Community Redevelopment Agency Regular Meeting
Agenda
Marina Event Center- 190 E. 13th Street, Riviera Beach, FL 33404
October 22, 2025
6:00 PM

Be advised, that the meeting location is subject to change. The public is encouraged to visit the Riviera Beach CRA (RBCRA) website, www.rbcra.com, for up to date information on meeting location and information.

Chairperson
Shirley D. Lanier- District 3

Vice Chair
KaShamba Miller-Anderson- District 2

CRA Commissioners
Bruce Guyton - District 1
Glen Spiritis- District 4
Fercella Davis-Panier- District 5

Administration
Gedel Merzius, CRA Executive Director
Sherley Desir, Director of Administration
Pittman Law Group

ADA Notice

This meeting is open to the Public. In accordance with the Americans with Disabilities Act of 1990, persons in need of a special accommodation to participate in the proceedings shall contact the RBCRA Clerk at 561-844-3408 no later than 2 days (48 hours) prior to the proceedings.

To request material in accessible format, sign language interpreters, hearing impaired accommodation, or any accommodation to review any document or participate in these proceedings, please contact the Florida Relay Services 1-800- 955-8771 (TDD) or 1-800-955-8770 (voice) for assistance.

Public Comments Information

If anyone wants to speak on an agenda item, please complete a public comment card located at the front desk and give it to the RBCRA Clerk staff prior to Board discussion and before the public comments section is announced. In no event will anyone be allowed to submit a comment card to speak on an agenda item after the title of the item is read or considered.

Consent Agenda: Total time allotted for comment on the Consent Agenda to each member of the public is three (3) minutes.

Regular Agenda: Members of the public will be given three (3) minutes to speak on any regular agenda item.

Please note that the time limit for public comment may be reduced by a vote of the Board based on the voluminous nature of public comment cards.

Civility and Decorum: Please be reminded that the Riviera Beach CRA is committed to civility and decorum by its officials, employees, and members of the public who attend this meeting. The Board has adopted "Rules of Decorum Governing Public Conduct during Official Meetings", which provides in pertinent part:

- Officials shall be recognized by the Chair and shall not interrupt a speaker.
- Public comment shall be addressed to the Board as a whole and not to any individual on the dais or in the audience.
- Displays of anger, rudeness, ridicule, impatience, lack of respect and personal attacks are strictly prohibited.
- Unauthorized remarks from the audience, stamping of feet, clapping, whistles, yells and similar demonstrations shall not be permitted.
- Offenders may be removed from the meeting.
- Please mute or turn off cell phone at the start of the meeting. Failure to do so may result in being barred from the meeting.

CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

AGENDA APPROVAL

Additions, Deletions, and Substitutions

Disclosures by Commission and Staff

Adoption of Agenda

Comments from the Public on Consent Agenda (Three Minute Limitation)

CONSENT AGENDA

Routine Board Business. The Consent Agenda is approved by a single majority vote. Item(s) may be removed for open discussion at the request of the any RBCRA Commissioner.

1. Minutes

1.a **August 27, 2025 CRA Regular Meeting Minutes**
Sherley Desir, Director of Administration, 561-844-3408

Staff recommends the approval of the August 27, 2025 CRA Regular Meeting Minutes.
Cover Page
August 27, 2025 CRA Regular Meeting Minutes.pdf

1.b **September 9, 2025 CRA Workshop Meeting Minutes**
Sherley Desir, Director of Administration, 561-844-3408

Staff recommends the approval of the September 9, 2025 CRA Workshop Meeting Minutes.
Cover Page
September 9, 2025 CRA Workshop Meeting Minutes.pdf

1.c **September 10, 2025 Regular Meeting Minutes**
Sherley Desir, Director of Administration, 561-844-3408

Staff recommends the approval of the September 10, 2025 CRA Regular Meeting Minutes.
Cover Page
September 10, 2025 CRA Regular Meeting Minutes.pdf

2. Invoice

2.a **Vendor Invoices**
Tonya Davis, Finance Specialist, 561-844-3408

Staff recommends the approval of the monthly vendor invoices.
Cover Page
Monthly vendor invoices for October 22, 2025 Meeting.pdf
Pittman Law Group $12.350.00 #147.pdf
Pittman Law Group $14,675.00 #148.pdf
E.L. Waters & Company LLC, $8,333.33 #4.pdf
Jones Lang LaSalle America, Inc. $25,000.00 #US002PI007542.pdf

3. Resolutions on Consent

END OF CONSENT AGENDA

4. UNFINISHED BUSINESS

5. PRESENTATIONS

5.a **Update on 1851 Broadway Disposition**
Gedel Merzius, Executive Director, 561-844-3408

Based on the evaluation results, the Procurement Department determined that the Forest Development Group ranked as the highest-scoring proposer. The Evaluation Committee's recommendation was forwarded to staff for Board consideration. Should the Board concur, the next step will be to authorize the Executive Director to negotiate a Purchase and Sale Agreement and a Development Agreement, which would return to the Board for final review and approval prior to execution.
Cover Page

6. DISCUSSION

Comments from the Public (7:30 P.M. Non-Agenda Items. Three-Minute Limitation)
Public Comments shall begin at 7:30 P.M. unless there is no further business of the CRA Commissioners, which in the event is shall begin sooner. In addition, of an item is being considered at 7:30 P.M., then comments from the public shall begin immediately after the item has concluded.

7. REGULAR AGENDA

7.a **Resolution No. 2025-23 Findings that the Marina Annex Housing, LLC. project is consistent with the Agency goals and objectives of the Adopted CRA Plan**
Gedel Merzius, Executive Director, 561-844-3408

Staff request's your attention for the presentation by Marina Annex Housing, LLC.

Cover Page
Resolution No. 2025-23 Findings that the Marina Annex Housing, LLC is consistent with the Agency's goals and objectives of the Adopted CRA Plan.pdf
Attachment - Staff Report (Planning & Zoning).pdf
Power Point - Marina Annex Apartments.pdf
Attachment - Marina Annex Landscape Plan.pdf
Attachment - Marina Annex Monument Sign.pdf
Attachment - Marina Annex Narrative.pdf
Attachment - Marina Annex Paving, Grading and Drainage Plan.pdf
Attachment - Marina Annex Plat.pdf
Attachment - Marina Annex Preliminary Drainage Report.pdf
Attachment - Marina Annex RAI Response Letter.pdf
Attachment - Marina Annex Renderings.pdf
Attachment - Marina Annex Site Plan and Elevations.pdf
Attachment - Marina Annex Site Plan.pdf
Attachment - Marina Annex Traffic Study.pdf
Attachment - Marina Annex Utilities Plan.pdf

7.b **Resolution No. 2025-25 Findings that the Paradelo Burgess Design Studio Project is consistent with the Agency goals and objectives of the Adopted CRA Plan**

Gedel Merzius, Executive Director, 561-844-3408

Staff recommends your attention for the presentation by Paradelo Burgess Design Studio.

Cover Page
Resolution No. 2025 Findings that Paradelo Burgess Design Studio Project is consistent with the Agency goals of the Adopted CRA Plan.pdf
Attachment - Staff Report.pdf
Attachment - Warranty Deed (117 W. 14th St.).pdf
Attachment - Warranty Deed (125 W. 14th St.).pdf
Attachment - Warranty Deed (109 W. 14th St.).pdf
Attachment - Drainage Calculation (109, 117 & 125 W. 14th ST.).pdf
Attachment - Plat (109, 117 & 125 W. 14th St.).pdf
Attachment - Narrative Letter (109, 117 & 125 W.14th St.).pdf
Attachment - Legal Description (109, 117 & 125 W. 14th St.).pdf
Attachment -Traffic Performance Standard.pdf
Attachment - Traffic Study.pdf
Attachment - Photometric.pdf
Attachment - Survey.pdf
Attachment - Site Plan.pdf
Attachment - 14th Street Architectural.pdf
Attachment - 14th Street Landscape.pdf

7.c **Resolution No. 2025-24 Findings that the Villa L'Onz Projects is consistent with the Agency goals and objectives of the Adopted CRA Plan**
Annetta Jenkins, Director of Neighborhood Services , 561-844-3408

Staff request's your attention for the presentation by Villa L'Onz.
Cover Page
Resolution No. 2025-24 Findings that the Villa L'Onz Projects is consistent with the Agency Adopted CRA Plan.pdf
Attachment - Villa L'Onz Staff Report.pdf
Attachment - Warranty Deed Ave E.pdf
Attachment - Warranty Deed Wright Street.pdf
Attachment - Phase II Villa L'Onz final landscape specifications.pdf
Attachment - Engineering Plans.pdf
Attachment - Survey.pdf
Attachment - CRA consent.pdf
Attachment - RBCRA alley consent.pdf
Attachment - RBCDC Alley consent.pdf
Attachment - Sign notification affidavit.pdf
Attachment - Mailer notification affidavit.pdf
Attachment - Adjacent property owners mailer map.pdf
Attachment - Traffic performance approval letter.pdf
Attachment - Warranty deed Ave E.pdf
Attachment - Project narrative.pdf
Attachment - Alley abandonment application.pdf
Attachment - Letter request for alley abandonment.pdf
Attachment - Phase II Villa L'Onz final site plan.pdf

7.d **Resolution No. 2025-26 Authorizing Riviera Beach CRA to move into the first floor of FoundCare office space located at 3501 Broadway, Riviera Beach, FL 33404, for the remaining existence of the CRA**
Gedel Merzius, Executive Director, 561-844-3408

Staff requests that the Board approve Resolution No. 2025-26 authorizing CRA to relocate its administrative office to the first floor of the FoundCare building located at 3501 Broadway, Riviera Beach, FL for the remaining existence of the Agency through October 1, 2029.
Cover Page
Resolution No. 2025-26 Approving the utilization of designated portion of FoundCare for CRA administrative office.pdf

7.e **Resolution No. 2025 - 22 Approving performance evaluation and amending employment agreement for the Executive Director of the Riviera Beach CRA**
Christopher Smith, Esq. - Pittman Law Group, 561-844-3408

Staff recommends the Board of Commission to approve Resolution No. 2025-22

approving the Executive Director's overall performance evaluation score of 3.8 along with the approval to amend the employment contract for Executive Director Gedel Merzius.

Cover Page
Memo - Approving performance evaluation and amending employment agreement for the Executive Director for the RBCRA.pdf
Resolution No. 2025-22 Approving the amended employment agreement with Gedel Merzius as the Executive Director.pdf
Exhibit A - Amended employment agreement of Executive Director Gedel Merzius.pdf
Attachment - Executive Director Accomplishments.pdf
Attachment - Employment contract for Executive Director Gedel Merzius (Current Contract).pdf
Attachment - Executive Director Performance Evaluation (Chair Lanier).pdf
Attachment - Narrative Evaluation (Chair Lanier).pdf
Attachment - Recognition of Accomplishments and Feedback Summary (Chair Lanier).pdf
Attachment - Executive Director Performance Evaluation (Vice-Chair Miller-Anderson).pdf
Attachment - Executive Director Performance Evaluation (Commissioner Davis-Panier).pdf
Attachment - Executive Director Performance Evaluation (Commissioner Guyton).pdf
Attachment - Executive Director Performance Evaluation (Commissioner Spiritis).pdf

DISCUSSION BY EXECUTIVE DIRECTOR

DISCUSSION BY GENERAL COUNSEL

STATEMENTS BY THE RBCRA COMMISSION

ADJOURNMENT

Appeals

If any interested person desires to appeal any decision of the Board with respect to any matter considered at this meeting, at his or her own expense, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, F.S. The City of Riviera Beach does not prepare or provide such a record.