

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	May 14, 2024	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing
Department:	Office of Financial Management and Budget		
Submitted By:	Office of Financial Management and Budget		

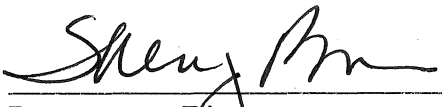

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to receive and file: The Annual Report for the Fiscal Year ending September 30, 2023 from the Riviera Beach Community Redevelopment Agency (RB CRA).

**Summary:** The RB CRA has submitted its Annual Report for the Fiscal Year ending September 30, 2023 as per section number 163.356(3)(c) and 163.387(8), Florida Statutes. Countywide (DB).

**Background and Justification:** N/A

**Attachments:** Annual Report

Recommended by:		4/12/2024
	Department Director	Date
Approved by:		4/19/24
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT					

# ADDITIONAL FTE  
POSITIONS (Cumulative)

Is Item Included In Current Budget? Yes No X  
Does this item include the use of Federal Funds? Yes No X  
Does this item include the use of State Funds? Yes No X

Budget Account No. Fund Department Unit Object

B. Recommended Sources of Funds/Summary of Fiscal Impact:

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Luz Mente 4/12/24 N/A  
OFMB 4/12 V.S 4/12 Contract Dev. and Control  
7/18 4/18/24

B. Legal Sufficiency:

[Signature] 4/18/24  
Assistant County Attorney

C. Other Department Review:

N/A  
Department Director



# 2023 Annual Report



**Elevating Expectations:  
A YEAR OF ACHIEVEMENTS**



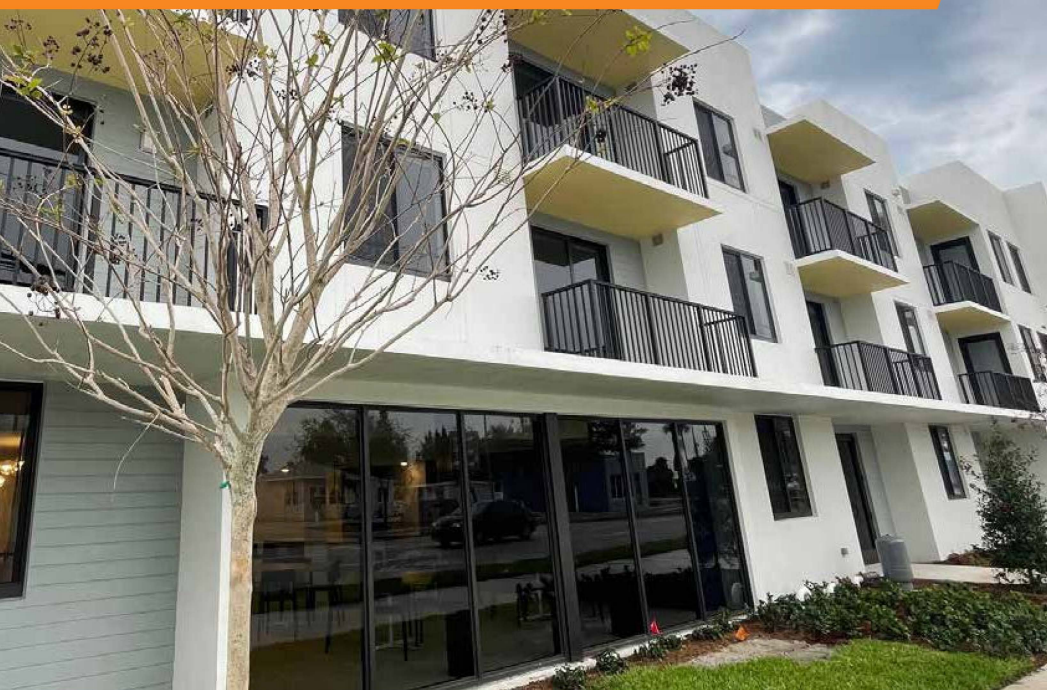
# Riviera Beach CRA MISSION STATEMENT

The Riviera Beach Community Redevelopment Agency is at the heart of the dramatic transformations underway within its district.

Formed in 1984 by the Riviera Beach City Council, the CRA provides funding for a wide scope of projects that incentivize economic growth through business attraction and retention; finances new and improved infrastructure for real estate projects; and generally, works to expand the tax base by creating a welcoming environment that eliminates blight and improves the perception of safety in an area.

The Agency's main mission is to guide the City's redevelopment efforts. This includes making investments of public funds in key infrastructure improvements projects that have the capacity to act as a catalyst for additional private funding and development, create jobs and help improve the quality of life for City residents.

When established, the assessed value within the CRA boundaries was \$132,767,499. As of 2023, our taxable value is \$1,138,592,517, an estimated 9% increase over the previous year in the amount of \$98,470,893 and over \$1 billion dollars in increased value over the life of the CRA.



# FINANCIALS

The Riviera Beach CRA funds its programs and projects primarily through Tax Increment Financing (TIF). Each fiscal year, the CRA invests its TIF dollars, along with other revenues such as grants and bond financing, and invest back into redevelopment activities within the CRA District.

Examples of these activities are: infrastructure improvements, affordable housing construction, and promoting economic development.

## Statement of Financial Position September 30, 2022 and 2023

GOVERNMENT FUNDS	9/30/2022 (Audited)	9/30/2023 (Unaudited)
<b>ASSETS</b>		
Cash and Cash Equivalents	7,479,733	7,475,314
Cash and Cash Equivalents - Restricted	6,330,552	3,165,728
Due from Other Funds	-	304,476
Deposits Held in Escrow	60,927	60,927
Investment in Joint Venture	7,298,000	-
<b>TOTAL ASSETS</b>	<b>\$ 21,169,212</b>	<b>\$ 11,006,445</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>		
<b>LIABILITIES</b>		
Accounts Payable	36,953	186,130
Accrued Liabilities	81,669	54,109
Unearned Revenue	96,336	102,991
Due to Other Funds	8,835,338	8,155,697
Other Liabilities	2,412	205,852
<b>TOTAL LIABILITIES</b>	<b>\$ 9,052,708</b>	<b>\$ 8,704,779</b>
<b>FUND BALANCES</b>		
Nonspendable	-	-
Assigned to Redevelopment:	4,822,007	4,822,007
<b>TOTAL FUND BALANCES</b>	<b>\$ 4,822,007</b>	<b>\$ 4,822,007</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 13,874,715</b>	<b>\$ 13,526,786</b>

## Statement of Activities September 30, 2022 and 2023

GOVERNMENT FUNDS	9/30/2022 (Audited)	9/30/2023 (Unaudited)
<b>REVENUES</b>		
Taxes	9,689,921	11,260,008
Charges for Services	-	-
Interest	4,848	3,500
Grants and Contributions	-	-
Miscellaneous	916,578	468,984
<b>TOTAL REVENUES</b>	<b>\$ 10,611,347</b>	<b>\$ 11,732,492</b>
<b>EXPENDITURES</b>		
Current:		
General Government	3,867,477	4,038,175
Real Estate and Development Program	1,771,676	1,914,181
Debt Service:		
Principal Retirement	2,793,392	3,527,761
Interest	628,683	558,612
Capital Outlay		
Capital Outlay	2,184,109	468,284
<b>TOTAL EXPENDITURES</b>	<b>\$ 11,245,337</b>	<b>\$ 10,507,013</b>
Excess/Deficiency Revenues over Expenditures	(633,990)	1,225,479
<b>OTHER FINANCING SOURCES (USES)</b>		
Transfers In	977,531	45,726
Transfers Out	(977,531)	(45,726)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ -</b>	<b>\$ -</b>
Net Change in Fund Balances	(633,990)	1,225,479
Fund Balances - Beginning	12,753,999	4,822,007
<b>FUND BALANCES - ENDING</b>	<b>\$ 12,120,009</b>	<b>\$ 6,047,486</b>





## Message from the CRA EXECUTIVE DIRECTOR

As we reflect on the past year's journey, it is with a profound sense of achievement that I share with you the strides the Riviera Beach Community Redevelopment Agency (CRA) has made. Despite myriad challenges, our collective efforts have borne fruit, marking a period of transformational progress and setting a foundation for sustained prosperity.

As the CRA for Riviera Beach, we have embarked on a series of strategic initiatives and partnerships that not only underscore our dedication to urban renewal and economic development but also reinforce our deep commitment to enhancing our residents' quality of life. The following updates provide insight into the significant strides we are making across key projects in our jurisdiction.

### Marina Village Element 7 Development Agreement

The consummation of the 99-year ground lease and development agreement for Marina Village Element 7 is a cornerstone achievement, emblematic of our long-term commitment to economic prosperity and sustainable development. This agreement paves the way for a future in which Marina Village stands as a vibrant commercial and recreational hub, driving job creation, fostering local businesses, and anchoring the city's vision for a revitalized waterfront that will benefit the community for generations. With a projected development cost of over \$150 million and more than 400 market rate units, the CRA/city will experience significant growth and synergy as a result of this partnership.

### Marina Village Element 8 Development Agreement

The finalized 99-year ground lease and development agreement for Marina Village Element 8 marks a pivotal milestone in the CRA's ambitious agenda for urban renewal and community advancement. By securing this long-term engagement, Riviera Beach lays the foundation for a transformative project that will invite commerce, enhance public spaces, and generate a ripple effect of economic benefits across the region. Element 8 stands to add over 120+ workforce and affordable units for a project investment of \$30 million.

### Revised Element 8 Lease and Live Local State Funding

The revision of the Element 8 ground lease, together with a successful application for Live Local state funding, demonstrates a strategic recalibration of our development strategy, aligned with contemporary community needs. Whereby it is anticipated that \$16 million will be secured to assist in funding this project. These developments reflect the CRA's agility to navigate the complexities of urban development while securing critical financial backing. This infusion of state funds, earmarked for enhancing local living conditions, is a clear indication of our ability to leverage grants and partnerships to catalyze significant urban improvements and increase affordability in housing, thereby reinforcing the fabric of our local community.

### Clean and Safe Strategic Partnership

Our launch of the Clean and Safe Strategic Partnership with the Riviera Beach Police Department is a robust response to the community's call for an environment where safety and cleanliness are paramount. This partnership is a proactive initiative that unites public-safety strategies within the Broadway Corridor to foster a sense of security and pride among residents and visitors. It is an innovative approach to community policing that underscores our comprehensive commitment to public well-being, integral to our broader economic development goals.

### Collaboration with Lake Worth CRA for Housing Funding

The CRA's collaboration with the Lake Worth CRA to pursue and secure a \$14 million grant for future housing initiatives underscores a visionary approach to interagency cooperation. This concerted effort to address housing affordability represents a strategic venture to pool resources, expertise, and vision across municipal boundaries, enhancing our collective capacity to initiate substantial housing projects. This partnership exemplifies how collaborative ingenuity can potentially unlock unprecedented funding avenues, thus amplifying our progress in addressing the housing needs of our communities.

### Pilot Municipality for "Housing for All" Plan

Being chosen as the pilot municipality for the groundbreaking Palm Beach County "Housing for All" Plan is a distinct honor and a significant responsibility that Riviera Beach has embraced with vigor. This initiative places the city at the vanguard of innovative housing solutions, directly tackling the issue of housing accessibility and affordability. The plan's pilot status not only showcases our commitment to pioneering approaches in addressing housing challenges but also positions the CRA as a leader in the formulation and execution of comprehensive, scalable housing strategies that could serve as a model for communities nationwide.

The Riviera Beach CRA has emerged as a catalyst for economic rejuvenation and residential enrichment, embodying the principles of innovation and responsible stewardship. The Berkeley Landing project stands as a keystone initiative, exemplifying our unwavering pursuit of growth and development. With a \$35 million investment—representing the decade's most significant private contribution to the CRA—we are forging a future that honors our rich heritage while embracing modern advancements.

This landmark project has been actualized through a synergistic blend of housing tax credits from the Florida Housing Finance Corporation, investment by the Riviera Beach CRA, equity from the National Equity Fund, gap funding from Palm Beach County, and financial backing from Bank of America. This collaborative success story is one in which we can all take pride, reinforcing our mission to cultivate a community where opportunity and quality of life are accessible to all.

Our pioneering Small Business Incubator Program, launched in Berkeley Landing, is pivotal in fostering a dynamic business environment. This program, a testament to our commitment to economic empowerment, offers tenants crucial support, such as rent subsidies and marketing assistance, reinforcing the foundation of our local economy.

In alignment with our strategic vision, the 11th Street Renaissance Townhomes have advanced through site plan approval and replatting, and we have successfully updated our CRA Plan for 2023. These critical steps reinforce our adaptive planning process and our determination to meet the community's evolving needs.

Moreover, the execution of the interlocal agreement with FPL and our proactive approach to strategic property acquisitions underscore our strategy for holistic community development. These efforts are intended to address visual blight in the Broadway Corridor and bring forward a project that will improve the electric systems' reliability while providing better viewing corridors.

Our residential initiatives have also been a testament to our resolve, with tangible outcomes including the rehabilitation of homes, the facilitation of homeownership, and substantial financial leverage for new homeownership and rehabilitation projects. These efforts underscore our dedication to enhancing the fabric of our community one home at a time.

Community engagement remains a cornerstone of our efforts, with numerous residents enhancing their financial and business acumen through our workshops and programs. These educational endeavors are integral to fostering an environment where economic growth and personal development go hand in hand.

The CRA's visionary approach is further embodied by the CRA project in FoundCare. An investment in health and wellness, FoundCare's new clinic and the dual business incubator spaces, at \$2.85 million and a total commitment of over \$14 million, ensure that the heartbeat of our community is strong and resilient, address significant healthcare needs and deficiencies in our community, and allow us to deliver quality service in an underserved community.

In conclusion, the CRA's strategic focus on economic development represents not just a commitment to growth but a profound belief in the transformative power of revitalization. By harnessing innovative strategies, fostering public-private partnerships, and prioritizing sustainable development, we are not only enhancing our community's economic vitality but also strengthening the fabric of our society. This endeavor transcends mere physical redevelopment; it is about creating a legacy of prosperity, opportunity, and inclusivity for future generations. As we move forward, let us remain united in our vision, steadfast in our efforts, and bold in our aspirations, ensuring that the CRA becomes a beacon of economic resilience and community empowerment. Together, we will write a new chapter in our City's history marked by unprecedented growth, vibrant communities, and an unwavering commitment to every resident's well-being.

Respectfully Submitted,

Jonathan E. Evans, MPA, MBA, ICMA-CM  
City Manager,  
CRA Executive Director



## Message from the CRA BOARD CHAIR

It is my privilege to address you as the Chair of the Board of Commissioners for the City of Riviera Beach CRA and share the notable progress and achievements that this report identifies. I take great pride in acknowledging the unwavering dedication and collective efforts of our elected officials, employees, and partners in shaping the promising future of our beloved city.

Throughout this year, we have remained steadfast in our commitment to revitalizing the Riviera Beach community. Our strategic projects and initiatives have not only catalyzed economic growth but have also fostered job creation and enhanced the overall quality of life for our residents.

I am pleased to spotlight some of the significant milestones we have reached. The Clean and Safe Strategic Partnership with the Riviera Beach Police Department, the ground lease completion of Marina Village with the Related Group and Tezral, the approval of FoundCare and the completion of the Berkeley Landing Workforce Housing development stands as a notable achievement that will benefit our residents from start to finish.

Despite the challenges brought about by the global pandemic and the consequential shifts in our way of life, we have continued our mission to enhance the district and cultivate a thriving environment for all. Our partnership with FoundCare, Inc. in establishing a neighborhood health center underscores our steadfast dedication to the welfare of our community, along with the provision of an incubator space to support the local business community.

Furthermore, we have strategically increased the density along our Broadway corridor to stimulate further economic and housing growth, ultimately reinvesting in our community.

As we envision a renewed Riviera Beach, I am thrilled by the enduring passion and commitment demonstrated by all members of our community in their daily lives, work, and leisure pursuits. The forward-thinking leadership and diverse perspectives that have guided us have played a pivotal role in our achievements. I am confident that through our collective efforts, we will continue to transform Riviera Beach into a thriving place to reside, work, and enjoy.

My sincere gratitude goes out to each individual who has contributed to our advancement and accomplishments. Your dedication and hard work are truly invaluable.

Warm Regards,

Commissioner Douglas Lawson  
Chair, Board of Commissioners  
Riviera Beach CRA





## PHASE II

99 Year Leases Approved  
for the Development  
of Element 7 and 8

Element	Property Type
Master Plan	Residential/Commercial
Element 0	Event Center/Restaurant/Retail
Elements 1-3	Restaurant/Retail Row
Element 4	Recreational/Educational
Element 5	Retail and Family Entertainment
Element 6	Hotel and Parking Garage
Element 7	Residential High Rise
Element 8	Affordable Housing



## Marina Village Project: Phase II

The Riviera Beach CRA has accomplished significant steps to implement the strategic vision for the waterfront masterplan. The Phase II project will build upon and leverage the public investments constructed in Phase I to catalyze private investment and development. The Master Plan will create vibrant commercial and recreational hub, driving job creation, fostering local businesses, and anchoring the City's vision for a revitalized waterfront that will benefit the community for generations.

The project features market rate and affordable housing, waterfront dining, enhanced recreation and family entertainment, a convenient parking garage, a hotel, and an outdoor entertainment venue.

The achievements in 2023 include the following:

- ◆ Approval of a 99-year ground lease and development agreement with the Related Urban Development Group, including 400 market rate residential units.
- ◆ Approval of a 99-year ground lease and development agreement with the Related Urban Development Group, including over 120+ workforce and affordable housing units.
- ◆ Approval of a Letter of Intent with Sonnenblick Development Company and local partners agreeing to business terms for a Margaritaville Hotel, family entertainment venue, parking garage, and multiple waterfront restaurants.
- ◆ The Marina Village as a transformative project that will invite commerce and tourism, enhance public spaces, create a locally authentic gathering place for area residents, and generate a ripple effect of economic benefits across the region.



### Element 7

#### Gallery at Marina Village

400 Unit, 20-Story, luxury multifamily apartments, with 10,000 square feet of ground floor retail along Broadway

**Location:** 1200 Broadway, Marina Village

**Developer:** Related Group



### Element 8

#### Residences at Marina Village

148 Unit, Eight-Story, affordable multifamily apartments, with 4500 square feet of ground floor retail along Broadway

**Location:** 1100 Broadway, Marina Village

**Developer:** Related Group





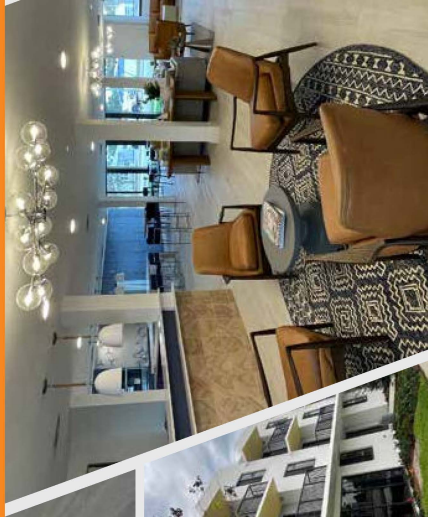
## Berkeley Landing

Berkeley Landing is a new 112-unit multi-family residential community in the City of Riviera Beach, a joint venture between Pinnacle Communities and Wendover Housing Partners. Berkeley Landing will be a destination community for families and emerging members of the workforce along the revitalized US 1/Broadway corridor. It contains 110 affordable units and two additional market-rate units attached to ground floor live/work spaces facing Broadway. This development will be a showcase in the City's "Reimagine Riviera Beach" effort as high-quality affordable housing is developed in proximity to world-class recreation, health care, employment, education and more within the city called "Palm Beach County's best kept secret."

Construction will be completed in March 2024 with families able to move into the stunning apartments offering 1-, 2-, and 3-bedroom floor plans. Amenities include a clubhouse, pool and cabana, outdoor pavilion and playground, dog park, Energy Star appliances and features, hard surface countertops, two significant pieces of art in the civic plazas, a convenient bus stop, an enclosed walk area, central mail boxes package delivery area, and indoor bicycle storage.



This \$39.4 million project was financed with housing tax credits purchased by Bank of America along with a construction loan from Bank of America, permanent financing by Neighborhood Lending Partners, a local match from the Riviera Beach CRA, City of Riviera Beach, gap funding from Palm Beach County SHLP, and deferred developer fees. Rents are affordable to families with household incomes between 30-80% area median income.





## Clean and Safe Strategic Partnership

In Fall 2023, The Agency and the Riviera Beach Police Department (RBPd) embarked upon a more rigorous district safety initiative. While we focus on getting “shovels in the ground,” we needed to also be mindful of quality of life issues in our neighborhoods and along our corridors. Hence, the “Clean and Safe Initiative” was launched.

“This groundbreaking initiative is marked by the participation of dedicated “Clean and Safe Ambassadors” and law enforcement officers, all uniting to make a visible and lasting difference in the heart of Riviera Beach. Working tirelessly seven days a week, this dynamic team has set its sights on enhancing the CRA District, ensuring the safety and security of its residents and visitors, and beautifying the area,” says Serena Spates, RBPd Public Information Officer. The program includes focus on area hot spots for crime, signs of disrepair, homelessness, and trash along the Broadway Corridor, Marina Village, Singer Island, Ocean Mall area, and portions of Riviera Beach Heights. The area has four dedicated officers to focus specifically on this mission, along with a team of the Agency’s Ambassadors. The Agency provided financial support, although this program is strong on collaboration with local businesses and the county’s “Paint Your Heart Out Program.”

Initial activities included targeting and removing tagless and broken-down vehicles, massive litter removal efforts, painting of derelict properties, increased homeless services and resources, and various volunteer opportunities. Safe and Clean leads to neighborhood beautification and pride, resulting in community-wide investment and rapid economic development.



## Villa L' Onz - 11th Street Townhouses

The Villa L'Onz Townhouse Project is set to redefine mixed-use development standards on Avenue “E”. Strategically located blocks away from the Intracoastal and with views of the Broadway corridor, the project will feature two separate buildings with a total of 12 units in Phase I. The configuration includes four 3-story townhouses, each offering 3 bedrooms, 3.5 bathrooms, and 2-car garages, alongside eight 2-story units with 3 bedrooms, 2.5 bathrooms, and a single-car garage.

Embracing the area's Dutch Caribbean architectural roots, the development's design incorporates rear-facing garages that open onto a traditionally styled alley, adorned with lush landscaping and decorative paver inlays. Planned expansive green spaces will serve as communal buffers and social hubs, aligning with the expectations of families and millennials drawn to the allure of the revitalized Avenue “E” Corridor.

The three-story units will boast 2,227 square feet of living space, while the two-story units will provide 1,642 square feet. The design embraces cutting-edge energy-efficient technologies and materials, such as laminated structural components and xeriscape exteriors. The inclusion of front stoops will enhance walkability, complemented by the addition of new sidewalks and on-street parking.

With an estimated development cost of \$4.5 million, the Riviera Beach Community Development Corporation will partner with the CRA to develop this project, aiming to cater to a mixed-income demographic. REG Architects, a distinguished firm, will oversee engineering and design to ensure the highest quality. Homeowners will benefit from the security and convenience of an association and professional management services. With an approved site plan, permitting and construction financing in process, this project is slated to break ground in mid Spring 2024.



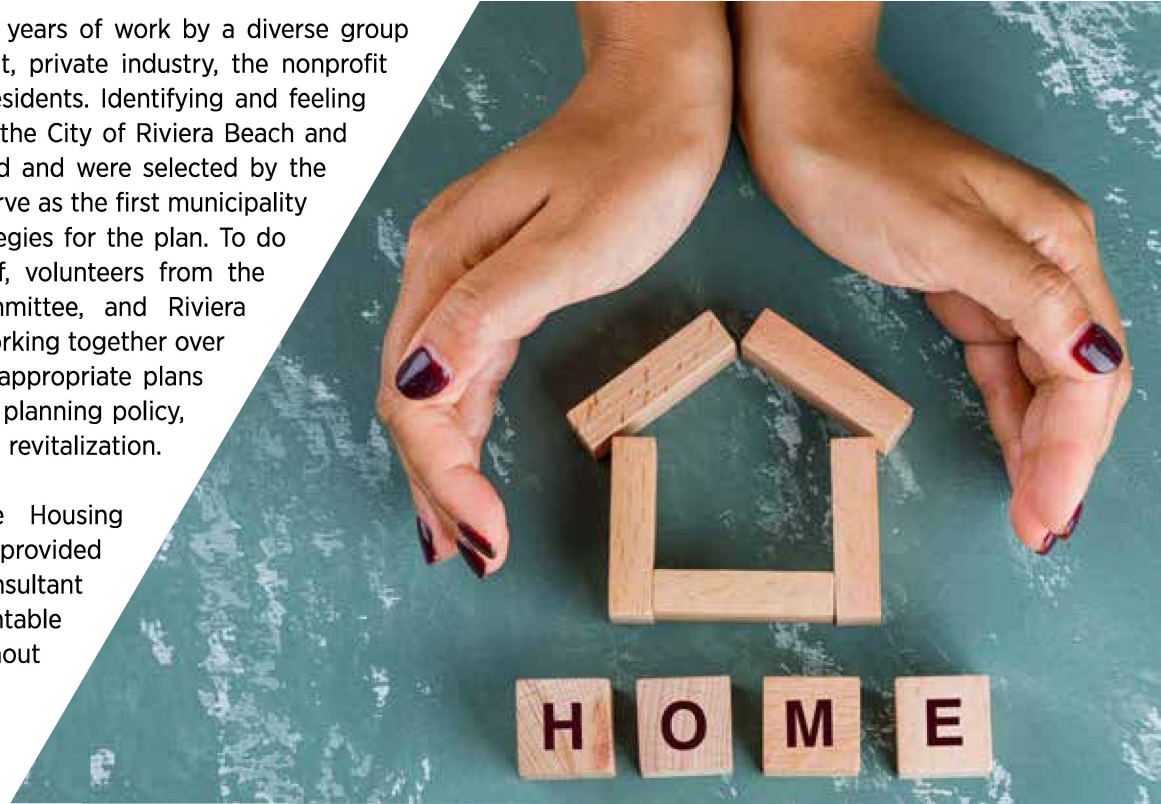


# Housing for All

In January 2024, Palm Beach County Board of County Commissioners adopted the "Housing for All"- Palm Beach County's Housing Action Plan, a blueprint for increasing the numbers of workforce and affordable housing units in the county for ALL residents.

The plan is the result of literally years of work by a diverse group of stakeholders from government, private industry, the nonprofit and philanthropic sectors, and residents. Identifying and feeling the effects of the housing crisis, the City of Riviera Beach and the Riviera Beach CRA petitioned and were selected by the Housing Leadership Council to serve as the first municipality to work on implementation strategies for the plan. To do this analysis, Riviera Beach staff, volunteers from the Housing Leaders Steering Committee, and Riviera Beach stakeholders have been working together over the last four months to identify appropriate plans of action. The analysis addresses planning policy, finance, equity, and neighborhood revitalization.

To facilitate the process, the Housing Leadership Council has recently provided the City with support through a consultant to ensure the initiative is implementable and can be replicated throughout Palm Beach County.



## Riviera Beach Community Redevelopment Agency Boundary Map



## About This Report

The CRA's Fiscal Year 2023 Annual Report is required by Florida Statutes 163.356 (3) (c), the governing statute for all community redevelopment agencies across the state, and covers highlights from October 1, 2022 to September 30, 2023. The statute also requires the report contain a complete financial statement of assets, liabilities, income and operating expenses, amount of tax increment funds collected and a record of key accomplishments for the fiscal year.

## Commissioners

Douglas Lawson - Chair (District 5)  
Shirley D. Lanier - Vice-Chair (District 3)  
Tradrick McCoy - (District 1)  
KaShamba Miller-Anderson - Chair (District 2)  
Julia Botel - (District 4)

## Riviera Beach CRA

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Florida's Dynamic  
Waterfront Community