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SOUTH FLORIDA



Related joint venture submits plans for Riviera Beach mixed-use project

20-story development would include 418 apartments, office and retail space



Related Group, **BH Group** and Tezral Partners submitted plans for a mixed-use multifamily development in Riviera Beach.

The joint venture plans 418 apartments across a 20-story, two-tower project at 1300 Broadway, just north of West Palm Beach. Miami Lakes-based Cohen Freedman Encinosa & Associates Architects is designing the buildings, according to a copy of the preliminary plans, submitted last week. The developers are requesting an exception for a mixed-use development within the Inlet Harbor Center zoning district.

The Riviera Beach Marina Village project is planned for a 2.5-acre property owned by the city's Community Redevelopment Agency. The development is set to include about 3,000 square feet of

retail, another 3,000 square feet of offices and a 648-space parking garage. The apartments will range from studios to three-bedroom units. The project will also have amenities for the residents, including a pool and recreation deck.

The assemblage previously sold for about \$2.3 million in 2020, property records show. The developers secured approval from Riviera Beach's CRA for a 99-year ground lease last year. South of the site, Related Group completed the Icon Marina Village condo development, at 4444 and 4334 North Flagler Drive in West Palm Beach, last year.

Related and **BH** are partnering on more than half a dozen projects in South Florida. Tezral, based in West Palm Beach, is led by Tony Brown, a former executive director of the Riviera Beach CRA who was fired in 2016.

Miami-based Related, led by Jorge Pérez and his sons, Jon Paul and Nick, and **Aventura-based BH, led by Isaac and Liat Toledano**, are working with billionaire Teddy Sagi and Wanxiang America on an ultra-luxury condo development on Fisher Island. In June, they scored a \$400 million construction loan to build the 10-story, 50-unit project called Residences at Six Fisher Island.