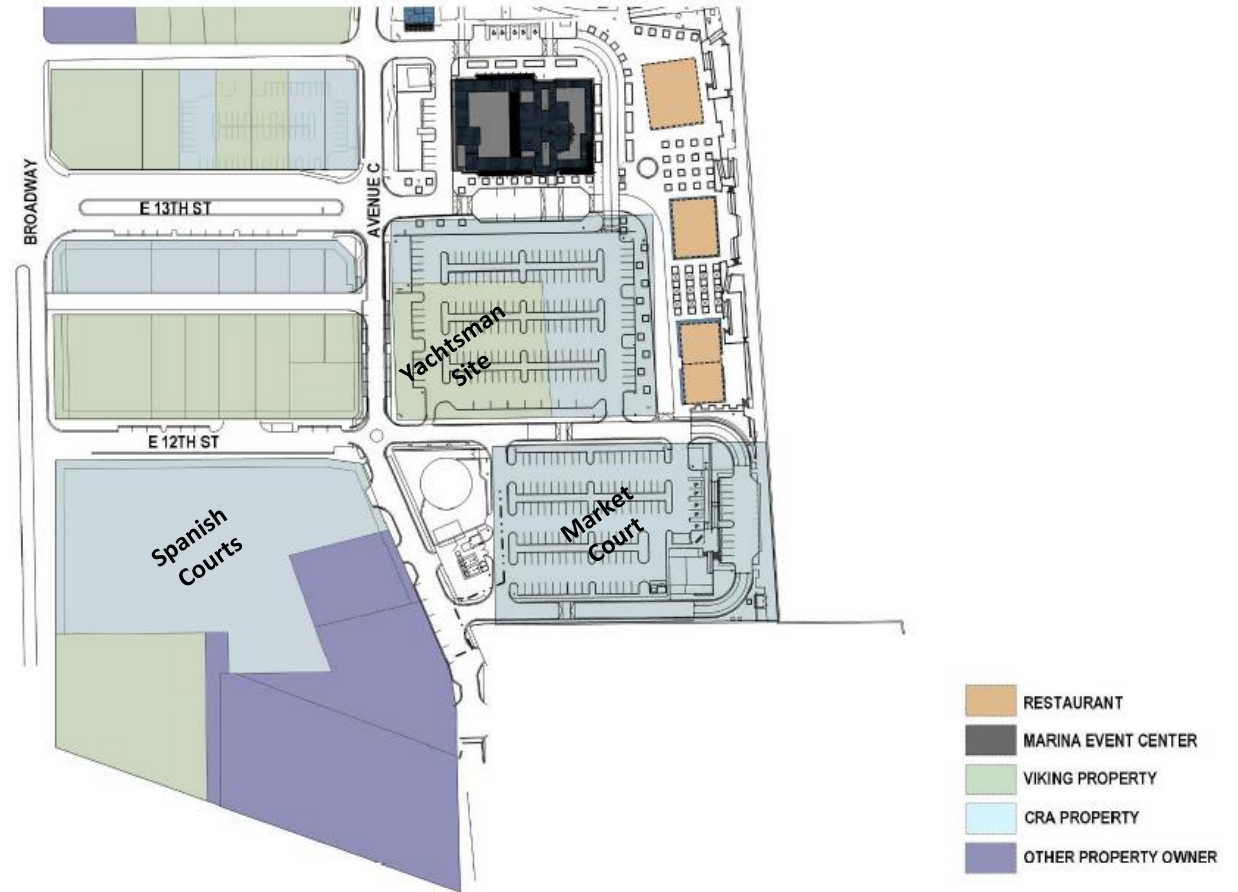
- Parcels
- Property Swaps
- Parking
- Public Market
- Private Development
- Property Owners
- Plans & Promoting



# Current Ownership Map: Acquire Yachtsman Site

1. Viking offered \$4.85 million to sell
2. CRA counter-offer: \$2.28 million; provided appraisal copy
3. Viking conducting appraisal – negotiations to resume.
4. Agreed to revoke notice terminating Yachtsman Parking Lot Lease; willing to extend term
5. Recommend Board, as members of City Council, direct the City to negotiate purchase.

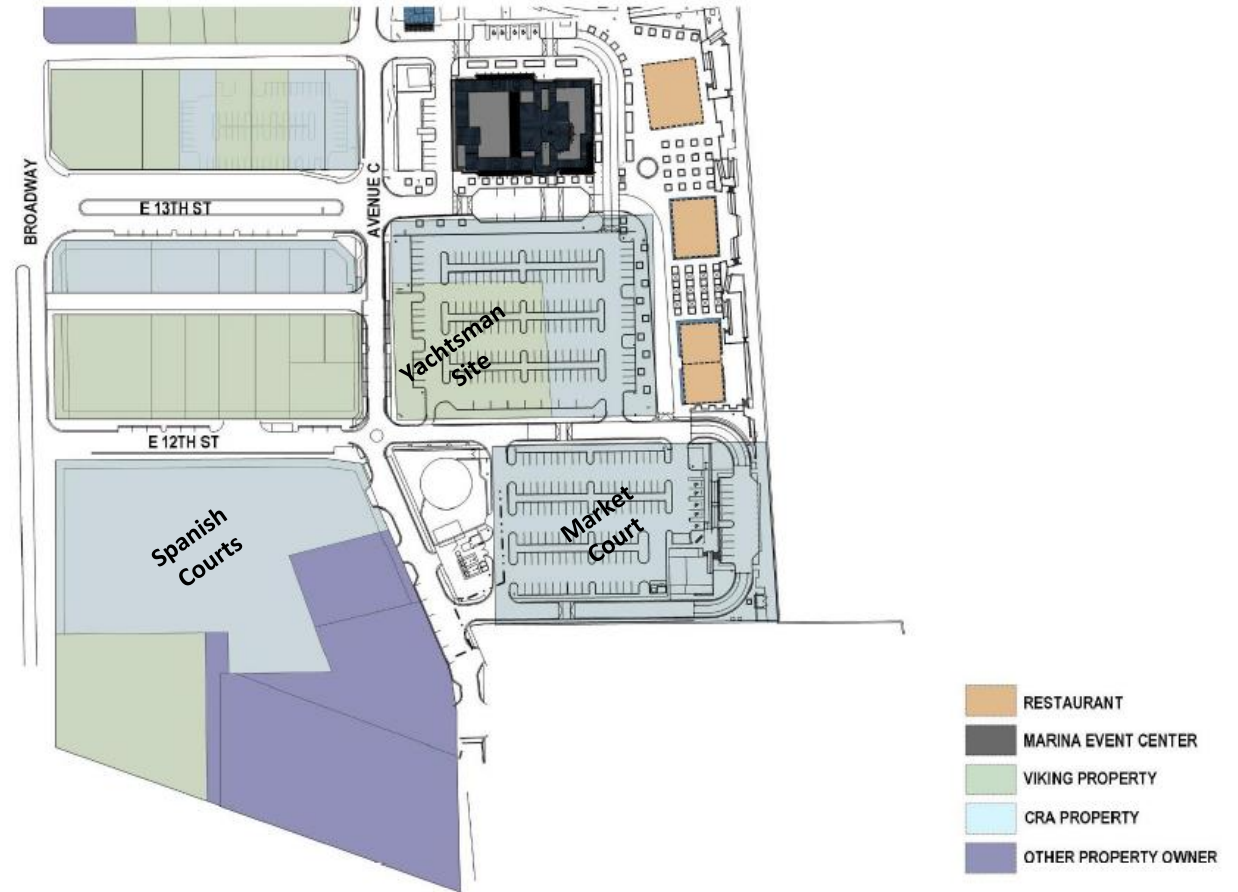
## CURRENT PROPERTY OWNERSHIP



# Current Ownership Map: Land Swap Agreements

1. Agreed to swap land to construct Public Market
2. Agreed to swap land to construct more homes in Park manor neighborhood
3. Terms will revoke early termination of Yachtsman parcel
4. Terms recommend closing of Old 13<sup>th</sup> Street from Avenue E, across Broadway, to Avenue C
5. Terms consolidate holdings; mutually beneficial to both parties
6. Real Property Exchange Agreement presented to Board in February

## CURRENT PROPERTY OWNERSHIP

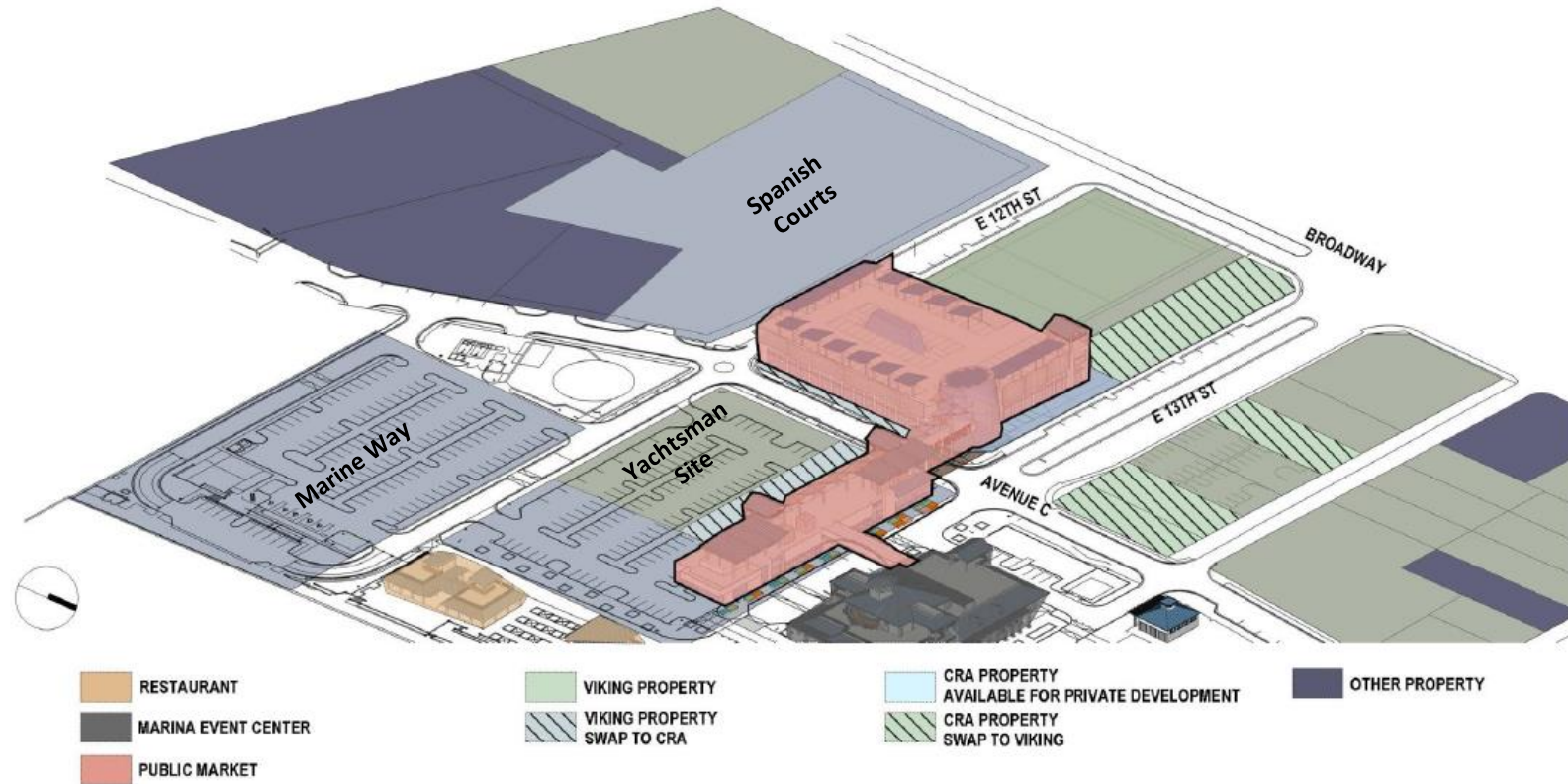




# Current Ownership Map: Land Swap Agreements

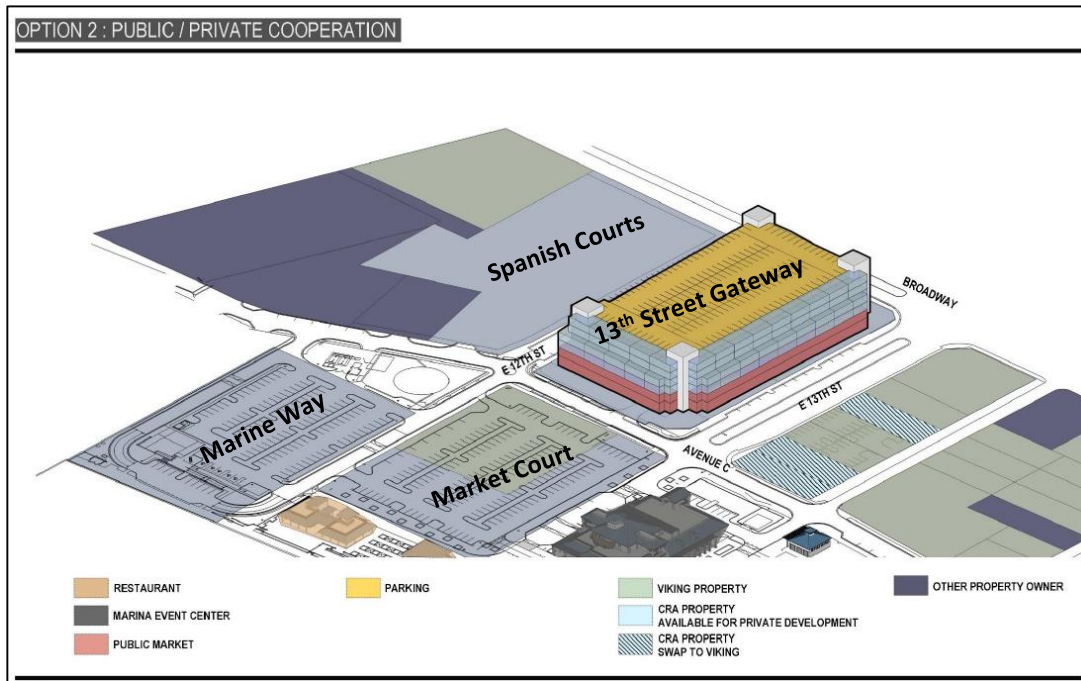
1. Property swap for Public Market – beneficial
2. Viking consolidates its holdings north of 13<sup>th</sup> Street - beneficial
3. Real Property Exchange Agreement presented to Board in February

## ORIGINAL MARKET DESIGN

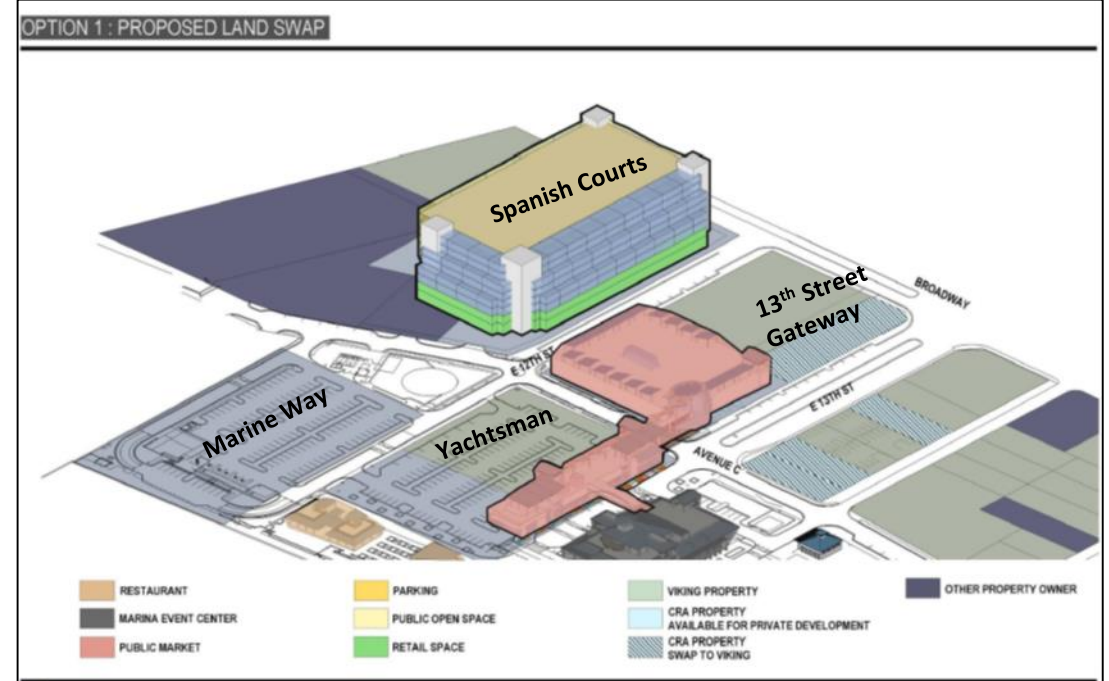


# Parking Structure & Public Market Options: 2 Viable Options

## 13<sup>th</sup> Street Gateway: Public/Private Partnership (Option 2)



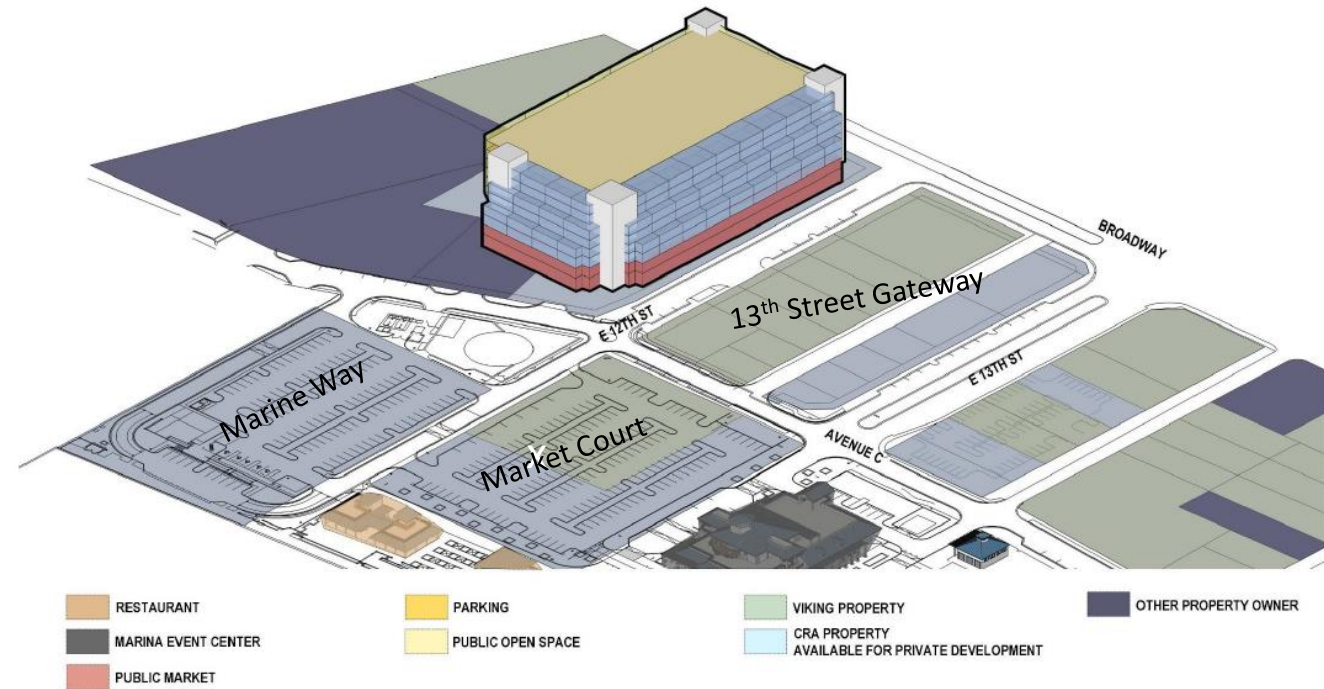
## Market Court: Original Plan/Post Swap (Option 1)



# Spanish Courts Option 3: Parking & Market in One Structure

- Requires no land swaps with Viking
- Parking structure and mixed-use development at Spanish Courts
- CBRE leads Development Solicitation at Spanish Courts and Marine Way
- Market Court & 13<sup>th</sup> Street Gateway remain under-developed (site control restrictive)
- Not recommended

OPTION 3 : CURRENT PROPERTY OWNERSHIP

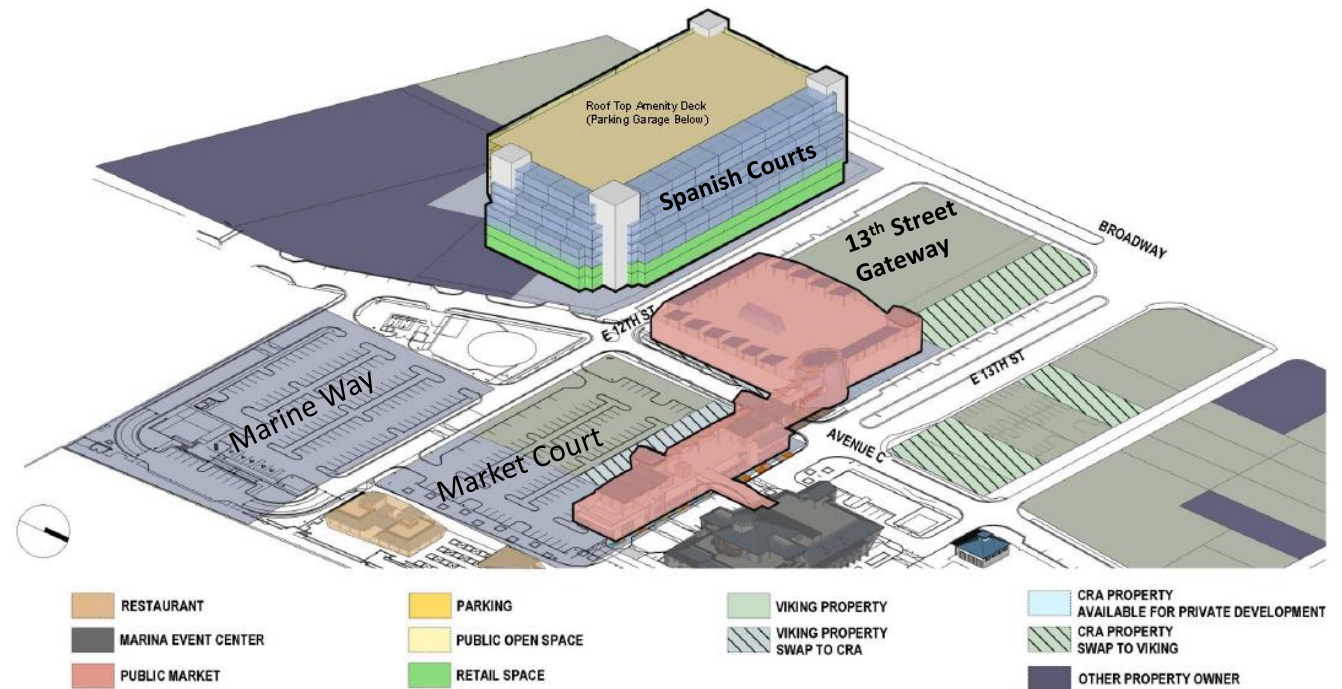




# Spanish Courts Option 1: Parking & Market in Two Separate Structures

- Requires land swap with Viking
- Parking structure and mixed-use development at Spanish Courts
- Public Market built on land swapped with Viking
- CBRE leads Private Development Solicitation at Spanish Courts and Marine Way
  - 1,050 parking spaces
  - 56 residential units
  - 16,630sf Retail/Office
- Market Court & 13<sup>th</sup> Street Gateway partially developed

OPTION 1 : PROPOSED LAND SWAP

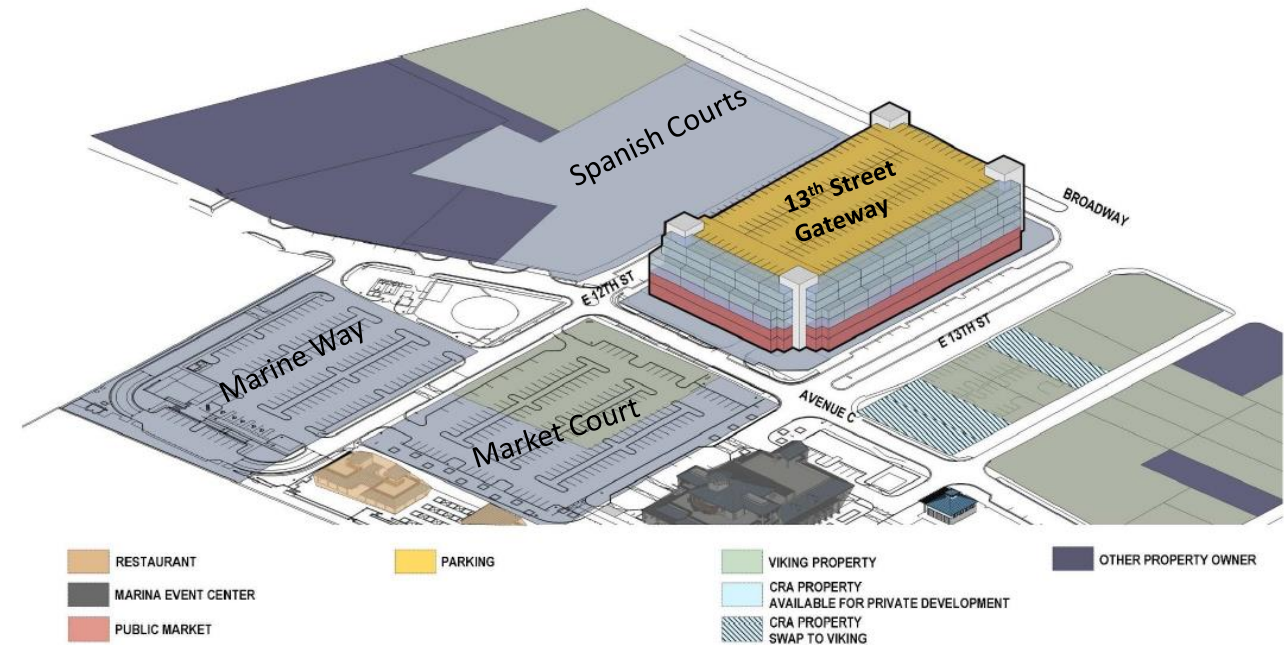




# 13<sup>th</sup> Street Gateway Option 2: Parking & Market in One Structure (Preferred)

- Requires land swap with Viking
- Requires CRA to acquire 13<sup>th</sup> Street Gateway parcels, post swap, Viking retains development rights
- Parking structure, Market and mixed-use private development at Broadway & 13<sup>th</sup> Street; Gateway to Marina Village
- Viking develops 13<sup>th</sup> Street Gateway
- City purchases Yachtsman parcel
- CBRE leads solicitation for private development at Spanish Courts, Marine Way & Market Court
- Broadway corridor south is developed

OPTION 2 : PUBLIC / PRIVATE COOPERATION

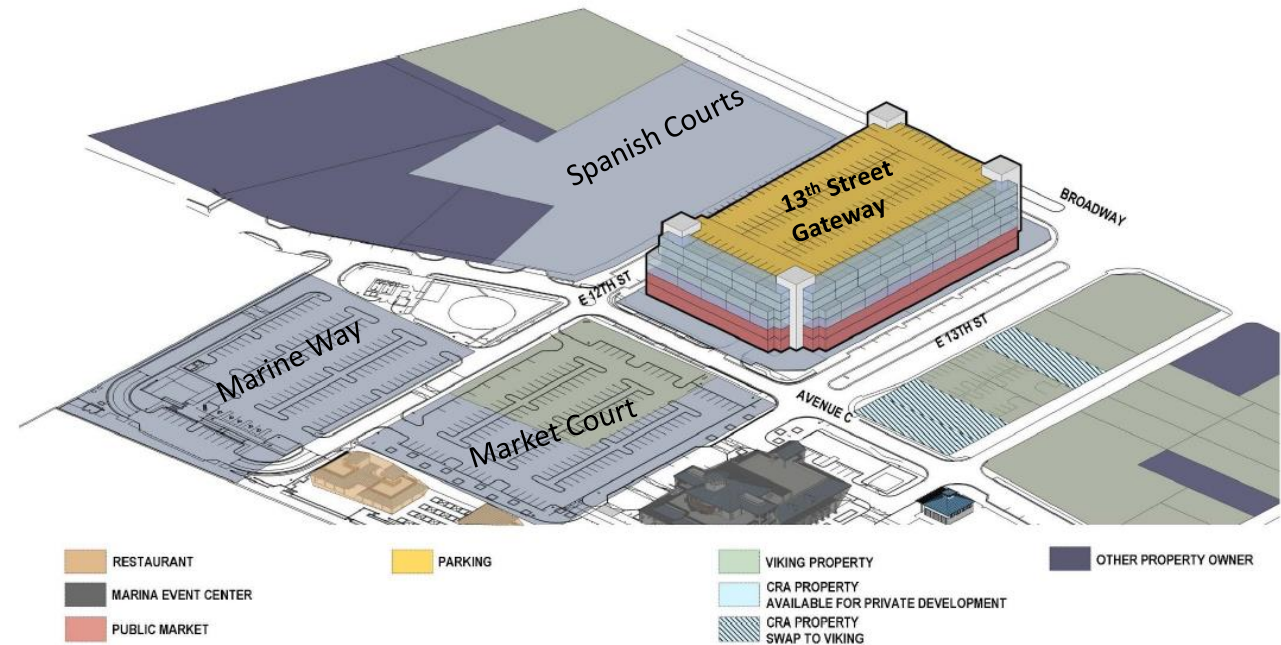


# 13<sup>th</sup> Street Gateway Option 2: Parking & Market in One Structure (Preferred)

## Development Plan:

- Over 1,000 parking spaces, developed by the CRA
- Public Market (72,200sf) developed by the CRA
- Private development by Viking:
  - 58 residential units
  - 16,630sf of office/retail
- \$46 - \$56 million project contributes up to \$390,000 in annual tax revenues
- Future Private Development by Others:
  - Spanish Courts, Marine Way & Market Court

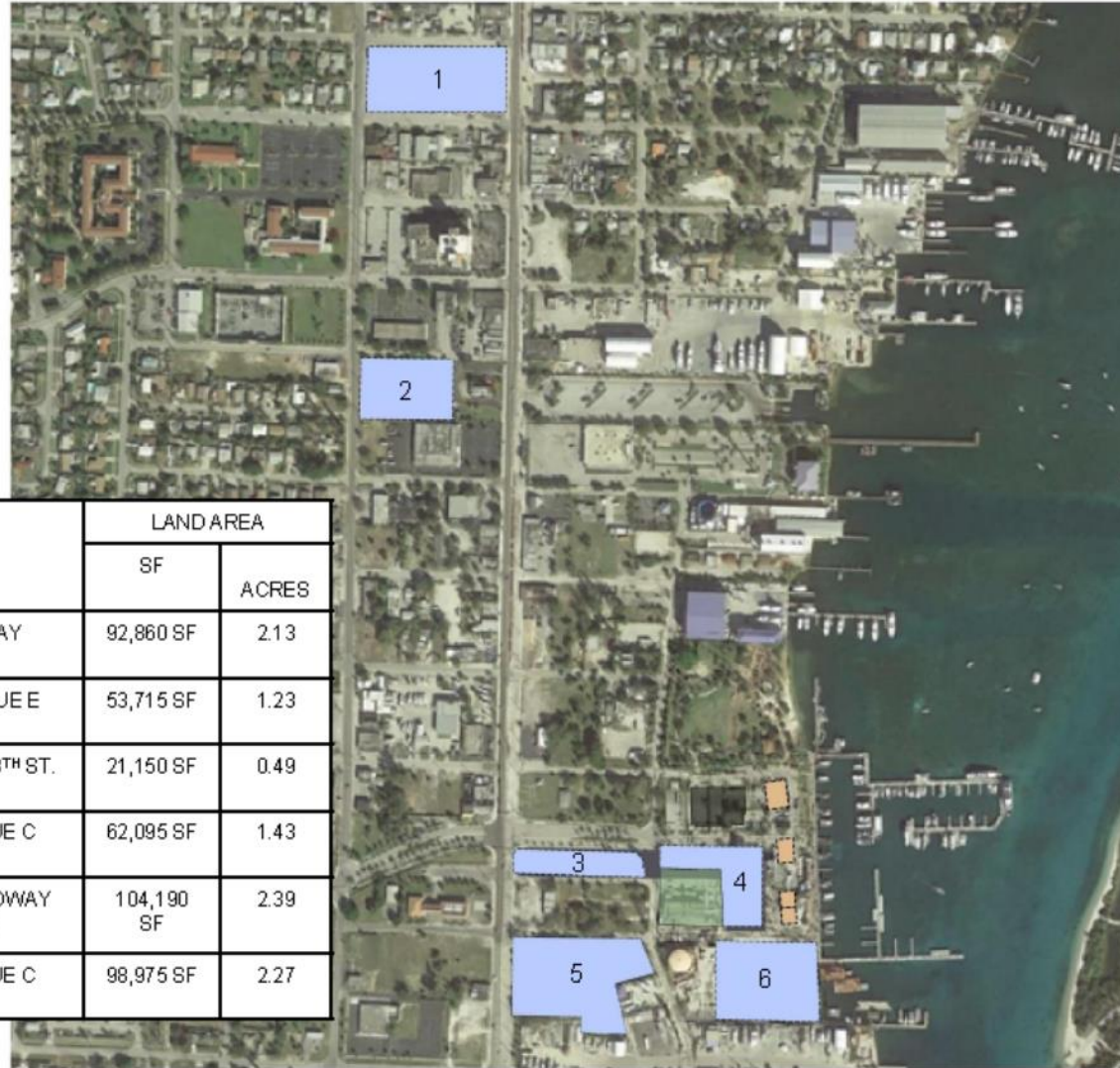
OPTION 2 : PUBLIC / PRIVATE COOPERATION





# CBRE Development Advisor

1. Marina Village Only?
  - 6.5 acres developed
2. Broadway Corridor too?
  - 3.3 acres developed



	ADDRESS	LAND AREA	
		SF	ACRES
1	W. 22 <sup>ND</sup> & BROADWAY	92,860 SF	2.13
2	W. 19 <sup>TH</sup> ST. & AVENUE E	53,715 SF	1.23
3	BROADWAY & W. 13 <sup>TH</sup> ST.	21,150 SF	0.49
4	E. 13 <sup>TH</sup> ST. & AVENUE C	62,095 SF	1.43
5	E. 12 <sup>TH</sup> ST. & BROADWAY (SPANISH COURTS)	104,190 SF	2.39
6	E. 12 <sup>TH</sup> ST. & AVENUE C	98,975 SF	2.27

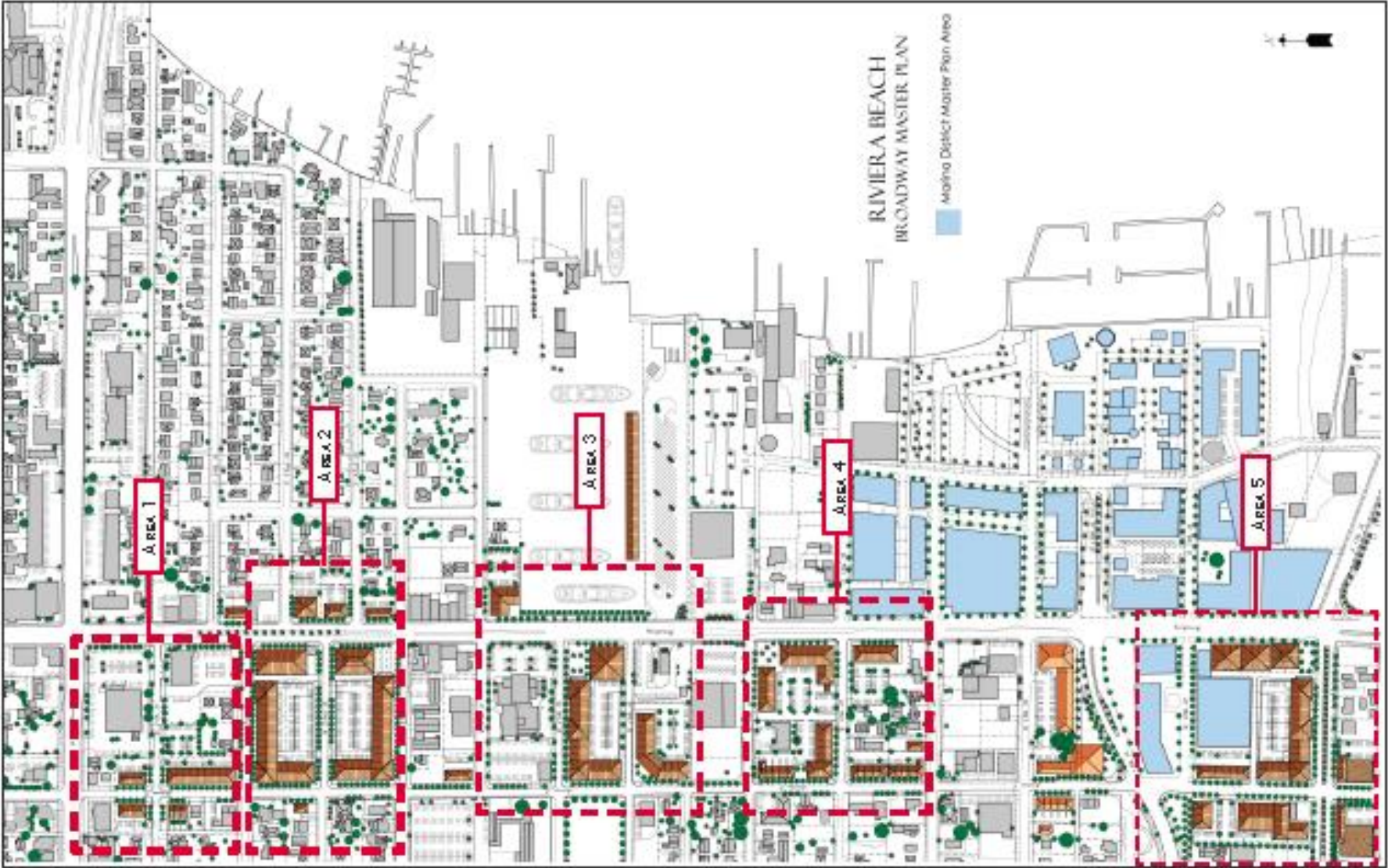
- RESTAURANT
- PUBLIC MARKET
- MARINA EVENT CENTER
- YACHTSMAN
- CRA PROPERTY



# Broadway Corridor

Potential Redevelopment Areas

RIVIERA BEACH BROADWAY CORRIDOR MASTER PLAN



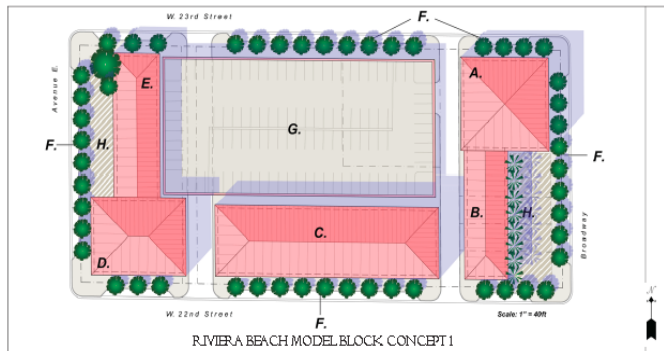


# Broadway Corridor: Area 2 Redevelopment Process

## Area 2

RIVIERA BEACH BROADWAY CORRIDOR MASTER PLAN

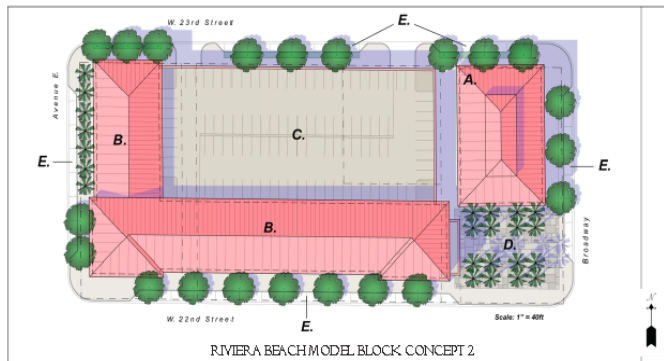
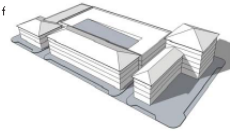
Potential Redevelopment Areas



Riviera Beach Model Block Concept 1

- A. OFFICE + RETAIL TOWER: 6 Stories @ 6,450 sf/floor = 38,700 sf
- B. OFFICE + RETAIL BUILDING: 4 Stories @ 4,300 sf/floor = 17,200 sf
- C. MIXED USE BUILDING: 5 Stories @ 12,800 sf/floor = 64,000 sf
- D. MIXED USE BUILDING: 3 Stories @ 5,800 sf/floor = 17,400 sf
- E. MIXED USE BUILDING: 3 Stories @ 7,200 sf/floor = 21,600 sf
- F. ON-STREET PARKING: 40 Spaces
- G. PARKING GARAGE: 106 spaces/level (4 Levels = 424 Spaces)
- H. PUBLIC PLAZAS: 8,200 sf total

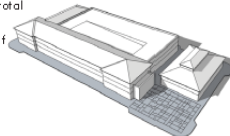
TOTAL SQUARE FOOTAGE: 158,900 sf  
PARKING PROVIDED = 464 Spaces



Riviera Beach Model Block Concept 2

- A. RETAIL: 2.5 Stories @ 9,600 sf/floor = 25,000 sf
- B. ADMINISTRATIVE OFFICE: 2.5 Stories @ 33,500 sf/floor = 80,000 sf
- C. PARKING GARAGE: 110 spaces/level @ 4 Levels = 440 Spaces
- D. PUBLIC PLAZA: 6,400 sf
- E. ON-STREET PARKING: 34 Spaces total

TOTAL SQUARE FOOTAGE: 105,900 sf  
PARKING PROVIDED = 474 Spaces



The publicly-owned block was tested for both administrative offices as well as for mixed use development options. Administrative offices located on Broadway would provide a stabilizing presence. Another consideration is a site farther south, located on the west side of Broadway, would help support the new Marina District development. If this property is offered for private development, both configurations accommodate mixed-use development, including residential units.

## Area 2 Development Plan

- Site owned by the City of Riviera Beach
- Potential 6-story development (158,900sf)
- Allow CBRE to market property for development (ground lease or property sale)
- Solicit and evaluate ideas for:
  - Highest & best use
  - Timeline to construction
  - Increase in property tax values
  - Jobs
  - Increase array of goods & services
  - Attractiveness to Broadway & Avenue E: integration/revitalization
  - Potential for catalytic development
  - Ownership involvement of local/minority investors

# Broadway Corridor: Area 3 Redevelopment Process

## Area 3

### Potential Redevelopment Areas

#### AREA 3

#### Potential Development Sites

**A. MIXED USE BUILDING:** 4,000 sf/floor, 2-3 Stories (depending on uses)  
 OPTION 1: 2 Stories of Retail/Office = 8,000 sf  
 OPTION 2: 1 Story of Retail/Office PLUS 4 Apartments = 12,000 sf  
 10 spaces on site + 6 on-street spaces = 16 Parking Spaces

**B. RYBOVICH:** Mega Yacht Facility

**C. MIXED USE BUILDING:** 2-8 Stories  
 OPTION 1: 1,66,000 sf Retail/Office  
 OPTION 2: 39,430 sf Retail/Office PLUS 127 Apartments  
 OPTION 3: 119,000 sf Retail/Office PLUS 47 Apartments  
 C.1: Public Open Space Plaza = 6,120 sf  
 C.2: 11,380 sf/floor @ 8 Stories = 91,040 sf  
 C.3: 12,800 sf/floor @ 3 Stories = 38,400 sf  
 C.4: 15,250 sf/floor @ 2.5 Stories = 38,125 sf  
 C.5: 100 spaces/level @ 3 Levels = 300 Parking Spaces  
 Plus 32 on-street spaces = 332 Parking Spaces Total

**D. PUBLIC PROPERTY:** See Page 17

#### Strategies to Consider in Area 3

- Partner with property owners, especially national chains that are likely to remain, to install shade trees in parking lots located adjacent to streets (See E).
- The best method for treating the perimeter of the mega yacht facility was studied. Rather than fully lining the industry behind buildings, a view of these impressive ships is recommended. The extent of the aperture into the ship yard must be studied to strike an aesthetically pleasing balance by incorporating landscaping and liner buildings.
- Locating municipal services such as new administrative offices, a Police Substation, or a Fire Station offer stability to the Broadway area. The proper location for these uses would maximize the impact that the employees would have on surrounding businesses. It is important to also consider whether the property's attributes make it attractive for private development, which would offer increased tax base.

### RIVIERA BEACH BROADWAY CORRIDOR MASTER PLAN



## Area 3 Development Plan

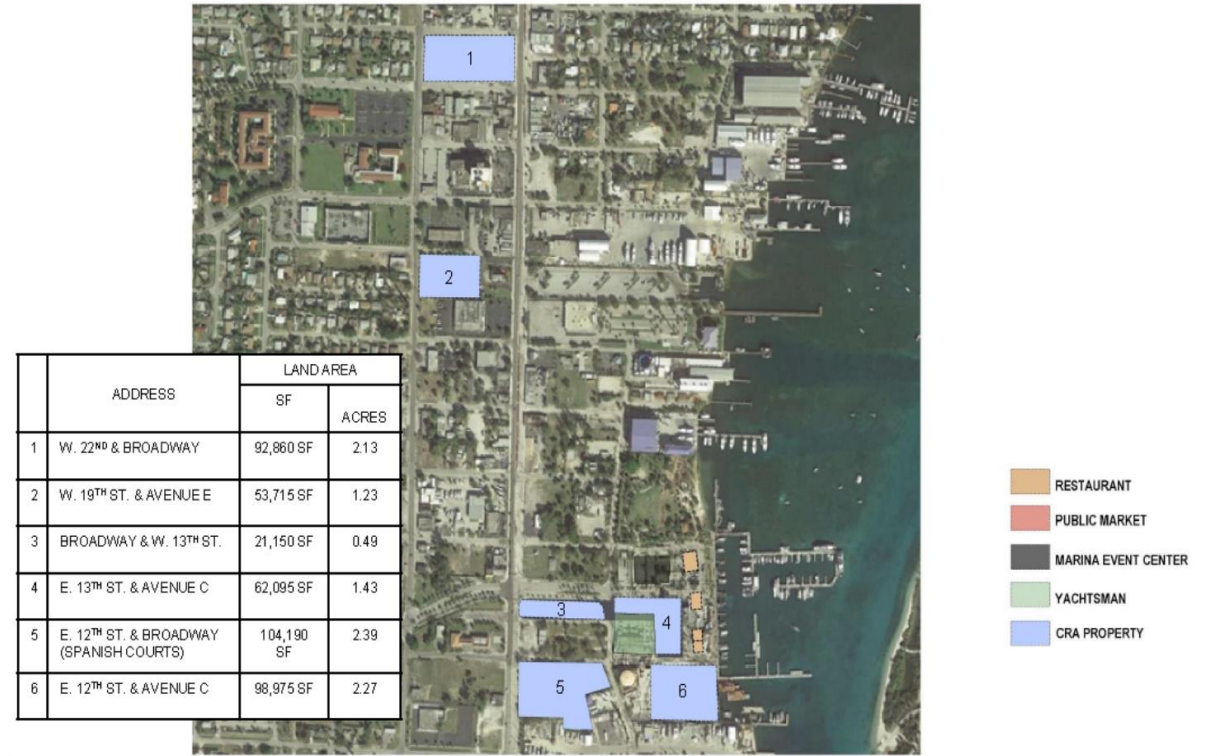
- Major owners of impact area includes City, Rybovich, Millennium One
- Potential 8-story development (166,000sf)
- Allow CBRE to market property for development (ground lease or property sale)
- Solicit and evaluate ideas for:
  - Highest & best use
  - Timeline to construction
  - Increase in property tax values
  - Jobs
  - Increase array of goods & services
  - Attractiveness to Broadway & Avenue E: integration/revitalization
  - Potential for catalytic development
  - Ownership involvement of local/minority investors



# CBRE RFP Timeline

- **February 10, 2016:** CRA Board approval of Work Order
- **February 24, 2016:** CRA Board approval of RFP Scope and Evaluation Criteria
  - Engage developers and investors to lease and develop City/CRA Properties
- **60 Days (March – April):** Market the properties
- **30 – 60 Days (May - June):** Evaluate and qualify all proposals and assist the CRA in developer selection
- **July 2016:** Present Developer Selection(s) to CRA Board for Approval
- **Aug – Dec:** CBRE to Assist the CRA/City Close the Transaction(s)

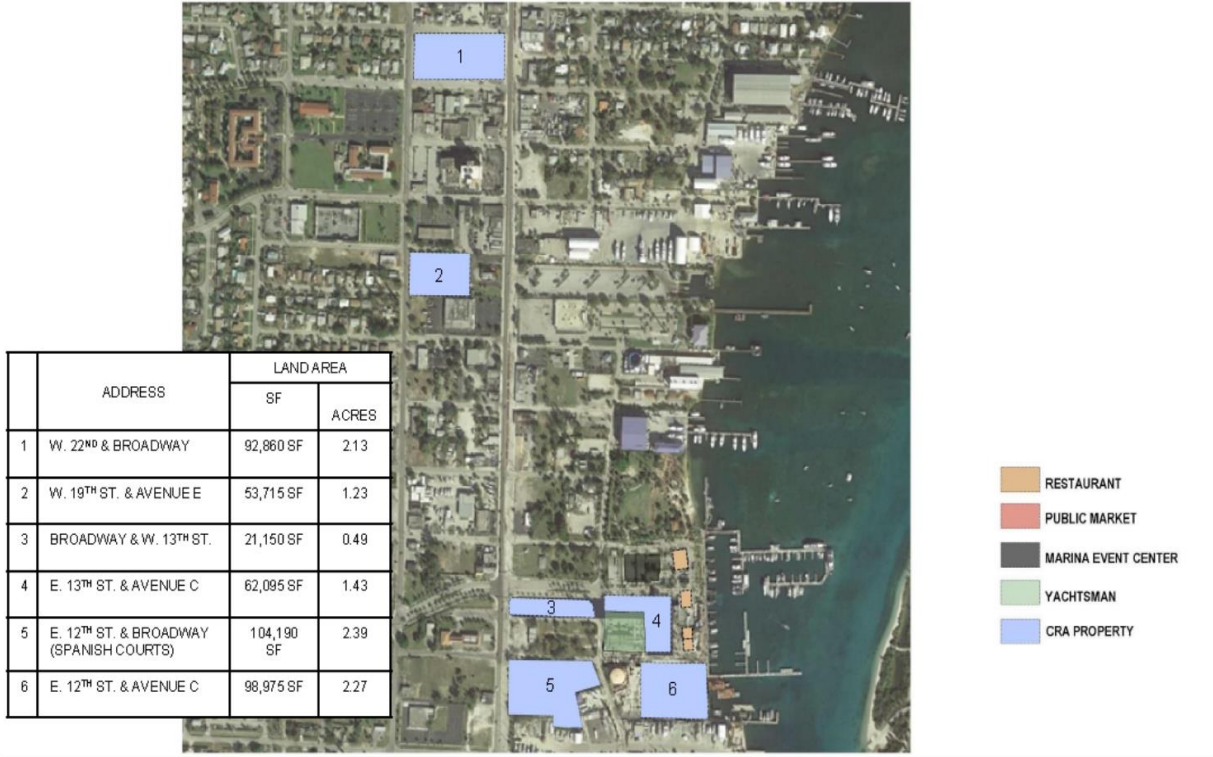
LAND OWNERSHIP



# CRA Staff Recommendations

1. Conclude Viking negotiations and present Swap Agreement at February CRA Board Meeting.
2. Present work order and CBRE Development Advisory Scope by February 24, 2016
3. Direct City Manager to negotiate the purchase of the Yachtsman site.

LAND OWNERSHIP

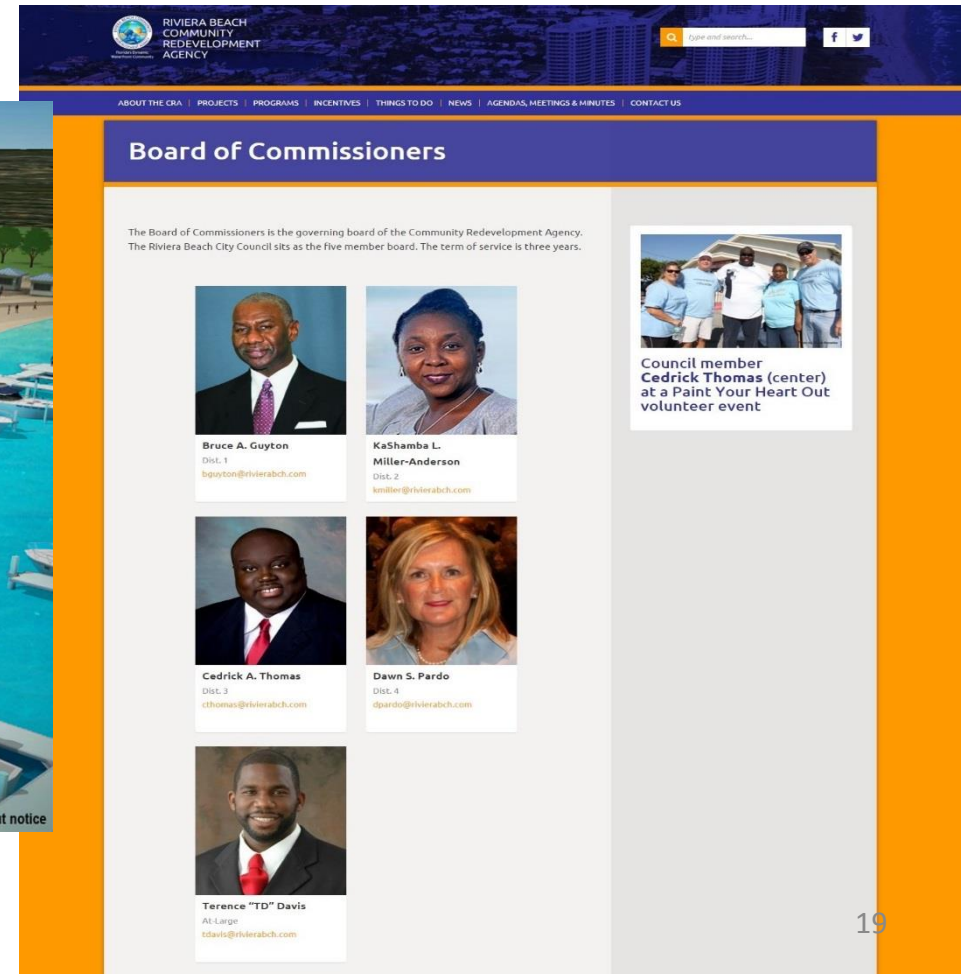




# O'Donnell Agency Presentation

## Item # 10: Marina Village Logo

## Item # 11: CRA Website Redesign



# Item 12: Amendment to Exclusive Leasing Agreement (CBRE)

