



City of Riviera Beach

To: Honorable Chair and CRA Board of Commissioners

From: Gedel Merzius, Executive Director

Through: Christopher Smith, Esq. Pittman Law Group

Subject: **Marina Village Phase II Development Opportunity. Respondents: Forest Development, LLC.; Sonnenblick Riviera Beach, LLC. and Related Urban Group, LLC.**

Date: February 11, 2026

CC: General Public

Background:

The City Council adopted Resolution No. 2008-06, which designated the City of Riviera Beach Community Redevelopment Agency (hereinafter “RBCRA”) to execute activities and projects in the RBCRA area of the City of Riviera Beach. On August 27, 2025, the City issued Request for Proposals (RFP) No. 1206-RFP-25-4, Marina Village Phase II Development, seeking proposals of qualifications from interested and qualified developers. (hereinafter, “Respondents”) to enter into a Public-Private Partnership (P3) with the City. The solicitation was issued in accordance with Sections 255.065 and 287.055, Florida Statues and aims to facilitate the development of a new mixed-use waterfront destination, incorporating a comprehensive shared parking strategy to serve all project components.

The strategic vision for the Marina Village Redevelopment is to enhance the public waterfront, leveraging its maritime district setting to create a premier mixed-use destination. The primary objective of the Marina Village Redevelopment project is to enhance the public waterfront, capitalizing on its maritime district setting to craft a mixed-use destination. The project aims to serve as a regional gateway and crossroads, becoming a premier destination, employment hub, and innovation center. Key project objectives include: expanding public access to the waterfront and strengthening public spaces and community assets while enriching the lives of our residents; generating new avenues of prosperity and opportunities for the local community, including job creation and business opportunities and implementing a comprehensive shared

parking strategy to meet phased development requirements. The Marina Village Phase II Development project is locally authentic while appealing to a broad range of visitors, including locals, business travelers, tourists, and families. Primary zoning for this prospective development is designated as Downtown Mixed Use. on the Comprehensive Plan's Future Land Use Map. This designation supports the implementation of the 2010 Riviera Beach Community Redevelopment Area Plan and allows for mixed-use development that combines residential, commercial, and other complementary uses.

The City held a virtual pre-proposal meeting on September 17, 2025. The solicitation was downloaded by one-hundred-twenty-one (121) individuals and/or firms. Procurement accepted responses on November 17, 2025, which were electronically submitted through BiDnet Direct. At the time of the RFP submittal deadline, three (3) submittals were received from the following companies: Forest Development, LLC. Related Urban Group, LLC. Sonnenblick Development, LLC.

The Evaluation Committee Meeting was publicly noticed on Friday, January 30, 2026. On Tuesday, February 10, 2026, the Evaluation Committee will tentatively convene and meet in-person. Ms. LaTonya Ammons, Director of Procurement, served as the meeting facilitator. Members of the Evaluation Committee consist of seven (7) professionals: Terrence Bailey, City Engineer; Scott Evans, Assistant Director of Planning and Development Services; Nydia Reynolds, Assistant Director of Finance; Gregory Dalmotte, Branch Manager, Comerica Bank; Eric M. Kelly, President, Quantum Foundation; Elize Michel, Executive Director, Westgate CRA; and Emmanuel Perry, Executive Director, Tourist Development Council of Palm Beach County.

During our February 11, 2026 RBCRA meeting, the RBCRA Board may select to discuss the proposals, and consider the evaluation committee's formal recommendation.

City Goals:

To build great neighborhoods.

Fiscal/Budget Impact:

There are no fiscal impact to the budget.

Recommendation:

Staff requests your attention to the presentation.

Attachments:

1. [Attachment - Riviera Beach Community Redevelopment Agency - Marina Village Phase II RFP.pdf](#)
2. [Request for Proposal - RFP No. 1206-RFP-25-4 - Forest Development Acquisitions LLC.pdf](#)

3. [Request for Proposal - RFP No. 1206-RFP-25-4 - Sonnenblick Development.pdf](#)
4. [Request for Proposal - RFP No. 1206-RFP-25-4 - RUDG, LLC.pdf](#)
5. [Attachment - Local Business Preference Program & Affidavit.pdf](#)
6. [Attachment - Marina Village Phase II Development Q&A Document.pdf](#)
7. [Attachment - Small Business Enterprise Subcontractor Participation Schedule.pdf](#)
8. [Attachment - Solicitation Addendum Form.pdf](#)
9. [Attachment - Solicitation Terms & Conditions.pdf](#)
10. [Attachment A - Offeror's Required Forms.pdf](#)