

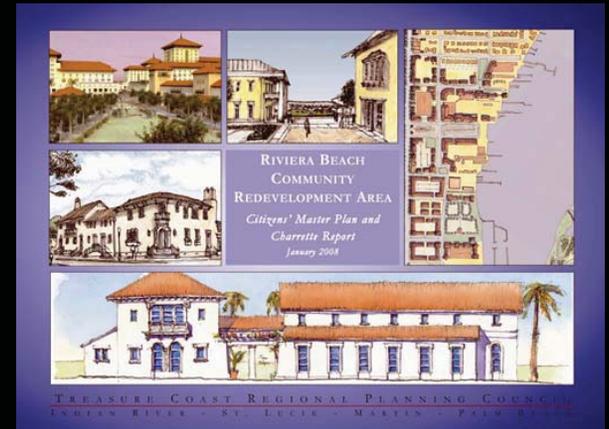
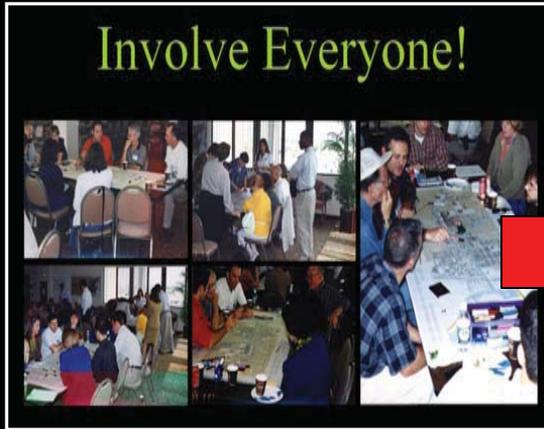
# Presentation of the Draft CRA Plan

Planning and Zoning Board

October 14, 2010

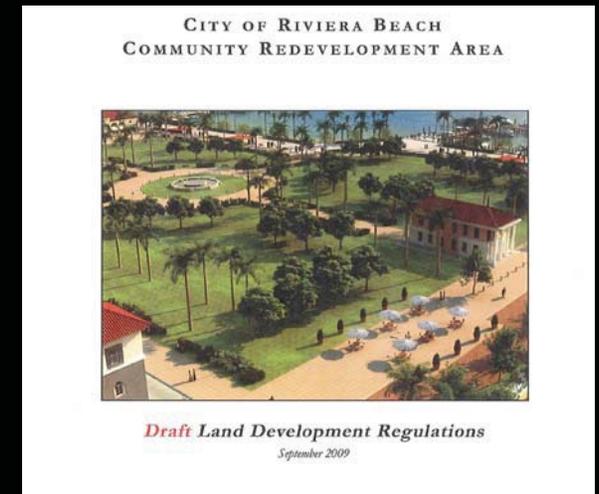
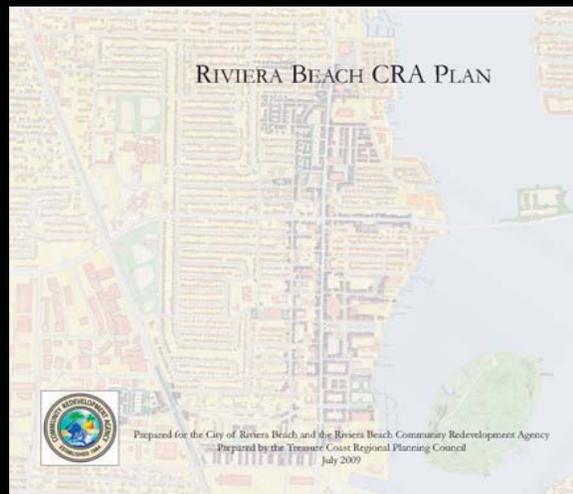


# From Local Vision to Local Law



**October 20-26, 2007**

**February 13, 2008**



**September 2008**

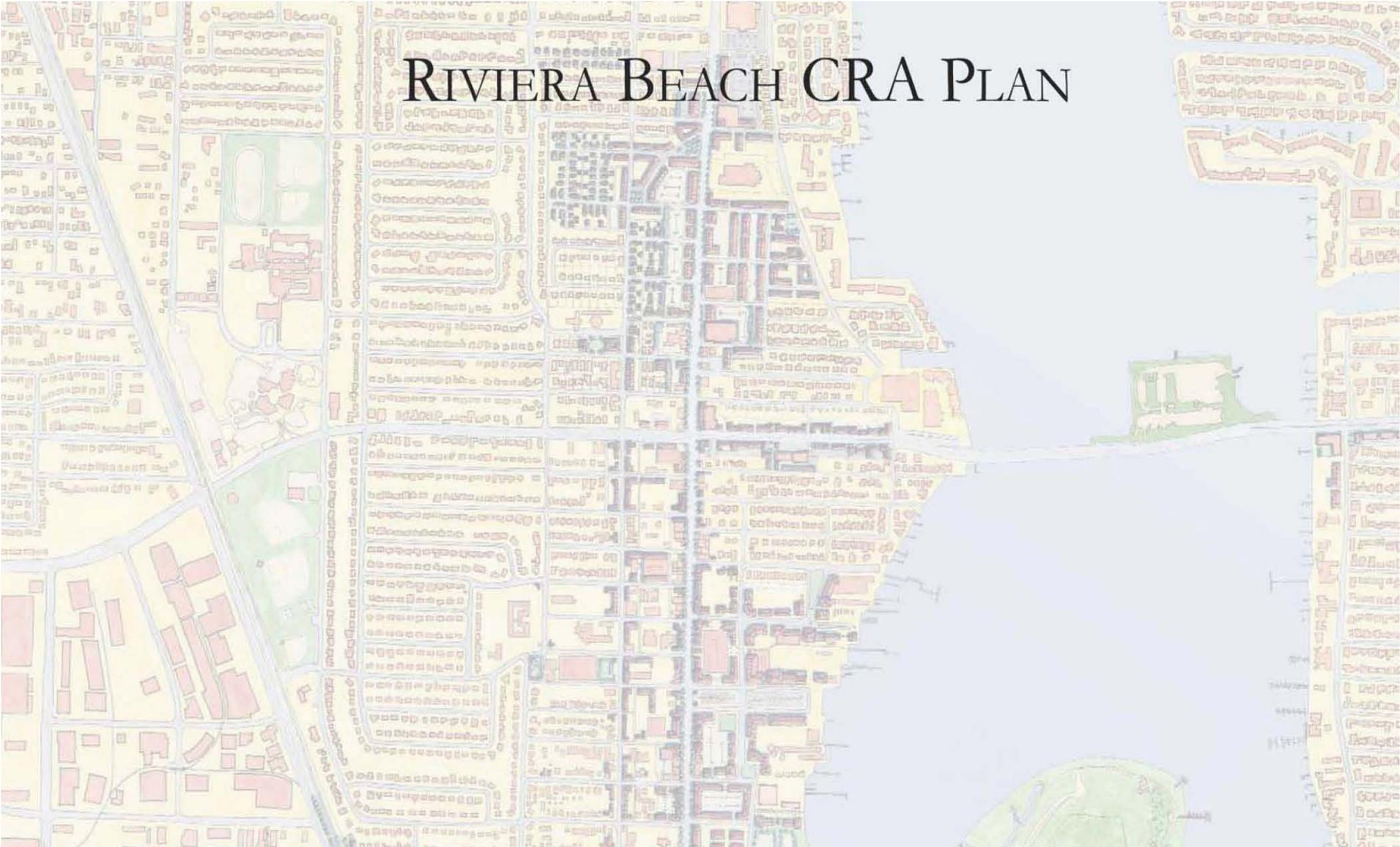
# Hierarchy of the City's CRA Plan, Comprehensive Plan and Land Development Regulations

## Section 9 (page 148)

### B. COMPLIANCE WITH CITY OF RIVIERA BEACH COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS:

All actions, programs, and capital expenditures **shall be in accordance and consistent** with the goals, objectives and policies contained within the City of Riviera Beach's adopted Local Comprehensive Plan and all codes set forth in the City of Riviera Beach's adopted Land Development Regulations.

# RIVIERA BEACH CRA PLAN



**Represents A Significant Update and Change**

# 2001 CRA Plan



# 2010 CRA Plan



What's The Difference? The Need to Update

## 2001 CRA Plan

- Extensive Use of Eminent Domain
- Initial and Extraordinary Public Infrastructure Outlay \$
- Relies on One Large Investor
- Overly Prescriptive Plan
- Includes Regulatory Provisions Related to Land Use and Zoning

## 2010 CRA Plan

- No Eminent Domain
- Maintains Current Street and Block System to Limit Infrastructure Costs
- Welcomes Both Large and Small Investors
- Does Not Overprescribe Use and Program – Flexible
- Removes Regulatory Provisions and Returns Them to Comp Plan and Zoning Code

What's The Difference? The Need to Update



# What Has Not Changed

## Development Program

Residential: 4,537 Units

Hotel: 375 Rms

Conference

Center: 41,250 sf

Office: 1,260,411 sf

Other Non-

Residential: 1,800,157 sf

TCEA for the CRA

# What Else Is In the CRA Plan...

- CRA Boundary Map and Legal Description
- Powers of the CRA and Powers of the City
- Rules Governing CRA Operations
- **The Citizens' Master Plan**
- **CRA Tools for Implementation**
- **Capital Improvements Program**
- **Safeguards to Ensure Redevelopment Activities Follow the Redevelopment Plan**
- CRA Goals, Objectives and Policies
- CRA Affordable Housing and Relocation Assurances
- CRA Plan Amendment Process

# Other Key Sections

## Section 13 Required Technical Elements of the CRA Plan (page 157)

| REQUIRED STATUTORY TECHNICAL ITEMS   | SECTION                     |
|--|-----------------------------|
| Legal Description  | Section 1                   |
| Redevelopment Area Shown by Diagram and in General Terms                                       | Section 1, 4 and Appendix A |
| Statement Providing a Time Certain for Completing All Redevelopment Tasks                      | Section 2                   |
| Safeguards and Accountability Element  | Section 8                   |
| Indicate development patterns by diagram (Current Land Use Plan)                               | Appendix D                  |
| Neighborhood Impact Review   | Section 11                  |
| Identification of Any Capital Improvement Projects in the Redevelopment Area in the CIP Budget | Section 5                   |
| Affordable Housing Issues  | Sections 7 and 10           |
| Relocation Issues Governed by City's Comprehensive Plan Policies and Objectives                | Section 9                   |
| Power for the Retention of Controls  | Section 2 and 8             |
| Projected Redevelopment Revenue and Allowable Expenditures                                     | Sections 2, 5, 7            |
| Statement of Projected Costs of the Redevelopment  | Section 5                   |

**SECTION 4**

page 23

**CITIZENS' MASTER PLAN  
FOR THE CRA**



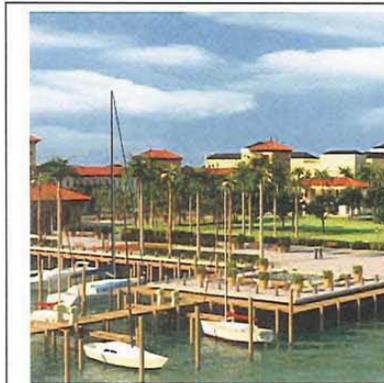


An aerial perspective of Bicentennial Park arranged formally. The park is surrounded by residences and is active creating “



## MARINE DISTRICT SOUTH & BICENTENNIAL PARK ALTERNATIVE PLANS

The Marina Development Conceptual Master Plan (Appendix E) was developed by Viking Yachts and Rybovich Properties to incorporate a mega-yacht facility into the Marina District South, while maintaining the general principles of the Citizens' Master Plan. This facility cannot locate in the Marina District North as originally proposed due to dredging constraints. The Alternative Marina & Bicentennial Park District Plan (Appendix F) provides additional guidance and contextual detail.



Perspective looking west toward the marina creates a public invitation to the v

# Appendix E

## CONCEPTUAL MASTER PLAN

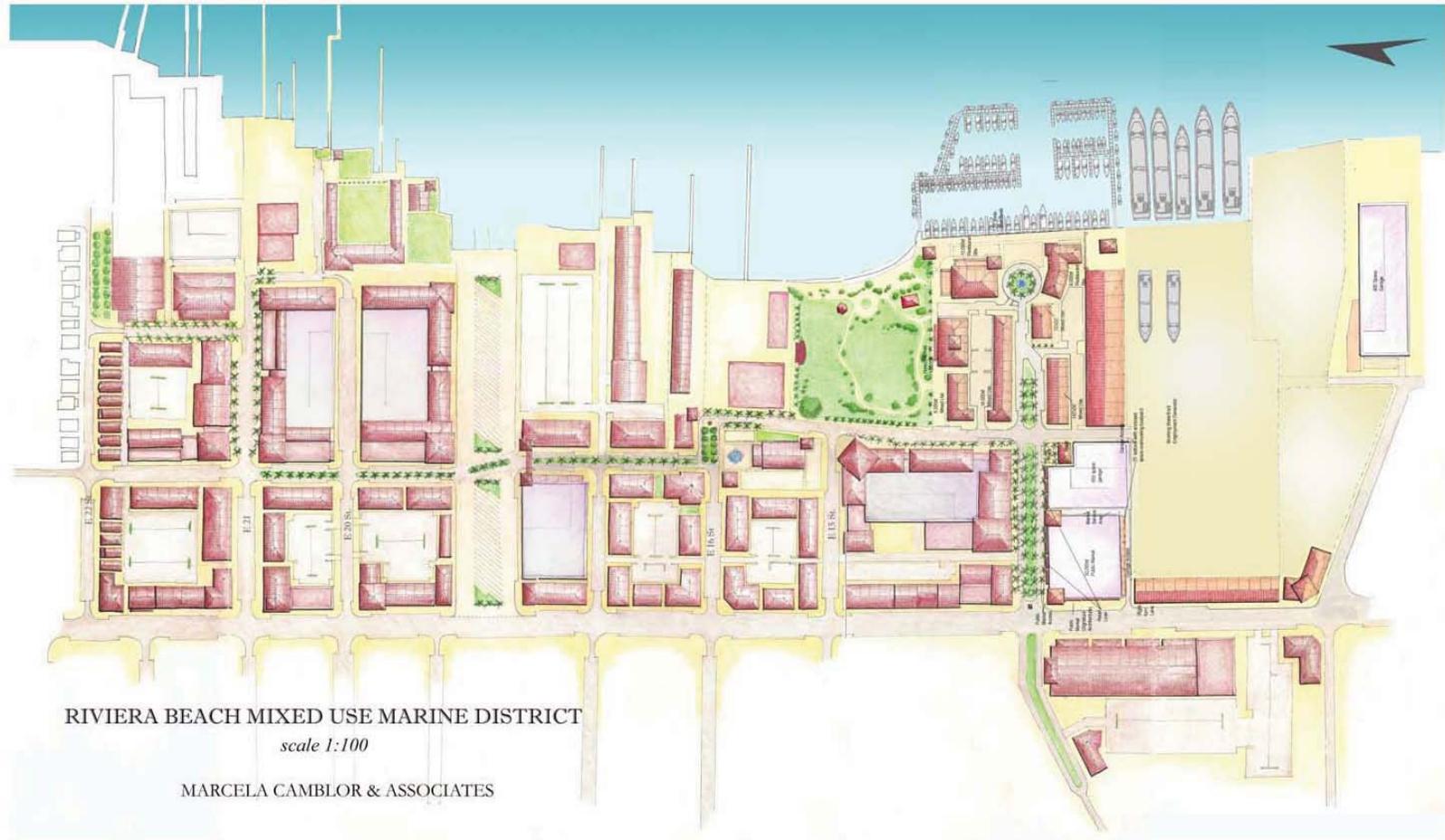
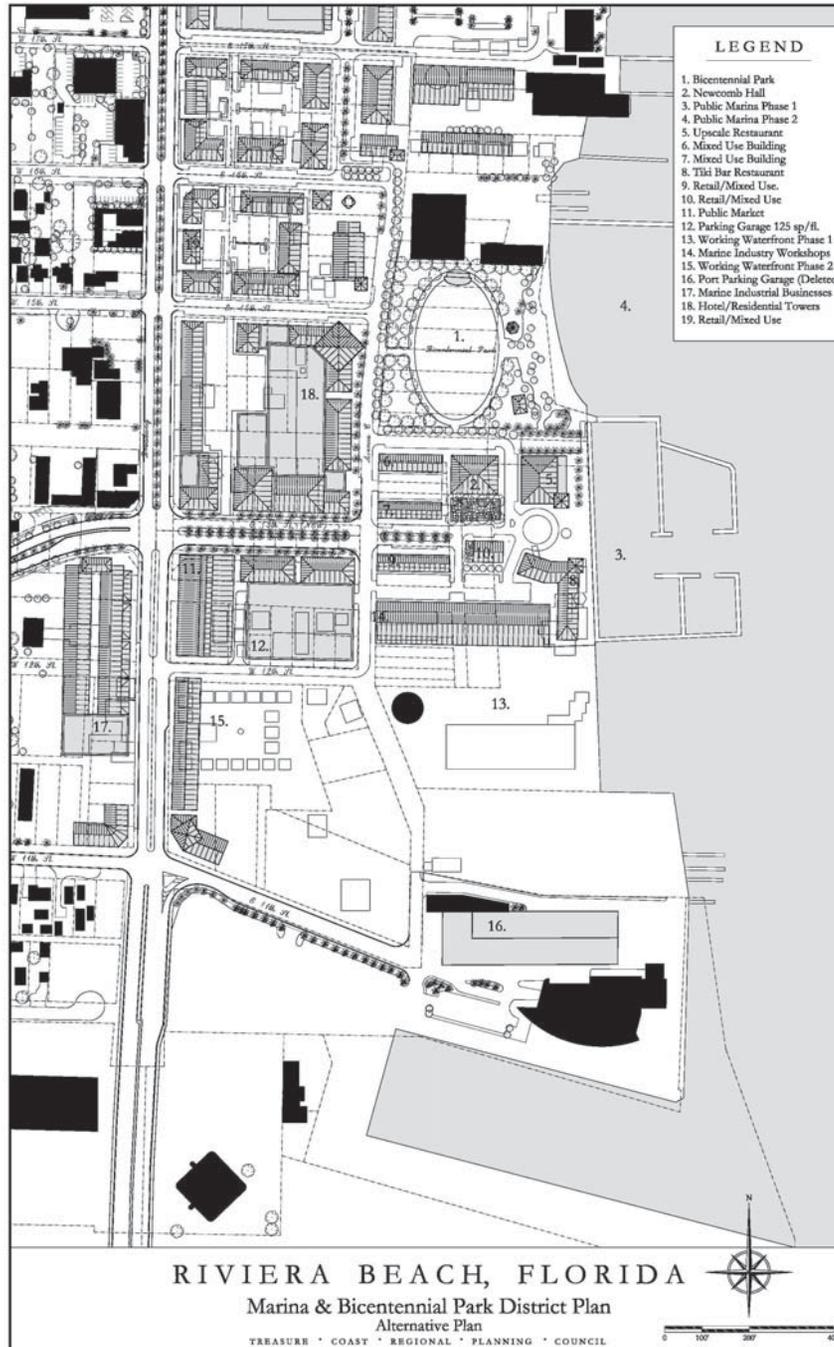


EXHIBIT 2

February 10, 2010

# Appendix F



# Section 7 – CRA Area Programs and Tools for Implementation of the Citizens' Master Plan (page 89)

- A. Economic Development and Job Creation Programs
- B. Beautification and Appearance Improvement
- C. Residential Reinvestment Programs
- D. Infrastructure Improvement Programs
- E. Environmental Cleanup Programs
- F. Relocation Assistance
- G. Redevelopment Advocacy
- H. Code Enforcement Enhancement
- I. Community Policing Innovations
- J. Recreation Facilities
- K. Rehabilitation of Vacant Commercial Buildings



# Section 5 - Financing and Capital Improvements (page 68)

**Riviera Beach Community Redevelopment Area Five-Year Projected Annual and Cumulative Tax Increment Revenues**

| FISCAL YEAR                                 | ANNUAL PROJECTED TIF |       |
|---|----------------------|-------|
| 2009/10 (current)                           | \$4,966,384          |       |
| <hr style="border-top: 1px dashed black;"/> |                      |       |
| 2010/11                                     | \$5,348,440          | - 8 % |
| 2011/12                                     | \$5,348,440          | 0 %   |
| 2012/13                                     | \$5,508,893          | 3 %   |
| 2013/14                                     | \$5,674,160          | 3 %   |
| 2014/15                                     | \$6,071,351          | 7 %   |

# Section 5 FINANCING and CAPITAL IMPROVEMENTS PROGRAM

**Riviera Beach Community Redevelopment Area Five-Year  
Projected Annual and Cumulative Tax Increment Revenues**

| FISCAL YEAR       | ANNUAL PROJECTED TIF |
|-------------------|----------------------|
| 2009/10 (current) | \$4,966,384          |
| 2010/11           | \$5,348,440          |
| 2011/12           | \$5,348,440          |
| 2012/13           | \$5,508,893          |
| 2013/14           | \$5,674,160          |
| 2014/15           | \$6,071,351          |

“This five-year projection is intended to serve as a guide for capital improvements implementation and to assist in cash flow management. It is not intended to replace the annual budget adopted by the CRA.” (page 68)

# Section 5

## D. CAPITAL IMPROVEMENTS PROGRAM (page 73)

**CATEGORY:**

Public Works

**PROJECT:**

Avenue E – Reconstruction

A key objective of the Citizens' Master Plan is the reconstitution and refurbishment of the neighborhoods in downtown Riviera Beach. Avenue E is the traditional neighborhood shopping street west of Broadway and its reconstruction (from 13<sup>th</sup> Street to Blue Heron Boulevard ~ .68 miles) is critical to the success of the downtown. The scope of this project would include: reconstruction of street width (2 lanes) 11'-0" travel lanes; bike paths, 8'-0" on-street parking on both sides; underground infrastructure; 12'-0" sidewalks; decorative lighting (150 units); shade trees in grates (150 units).



*This view illustrates Avenue E reconstructed as a neighborhood Main Street.*

**Avenue E Reconstruction Estimates**

|                            | 2009/10          | 2010/11            | 2011/12            |
|----------------------------|------------------|--------------------|--------------------|
| ROW Acquisition            |                  | \$500,000          |                    |
| Roadway                    |                  | \$500,000          | \$2,000,000        |
| Landscaping/Lighting       |                  | \$100,000          | \$1,500,000        |
| Engineering/Permitting     | \$250,000        | \$250,000          |                    |
| <b>SUB-TOTAL (BY YEAR)</b> | <b>\$250,000</b> | <b>\$1,350,000</b> | <b>\$3,500,000</b> |
| <b>TOTAL (3-YEAR)</b>      |                  |                    | <b>\$5,100,000</b> |

**The CRA CIP Suggests:**

**10 Projects**

**\$33,130,000**

**Over 3 Years**

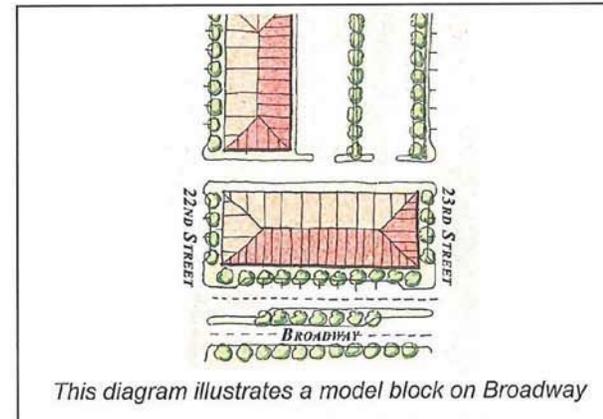
**CATEGORY:**

**Public Works/Community Development/  
Business Development**

**PROJECT:**

**Model Block – 22<sup>nd</sup>/23<sup>rd</sup> Street and Broadway**

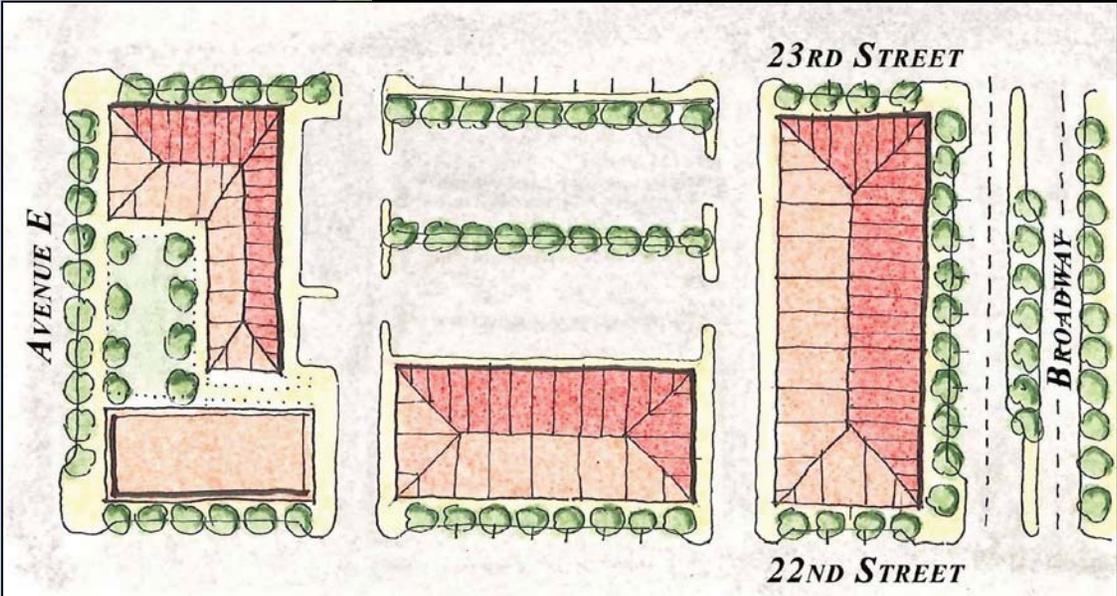
A key objective of the Citizens' Master Plan is to reconstruct and redevelop Broadway as a premier shopping street to include on-street parking to foster local businesses and enhance the pedestrian realm. The CRA has a good opportunity to begin the redevelopment of Broadway consistent with the Master Plan and create a built example by constructing a "model block" on City-owned land between 22<sup>nd</sup> and 23<sup>rd</sup> Street. The project includes: 1) demolition of the old city hall and other obsolete city-owned buildings on the block; 2) construction of on-street parking on Broadway and the side streets; 3) construction of new sidewalks and corner "bulb-outs"; 4) installation of appropriate street lighting, shade trees and grates, signage, and street furnishings; 5) construction of a two-to three-story mixed-use building fronting the block of Broadway; and 6) providing assistance for recoating existing or establishing new businesses on the bottom floors, and for occupying workforce housing established on the upper floors.



**CATEGORY:**

| Model Block Construction         |                  |                    |                    |
|----------------------------------|------------------|--------------------|--------------------|
|                                  | 2010/11          | 2011/12            | 2012/13            |
| Relocation Assistance            |                  |                    | \$200,000          |
| Demolition                       | \$75,000         |                    |                    |
| Roadway Improvements             | \$200,000        |                    |                    |
| Landscaping/Lighting/Furnishings | \$100,000        |                    |                    |
| Mixed-Use Building               | \$100,000        | \$3,000,000        |                    |
| <b>SUB-TOTAL (BY YEAR)</b>       | <b>\$475,000</b> | <b>\$3,000,000</b> | <b>\$200,000</b>   |
| <b>TOTAL (3-YEAR)</b>            |                  |                    | <b>\$3,675,000</b> |

# Model Block



**CATEGORY:**

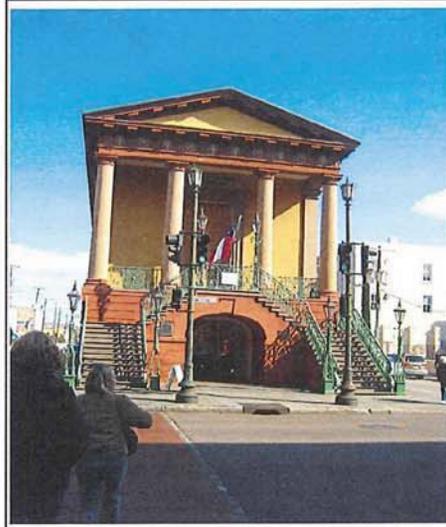
**Community Development/  
Business Development**

**PROJECT:**

**Public Market**

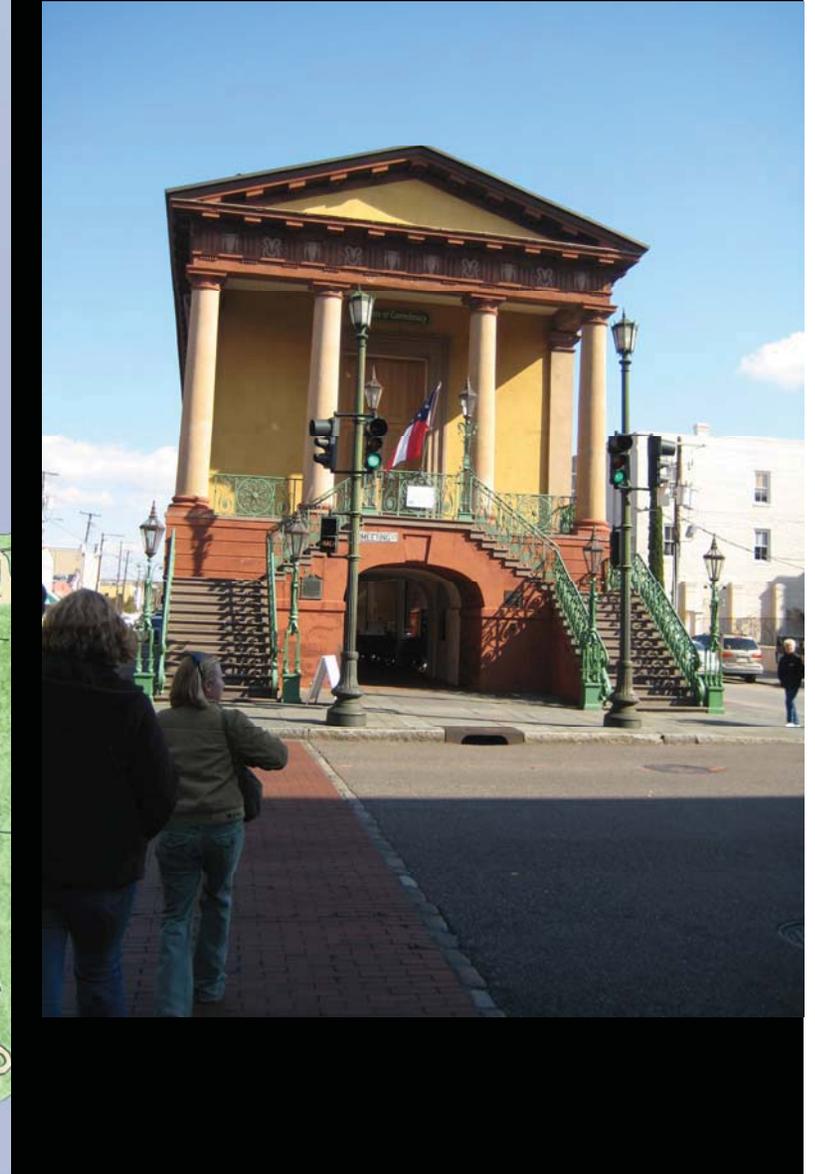
A Public Market is envisioned as part of the revitalization efforts in the Marine District. A Public Market is a year-round, diverse collection of owner-operated shops and stalls. Public markets serve everyday shopping needs, offering goods that reflect the distinctive character of a community. Public markets are proven generators of surrounding, privately financed economic development. In addition to attracting a broad cross-section of the local population, Public Markets are proven tourist attractions.

In cooperation with Palm Beach County, the City, and the CRA, the Palm Beach Public Market will be established. The market will be 35,000 to 50,000 square feet and will showcase the homegrown foods and related small businesses of South Florida.



| <b>Public Market</b>         |         |           |           |
|------------------------------|---------|-----------|-----------|
|                              | 2010/11 | 2011/12   | 2012/13   |
| Land Acquisition/Engineering | 525,000 |           |           |
| Public Market Construction   |         | 5,250,000 |           |
| Other (Planning)             | 100,000 |           |           |
| <i>SUB-TOTAL (BY YEAR)</i>   | 625,000 | 5,250,000 |           |
| <i>TOTAL (3-YEAR)</i>        |         |           | 5,875,000 |

# Public Market

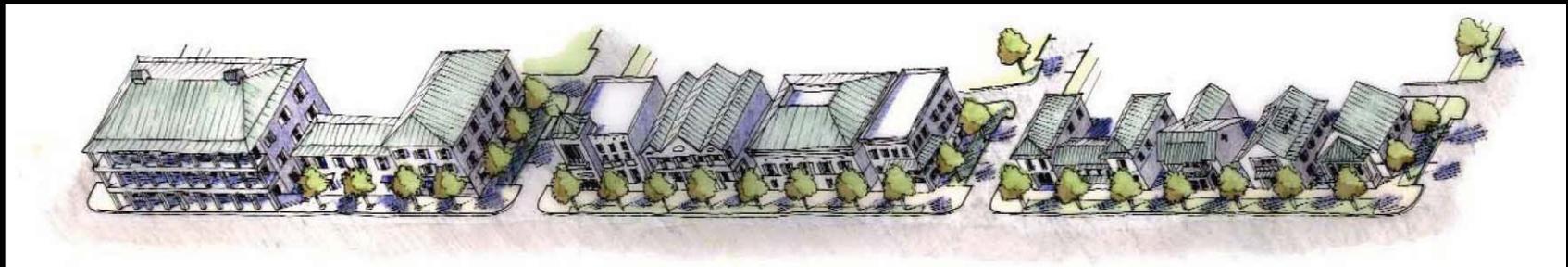


# Other Key Sections

## Section 8

### **Safeguards to Ensure Redevelopment Activities Follow the Redevelopment Plan** (page 115)

- Safeguards to Ensure Financial Accountability
- Safeguards to Ensure Project/Program Implementation Accountability
- Safeguards Through Retention of Powers by the City (pages 19 and 118)
- General Principles of Urban Design (page 119 - 145)



## **D. Powers Withheld by the City**

1. The power to determine an area to be appropriate for Community Redevelopment.
2. The power to grant final approval to Community Redevelopment plans and modifications.
3. The power to zone or rezone or make exceptions from building regulations or to enter into agreements with a housing authority.
4. The power to close, vacate, plan, or re-plan streets, roads, sidewalks, ways, or other places and to plan or re-plan any part of the City.

## AVAILABILITY OF STATE AND FEDERAL FUNDING RESOURCES

- **Create jobs and economic opportunities.**
- **Promote small business creation and development.**
- **Provide increased access to credit and capital.**
- **Provide tax incentive to businesses to clean up and redevelop former industrial property.**
- **Increase access to affordable housing and homeownership opportunities.**
- **Enhance community development.**

## *Recommendation:*

*Vote to recommend approval of the CRA Plan  
with any comments or suggestions and  
forward it to the City Council.*

[www.tcrpc.org](http://www.tcrpc.org)

# Questions and Comments



[www.tcrpc.org](http://www.tcrpc.org)