

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	June 10, 2025	<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		


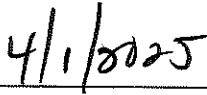

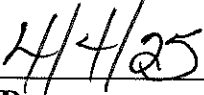
I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to receive and file: The Annual Report for the Fiscal Year ending September 30, 2024 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, 2024 as per section number 163.387(6)(b), Florida Statutes. Countywide (DB).

**Background and Justification:** N/A

**Attachments:** Annual Report

Recommended by:		
	Department Director	Date
Approved by:		
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
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:

Lucy M. Smith 4/2/2025 N/A  
OFMB *PC/H/1* CS 4/2 Contract Dev. and Control

B. Legal Sufficiency:

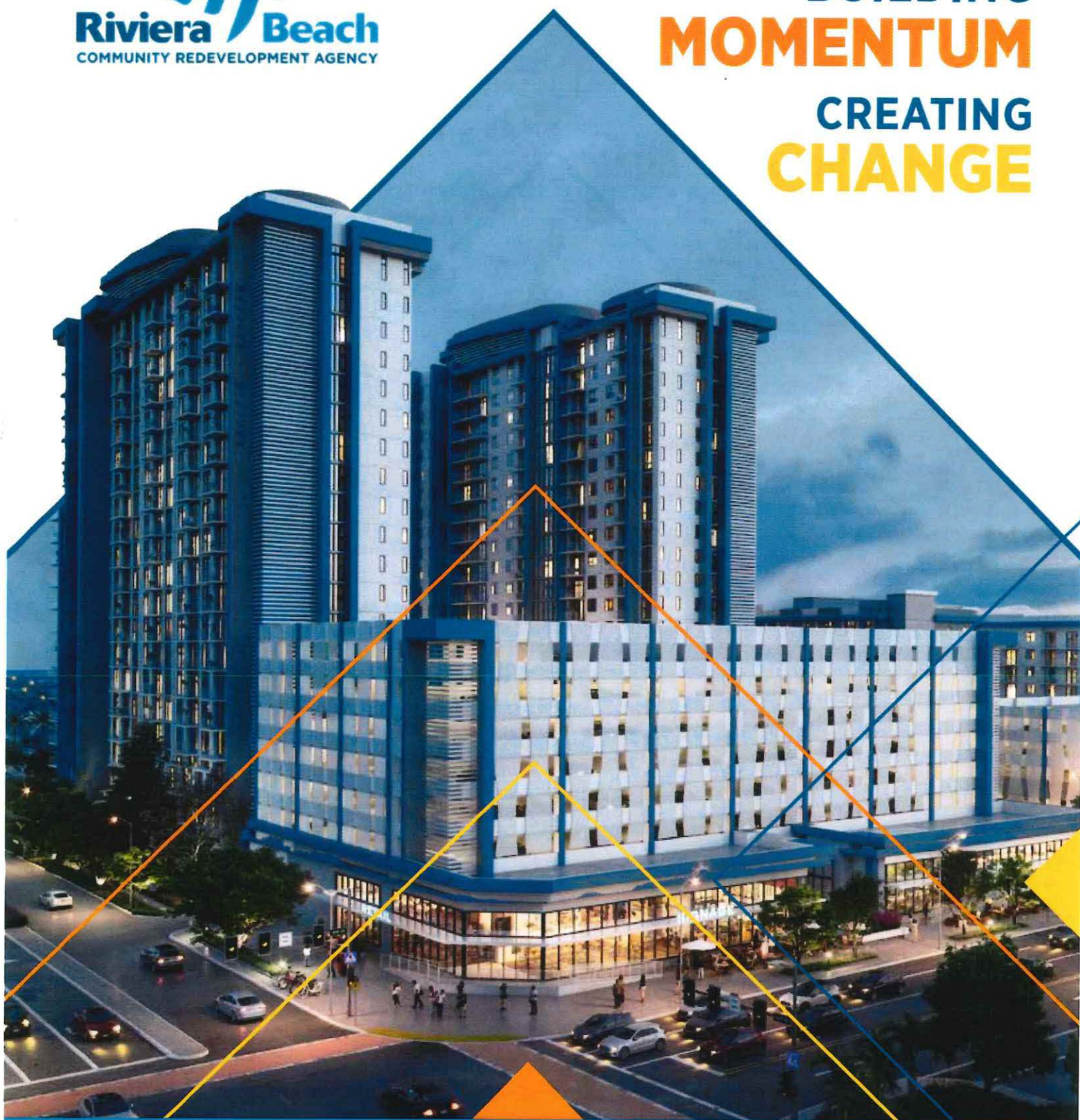
*[Signature]* 4/2/25  
Assistant County Attorney

C. Other Department Review:

N/A  
Department Director



# BUILDING MOMENTUM CREATING CHANGE



## 2024 ANNUAL REPORT





## Riviera Beach CRA

# MISSION

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 2024, our taxable value is \$1,225,962,801, an estimated 8% increase over the previous year in the amount of \$87,370,384 and over \$1 billion dollars in increased value over the life of the CRA.





## Message from the **CRA EXECUTIVE DIRECTOR**

The Riviera Beach Community Redevelopment Agency (RBCRA) is committed to enhancing the quality of life in the City of Riviera Beach by eliminating slum and blighted conditions throughout the community redevelopment area (CRA) as defined in the Riviera Beach CRA plan.

As the incoming Executive Director of the RBCRA my intention is to use the full statutory authority and financial capability of the RBCRA, to implement a redevelopment program that will greatly enhance the quality of life in Riviera Beach. This consists of the following; the promotion of economic development programs that not only support our small business community, but strategically encourage sustainable growth opportunities for those existing businesses. Attracting vibrant new businesses that are conducive to the City. The creation of new, quality, sustainable market rate housing. The creation of new infrastructure programs that will improve our neighborhoods and streetscapes and align with the best practices of neighboring cities.

A mobility plan that will help to address traffic concerns. Beautifying and creating creative placemaking opportunities throughout the CRA, and working with our Police Department on innovative new community policing initiatives. We will also implement the influential Arts and Culture in Public Spaces Program, which will include murals, culinary, photography, and live music events.

It is my privilege to be able to work closely with our elected officials, residents, business owners and other stakeholders to help our City and CRA continue on the path to Progress, Innovation and Opportunity.

The dedicated Staff of the RBCRA and I would like to thank you for visiting our website, if you have any questions or concerns please feel free to reach out to us.

Warm Regards,

**Gedel Merzius**

Executive Director for the Riviera Beach CRA







## Message from the **CRA BOARD CHAIR**

It is my privilege to address you as the Chair of the Board of Commissioners of 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 opening of our new Fire Station 87 has given the brave firefighters of our City a new place to call home. In addition, one of our integral key milestones is the development of the Residences at Marina Village. This achievement fosters an expansion in construction employment, facilitates housing opportunities as well as providing the City with additional commercial space.

As a collective, the City of Riviera Beach has continued our mission to enhance the district and cultivate a thriving environment for all. Our development of the Clean and Safe program has been making a visible difference in Riviera Beach. Seven days a week, they are beautifying the CRA District, greeting guests and visitors at Ocean Walk and the Riviera Beach Marina Village, and working alongside the law enforcement to provide an additional layer of safety and security.

Furthermore, we have strategically maintained a sound emergency management plan. This allowed us to safely and comfortably navigate through the storms that ravaged not only the state, but also parts of our country.

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 everyone who has contributed to our advancement and accomplishments. Your dedication and hard work are truly invaluable.

Warm Regards,

**Commissioner Douglas Lawson**

Chair, Riviera Beach CRA Board of Commissioners

# Riviera Beach 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 invests 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, 2023 and 2024

GOVERNMENT FUNDS	9/30/2023 (Audited)	9/30/2024 (Unaudited)
<b>ASSETS</b>		
Cash and Cash Equivalents	\$ 7,475,314	\$ 6,996,846
Cash and Cash Equivalents - Restricted	3,165,728	3,462,748
Due from Other Funds	304,476	539,750
Deposits Held in Escrow	60,927	60,927
Investment in Joint Venture	-	-
<b>TOTAL ASSETS</b>	<b>\$ 11,006,445</b>	<b>\$ 11,060,271</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>		
<b>LIABILITIES</b>		
Accounts Payable	186,130	252,799
Accrued Liabilities	54,109	40,009
Unearned Revenue	102,991	153,935
Due to Other Funds	8,155,697	7,476,056
Other Liabilities	205,852	200,343
<b>TOTAL LIABILITIES</b>	<b>\$ 8,704,779</b>	<b>\$ 8,483,141</b>
<b>FUND BALANCES</b>		
Nonspendable	-	-
Assigned to Redevelopment:	4,822,007	3,274,398
<b>TOTAL FUND BALANCES</b>	<b>\$ 4,822,007</b>	<b>\$ 3,274,398</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 13,526,786</b>	<b>\$ 11,757,539</b>

## Statement of Activities

September 30, 2023 and 2024

GOVERNMENT FUNDS	9/30/2023 (Audited)	9/30/2024 (Unaudited)
<b>REVENUES</b>		
Taxes	\$ 11,260,008	\$ 12,262,826
Charges for Services	-	-
Interest	3,500	3,586
Grants and Contributions	-	-
Miscellaneous	468,984	460,664
<b>TOTAL REVENUES</b>	<b>\$ 11,732,492</b>	<b>\$ 12,727,076</b>
<b>EXPENDITURES</b>		
Current:		
General Government	4,038,175	4,592,763
Real Estate and Redevelopment Program	1,914,181	1,137,819
Debt Service:		
Principal Retirement	3,527,761	2,952,000
Interest	558,612	487,431
Capital Outlay		
Capital Outlay	468,284	155,252
<b>TOTAL EXPENDITURES</b>	<b>\$ 10,507,013</b>	<b>\$ 9,325,265</b>
Excess/Deficiency Revenues over Expenditures	1,225,479	3,401,811
<b>OTHER FINANCING SOURCES (USES)</b>		
Transfers In	45,726	2,398,976
Transfers Out	(45,726)	(2,398,976)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ -</b>	<b>\$ -</b>
Net Change in Fund Balances	1,225,479	3,401,811
Fund Balances - Beginning	4,822,007	6,099,563
<b>FUND BALANCES - ENDING</b>	<b>\$ 6,047,486</b>	<b>\$ 9,501,374</b>



## RENAISSANCE Program

Driving homeownership forward, the Renaissance Program continues to make a lasting impact in Riviera Beach. Through programs like the Riviera Beach Homebuyers Club, strategic in-fill development, affordable housing and workforce housing development, we are creating more opportunities for residents to achieve homeownership and access quality housing.

We have over 75 new homes in the pipeline, and a growing number of eager homebuyers are actively participating in our latest Homebuyer's Club workshop series. This year, we proudly provided down payment assistance and welcomed 11 new families to the City of Riviera Beach, reinforcing our commitment to building stronger, more vibrant communities.



## SMART HOME Toolkits

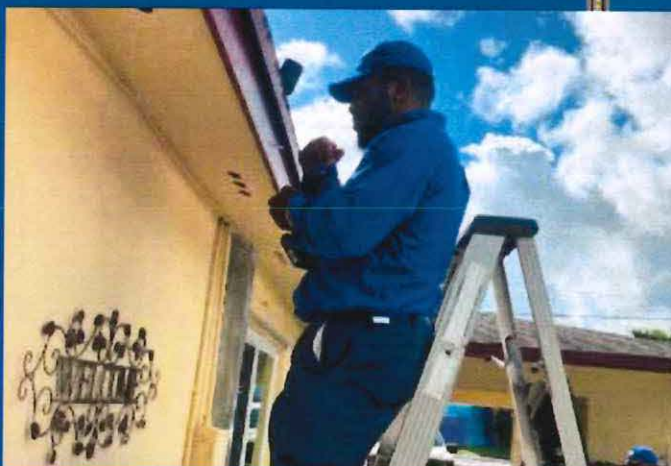
The Clean & Safe Ambassadors have successfully installed 42 Smart Home Toolkits, a program designed to improve security and peace of mind for residents. Each toolkit includes essential safety devices such as a Ring™ doorbell camera, motion-sensor outdoor lights, a fire extinguisher, and a smoke detector—all provided at no cost to eligible residents.

To qualify for the program, residents must:

- Own a smartphone
- Have internet access
- Live in the CRA's targeted area
- Be willing to participate in a Neighborhood Watch program



This initiative reflects our commitment to creating safer, more connected communities.





# COMMUNITY Beautification

The Clean & Safe team partnered with the Riviera Beach Police Department to enhance over 50 residential properties through a comprehensive beautification initiative. Together, we completed both interior and exterior repairs on qualifying single-family homes, improving the overall appearance and safety of our community.



This effort is rooted in James Q. Wilson's *Broken Windows Theory*, which suggests that visible signs of neglect, such as vandalism and disorder—can create an environment that fosters crime and antisocial behavior. By addressing these issues promptly, repairing broken windows, cleaning sidewalks, and maintaining properties, we reduce the likelihood of further deterioration.

A well-maintained community discourages crime, prevents minor issues from escalating, and fosters a sense of pride among residents. Through this initiative, we are creating a cleaner, safer, and more vibrant neighborhood for all.

# ECONOMIC Development

Small Businesses are the economic backbone of our community. The Agency has invested resources to provide support to our new and emerging entrepreneurs through various programs and initiatives. Our keystone project is the Business \$ense Boot Camp program which completed its 14th cohort this year. In the last three years, more than 275 small business operators have graduated from the program. This year, we added a program to train small business owners and contractors on how to respond to RFPs. This program will also return in the new year, after receiving positive engagement.

We selected eight new emerging businesses for support, including two tenants in the live-work space at the Berkeley Landing Project—a minority business development center and a barbershop. These businesses will have a ribbon cutting in late Spring 2025. The new FoundCare Project will house 2-4 coop spaces for emerging entrepreneurs as well as a new neighborhood fast-casual restaurant, providing assistance to an additional 3-5 entrepreneurs, further increasing economic development potential on our main commercial corridor, Broadway.







# MARINA DISTRICT

The improvements in Phase I of the Marina District development remain very attractive to residents and businesses, bringing in meetings, conferences, concerts, and exhibits. Along with major exterior and interior improvements to the Marina Event Center and Bicentennial Park that include painting and a refresh, the Agency also successfully moved ahead with the first project in Phase II – a major mixed-use portion in Element 7 and 8 as identified in the approved Master Plan. RUDG, LLC, an affiliate of the Related Group, has navigated the entitlement process for Element 8.



The project will be called Residences at Marina Village, encompassing one hundred and forty-nine, 1-, 2-, and 3-bedroom units for affordable and working families, along with 5,140 SF of commercial retail space. This estimated \$62 million project expects to break ground in the summer of 2025. Element 7 is projected to deliver more than 400 near-market and market-rate units of residential space.

The Agency moved closer to re-packaging the remaining opportunities on Elements 0-6 for potential release of an RFQ/RFP in late Spring 2025. This is expected to deliver developer interest for additional restaurants, entertainment venues, a hotel, additional parking, green space, public art, and various other commercial/retail spaces in a combination to maximize the beautiful venue, available land, incentives, and meet market demands.







## BERKELEY LANDING

Berkeley Landing is more than just concrete, steel, lush landscaping, and tile—it is a testament to tenacity, determination, hard work, and collaboration. This project represents courage, standing as the first major investment in a corridor once overlooked. Now, it serves as a catalyst, proving that this area is not defined by its deficits but by its potential.

Designed to seamlessly fit into any neighborhood, Berkeley Landing challenges perceptions of affordable housing. Its cutting-edge architecture and striking public art pieces set a new standard, redefining expectations for community-driven development.

The benefits of this transformative project are already being felt. Even as tenants moved in, Berkeley Landing's community space was made available to nearby residents and businesses for meetings. Additionally, the developer's commitment to helping families build a path to homeownership—by allocating 5% of monthly rent toward a seed deposit—is a groundbreaking initiative.

Beyond housing, this nearly \$40 million development has stimulated the local economy by providing opportunities for several local subcontractors, reinforcing its impact beyond its walls. Berkeley Landing has set a new benchmark, one that will inspire future developments. As the City embraces its vision to Reimagine Riviera Beach, the **award-winning** Berkeley Landing stands as a tangible, thriving reality of that promise.





# FOUNDCARE

## Expected Completion is Slated for 2025

The proposed development by FoundCare, Inc. will introduce a much-needed health center, significantly enhancing healthcare accessibility for Riviera Beach residents and underserved populations.

Situated on 2.5 acres, this modern two-story, 20,000-square-foot facility will feature a visually striking exterior with decorative design elements. The health center's expansive waiting area, highlighted by a two-story glass design, will provide a welcoming and comfortable environment for patients.

The 15,000-square-foot medical facility will offer a full range of comprehensive healthcare services, including:

- Primary care for adults and children
- Dental services
- Behavioral health counseling
- Infectious disease treatment
- Onsite diagnostic testing
- Pharmacy services
- Women's health care







In addition to healthcare services, the project will dedicate 5,000 square feet to support economic growth within the community.

This space will house:

- Business incubators for 3-5 emerging businesses
- A healthy food restaurant promoting nutritious dining options
- The newly relocated CRA offices

This development is set to be a cornerstone for both healthcare access and economic revitalization, benefiting residents and entrepreneurs alike.

Expected completion is slated for Fall 2025.





# CAPITAL Projects

## Utility Burial on US 1 Highway

The burial of utility lines along US 1 is a transformative project aimed at enhancing both safety and aesthetics. By relocating overhead power lines underground, we have reduced the risk of weather-related outages and improved the visual appeal of the corridor for residents and visitors alike.

## 1851 Broadway Project

Agency discussions have continued to shape a major mixed-use development opportunity on land jointly owned by the Agency and the City of Riviera Beach. The project should deliver several hundred residential units, 10-15,000 SF of commercial/retail/entertainment space, and parking, all overlooking Light Harbor Park with clear visuals to the Intracoastal and from potentially higher floors, a view to the Atlantic Ocean beyond. We expect this project will include some element of workforce house, near-market, and market-rate housing, and several small business incubator opportunities. A solicitation will be released in early Spring 2025.

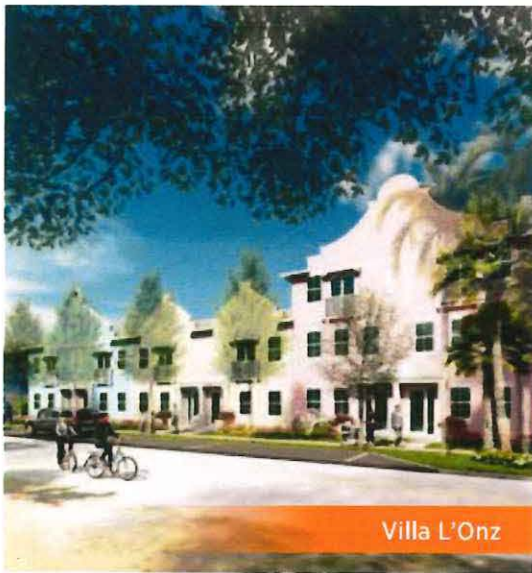
## Villa L'Onz

This long-awaited workforce home ownership project is projected to close in early Spring 2025. All financing is in place and pre-sales of units have begun. 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. 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. Villa L'Onz represents the first phase in the comprehensive redevelopment of the block at 11th and Avenue E.

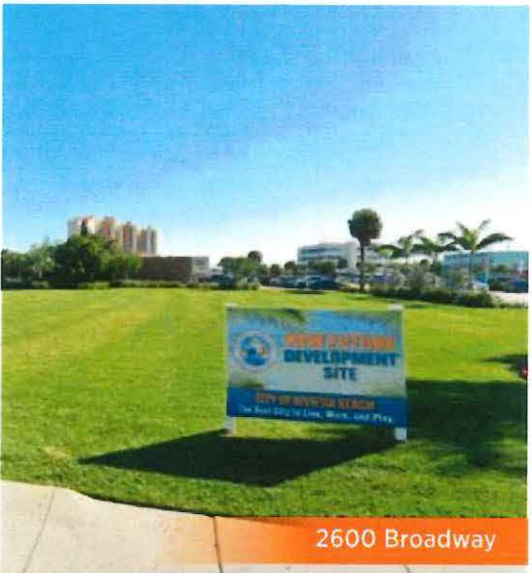
## 2600 Broadway Redevelopment Project

The redevelopment of 2600 Broadway is a landmark project aimed at revitalizing this key area with new residential units, commercial spaces, and community amenities. Designed as a vibrant, mixed-use development, this project will attract residents and businesses while fostering economic growth and a strong sense of community.

Each of these initiatives represents a meaningful investment in our City's future. We are proud of the progress made and remain committed to continuous improvements that enhance the quality of life for all residents.



Villa L'Onz



2600 Broadway

## Riviera Beach Community Redevelopment Agency Boundary Map



## About This Report

The CRA's Fiscal Year 2024 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, 2023 to September 30, 2024. 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)  
Tradrick McCoy - Vice-Chair (District 1)  
KaShamba Miller-Anderson - (District 2)  
Shirley D. Lanier - (District 3)  
Glen Spiritis - (District 4)

## Riviera Beach CRA

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