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### \$180 Million Dollar Marina Waterfront Development Forever Changes the Face of Riviera Beach



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Marina Grande and Loggerhead Club and Marina™-Riviera Beach, FL  
“Up until now it has been a vision, now it is becoming a reality.” City of Riviera  
Beach

by Leslie McKerns

Marina Grande at Inlet Harbor and Loggerhead Club and Marina•Riviera Beach™ brings immediate access to the boating and fishing paradise of the Intracoastal Waterway in Riviera Beach and the northern section of the Lake Worth Lagoon. Seconds away from Phil Foster Park, the project is near newly sculpted Peanut Island and the Lake Worth Inlet, the best all weather inlet on the east coast of Florida. Designed by BC Architects and developed by Seven Kings Holdings, Inc. and Boca Developers/Swerdlow, the landmark marina and marina

waterfront residences project is of major importance as the north anchor to the City of Riviera Beach's redevelopment plan.

Marina Grande at Inlet Harbor and Loggerhead Club and Marina•Riviera Beach™ is located on Blue Heron Boulevard on the direct Intracoastal waterfront overlooking Singer Island, just West of Phil Foster Park. BCArchitects, noted for the architectural design and planning of high profile luxury high rise multi-family, waterfront, urban and mixed use projects throughout Florida, designed the 180 million dollar waterfront marina, restaurant and 351 unit, twin-tower luxury residential development project for luxury waterfront condominium and marina developers, Seven Kings Holdings, Inc. and Swerdlow/ Boca Developers.

“The development of this site was twenty years in the making,” comments City of Riviera Beach Project Manager, Scott Evans. “Marina Grande at Inlet Harbor/ Loggerhead Club and Marina•Riviera Beach™ is a landmark project for the City of Riviera Beach, as it is the north anchor of the City's Redevelopment plan, the first major project in the CRA plan for Riviera Beach, the first project underway in the redevelopment area, and the first project to come out of the ground.” The redevelopment effort began twenty years ago, and picked up steam in 2001, when Seven Kings Holdings, Inc. saw the potential, purchased the site and initiated the approvals process. Evans continues, “Up until now it has been a vision, now it is becoming a reality.”

“This project represents a significant step forward for the City of Riviera Beach and the Riviera Beach CRA, said Evans. “It took the joint effort of the developers, Seven Kings Holdings, Inc. and Swerdlow/Boca Developers together with BCArchitects, and the vision of the CRA Interim Director and City Manager, William Wilkins, the Mayor, Michael Brown, Mary McKinney, Director of Community Development and the City Council to make it happen.”

In addition to providing a world-class waterfront living, recreation and boating destination, The Marina Grand and Loggerhead Club and Marina•Riviera Beach™ projects will increase tax revenue which will allow the CRA to pursue other key development projects for Riviera Beach such as the moving of US 1, expanding the waterfront parcel and allowing for the planned large waterfront mixed use project, Harbor Village.



“Marina Grande at Inlet Harbor sets the stage for the whole Riviera Beach redevelopment effort,” says Larry Cohan, AIA, Principal of BCArchitects. “This project gives developers the confidence in the future direction for the City, significantly improving the future

quality of life for all residents in Riviera Beach--it will leave a permanent change for the better on the map for Florida's future." The South Florida-based architectural firm was recently recognized by Multi-Housing News as One of the Nation's Top 100 Multi-Family Architects. Swerdlow/Boca Developers is providing the residential portion of the project, featuring 2 bedroom 2-1/2 bath to 3 bedroom 3-1/2 bath waterfront condominium residences ranging from 1,565 s.f to 2,288 s.f.

EVERY BOATER'S DREAM, RIGHT NEXT DOOR.



Seven Kings Holdings, Inc., developer and owner operator of luxury marinas throughout South Florida, is developing Loggerhead Club and Marina•Riviera Beach™, the marina, and luxury boat storage and club. "This site was known as the Bermuda Triangle of Real Estate," said Raymond Graziotto, President and COO of Seven Kings Holdings, Inc.

"We bought this property in February, 2001—three other developers had tried and failed to bring their project to fruition on this same land. The location is fantastic, and is being developed as a resort-living destination. Not only will the waters support world-class fishing and boating, we are right next to Phil Foster Park and very close to Peanut Island where the County is underway with a recreational park and an underwater reef. We are surrounded by what is known as Blue Water, site specific with 'Bahamas-like' coloration. Snorkel and skin divers will be able to take a ferry to the Island, and the fish will be there because of the reef."

Loggerhead Club and Marina•Riviera Beach™ has plans for inside dry storage for more than 300 boats up to 45 feet in length, requiring construction of the largest fork lift that has ever been built. "This is a market that has never been tapped as most boat storage yards can only accommodate crafts inside up to thirty (30) feet; ours will house boats fully 15' longer. Loggerhead Club and Marina•Riviera Beach™ and the adjacent condominiums provide a complete lifestyle for boaters. An owner can call ahead and have the boat put in the water in ten minutes, and when their day on the water is done, we will wash it and store it for them, ready for the next excursion," said Graziotto.



Loggerhead Club and Marina•Riviera Beach™ is less than five minutes from the Palm Beach Inlet, with no bridges or other obstructions preventing full access and enjoyment. The Marina will supply all of the needs of the area's boaters, with full marina service seven days a week, marine retail stores

providing electronics, canvas and fishing equipment, a professionally stocked ship's store, fueling facilities, onsite repairs, maintenance and brokerage, and storage lockers for oversized fishing and boating gear. Plans include an onsite lounge and country club level bath and shower facilities.



Loggerhead Club and Marina•Riviera Beach™ plans to incorporate a Club Membership with extensive benefits at this marina and others within its ownership. A Club Members Only pool, hot tub and spa with special limited access will allow members to enjoy all of the amenities planned for the Marina Grande condominium project. Additional marina services will also be available to Club members. Loggerhead Club and Marina•Riviera Beach™ features:

- A new state-of-the-art Dry Storage building incorporating the latest design in rack systems for boats up to 45 feet in length.
- A completely stocked Ship's Store with a wide variety of quality marine supplies, bait, cold drinks, snacks, ice and other food items; next day delivery on all custom orders.
- A full-service Texaco Starport fueling station with an advanced delivery system, utilizing an easy access floating dock and dispensing only High-Octane gasoline and Marine-grade diesel.
- The largest ever Marine Forklifts, specifically designed and custom-built for this facility, to handle all boats with complete ease and safety.
- Full Marina Service seven days a week, staffed by well-trained uniformed employees under our professional management team with over 75 years of local experience in marina management.
- Complete resource / referral center for all marine related Repairs, Refurbishing and Maintenance offered by fully accredited, licensed and insured marine service contractors.
- Vessel care including regular upkeep, wash, engine flush, wax and service check.
- Luxury Rest Facilities complete with air conditioned shower areas, changing rooms, lockers and lounging areas.
- Virtual Office including message center, high-speed internet access, email services, print, copies and meeting space.
- Spa / Massage and Laundry / Dry Cleaning services available on site.
- Phase II-A full service Restaurant with a waterfront view of the Inlet Harbor marina basin and the Intracoastal, open daily for a complete breakfast, lunch and dinner service.

- South Florida cuisine and marine favorites custom ordered through the Catering office. Breakfast, lunch, dinner and everything in between available with 24 hour notice.



BCArchitects (formerly Brito, Cohan & Associates) was recently listed in South Florida Business Journal's Book of Lists as One of the State's Largest Architectural Firms, and by Multi-Housing News as One of the Nation's Top 100 Multi-Family Architects, and is annually responsible for providing services for projects with construction values in excess of 300 million dollars. With offices at 4942 LeJeune Road, Suite 200, Coral Gables, FL 33146 in the heart of Coral Gables/Miami, the firm specializes in architecture and planning for multi family, luxury and urban mixed-use projects throughout the state. The firm is well known for the number of successfully built high-rise projects, and for their role in shepherding projects through the regulatory process. <http://www.bcarchitects.com>.

Boca Developers/Swerdlow Group, is a joint venture partnership between Swerdlow Group, based in Coconut Grove, Florida, and Boca Developers, the State's largest developer of luxury residential condominiums. Swerdlow Group is a private real estate, investment and development company involved in a broad range of ownership, development, management and leasing activities, with developments ranging from retail centers, industrial properties, to urban revitalization projects including themed city centers and multifamily residential development. The company is currently developing Biscayne Landing, a \$1 billion mixed-use residential community situated on 190 acres in North Miami, in joint venture with Boca Developers. <http://www.swerdlowgroup.com>  
<http://www.bocadevelopers.com>

Seven Kings Holdings, Inc., Raymond Graziotto, and JC Solomon II, owner and developer of marinas, master planned communities, marina development and resort properties, including Frenchman's Marina (Palm Beach Gardens, FL), Waterways Marina, Aventura, FL, Grand Harbor Resort, Vero Beach, FL, and One Harbor Place, Melbourne, FL. <http://www.skholdings.com>

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