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City of Riviera Beach**

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Project Summary

The Riviera Beach Community Redevelopment Agency is presenting its approach to neighborhood engagement and revitalization as part of an overarching community redevelopment strategy that had previously adequately addresses the needs and requests of poor, disadvantaged residents who are being impacted by major projects and a shifting environment. The methods and strategies that were used to develop the Riviera Beach Heights Implementation Plan were designed to be replicated in other neighborhoods of the City of Riviera Beach and we think have found a way for local government to approach the neighborhoods which are impacted by major redevelopment and are in danger of become gentrified and hence extinct in this changing environment. **In less than a year**, the Riviera Beach CRA went from having no Neighborhood Development Plan to the creation of totally new delivery structure that enhances community engagement and addresses the need to stabilize the largest low income neighborhood in the CRA district. The existing conditions of the Neighborhood have sometimes been described as a “hodgepodge,” generally defined as a “heterogeneous mixture: a jumble.” It was the jumbled existing conditions that led the Design Team to seek a metaphor for describing where a heterogeneous mixture could be transformed into a beautifully integrated whole. The quilts of the late Lela Lewis provided a symbol and a process that opened the path to transforming Riviera Beach Heights from a hodgepodge of disconnected patchworks into a beautiful quilt of stitched connectivity and cohesion. The Riviera Beach Community Redevelopment Agency, and its Consultants – Song + Associates and LDC have created this stitched connectivity and cohesion through the Master Plan of the neighborhood and the Tool Kit of Urban Design Elements.

Social or Economic Factor: The CRA is one of the most challenged areas in Palm Beach County. The City has a population of 32,487 (2010 US Census), of which, approximately 5,000 people live in the RBCRA area that includes Riviera Beach Heights, the largest neighborhood in the redevelopment area. The city is predominately African American, with 21,982 such persons. In 2010, the unemployment rate was 12.3%. The median household income in 2010 was 55.5% (\$37,539) of the AMI for Palm Beach County (\$67,600) (US HUD). In the city as a whole, 25% live below the poverty level; more than 74% are renters in the target area. Of 1,315 cities, Riviera Beach is ranked 1,154 in terms of safety. The Riviera Beach CRA is comprised of 858 acres. The redevelopment of waterfront properties at the Atlantic Ocean (Ocean Mall) and Intracoastal Waterway (Municipal Marina) have long been our focus. The residents in the CRA have complained that the Agency lacks a neighborhood development strategy at the same level of priority it has planned for waterfront development. The Riviera Beach Heights Neighborhood Revitalization Study changes this outlook.

This proposal will illustrate the evolving neighborhood based strategy that we believe has moved our City to become more sustainable. The culmination of this strategy has led to the development and adoption of the Riviera Beach Heights Neighborhood Revitalization Plan on April 11, 2012, a comprehensive approach to community engagement, community empowerment and sustainable neighborhood revitalization.

The Riviera Beach Community Development Corporation, Inc., (RBCDC) was formed to leverage over \$3 Million in Tax Increment Funding and Bond resources to implement the \$25 Million Riviera Beach Heights Neighborhood Revitalization Plan. The Agency intends to attract other public and private funding to improve the neighborhood by implementing programs and

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projects.

The Planning Study recognized that Riviera Beach Heights is a hodgepodge of disconnected parts in an area that drives significant regional economic benefit to the County except for this adjacent neighborhood. These benefits have not sparked any economic vitality in Riviera Beach Heights where residents have long felt ignored. The neighborhood is one of the poorest areas in the City evidenced by high rates of unemployment and residents living below poverty rates. Yet, this same community is surrounded by 5,000 jobs at the Port of Palm Beach and the nearby industrial park area. The adverse impact of foreclosures and high rates of rental properties have made the neighborhood undesirable in key blocks and these factors serve to destabilize the neighborhood. The Planning process adopted a quilt theme to symbolize the need for integrating our economic vitality with the Port of Palm Beach, State, County and City governments for the benefit of this neighborhood. These individual economic development patches, when stitched together, will blanket the neighborhood to create a safe, beautiful, family-friendly, walk-able community where residents, businesses and the neighborhood flourish. The state has poured transportation funding to enhance the Port's regional position at the detriment of the neighborhood. The CRA seeks to balance the economic objectives of the State and Port with the needs of the neighborhood in an integrated fashion. The Riviera Beach Heights Implementation Plan is divided into an Immediate Action Plan and Future Action Plan. The neighbors wanted progress to start right away. The residents and community partners have been engaged in a formal and informal input and discussion process for more than three years that encouraged input from a number of stakeholders through a community visioning and meeting series, several formal Community Listening Meetings, community surveys, a charrette process, a neighborhood report, and most recently, a very detailed neighborhood implementation plan for the RB Heights neighborhood. Residents and stakeholders prioritized the communities' needs. The methods and strategies that were used to develop the Riviera Beach Heights Plan were designed to be replicated in other neighborhoods and we think have solved the way government approached the neighborhoods who are impacted by major redevelopment and are in danger of become gentrified and hence extinct in these changing communities.

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Name of Community: City of Riviera Beach: Riviera Beach Heights/Marina District South/Blue Heron South/Ocean Mall/Port Transition Area/Broadway West Neighborhoods

Contact: Annetta Jenkins, Community Development Officer

Address: 2001 Broadway, Suite 300, Riviera Beach, FL 33404

Telephone: 1-561-844-3408

E-mail: ajenkins@rbcr.com

Type of Project: Construction; Infrastructure, Strategic Planning

Project Summary: The Riviera Beach Community Redevelopment Agency is presenting its approach to neighborhood engagement and revitalization as part of an overarching community redevelopment strategy that had previously adequately addresses the needs and requests of poor, disadvantaged residents who are being impacted by major projects and a shifting environment. The methods and strategies that were used to develop the Riviera Beach Heights Implementation Plan were designed to be replicated in other neighborhoods of the City of Riviera Beach and we think have found a way for local government to approach the neighborhoods which are impacted by major redevelopment and are in danger of become gentrified and hence extinct in this changing environment. In **less than a year**, the Riviera Beach CRA went from having no Neighborhood Development Plan to the creation of totally new delivery structure that enhances community engagement and addresses the need to stabilize the largest low income neighborhood in the CRA district. The existing conditions of the Neighborhood have sometimes been described as a “hodgepodge,” generally defined as a “heterogeneous mixture: a jumble.” It was the jumbled existing conditions that led the Design Team to seek a metaphor for describing where a heterogeneous mixture could be transformed into a beautifully integrated whole. The quilts of the late Lela Lewis provided a symbol and a process that opened the path to transforming Riviera Beach Heights from a hodgepodge of disconnected patchworks into a beautiful quilt of stitched connectivity and cohesion. The Riviera Beach Community Redevelopment Agency, and its Consultants – Song + Associates and LDC have created this stitched connectivity and cohesion through the Master Plan of the neighborhood and the Tool Kit of Urban Design Elements.

Community Background/Context: The Community Redevelopment Area (CRA) lies within the City of Riviera Beach in Northeastern Palm Beach County, Florida. The CRA boundaries run along the FEC/Old Dixie Highway corridor to the west including the Riviera Beach Heights neighborhood out to Australian Avenue. The northernmost part of the boundary terminates along the City of Lake Park’s boundary at Silver Beach Road. The CRA was expanded in 1999 east to Singer Island to include Ocean Mall property. The southern boundary runs parallel to the City of West Palm Beach’s limit immediately south of the Port of Palm Beach. The two main roads through the CRA are Blue Heron Boulevard from Old Dixie Highway to Singer Island, and Broadway Boulevard (US Highway One), which runs north-south through the heart of the CRA.

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Social or Economic Factor: The CRA is one of the most challenged areas in Palm Beach County. The City has a population of 32,487 (2010 US Census), of which, approximately 5,000 people live in the RBCRA area that includes Riviera Beach Heights, the largest neighborhood in the redevelopment area. The city is predominately African American, with 21,982 such persons. In 2010, the unemployment rate was 12.3%. The median household income in 2010 was 55.5% (\$37,539) of the AMI for Palm Beach County (\$67,600) (US HUD). In the city as a whole, 25% live below the poverty level; more than 74% are renters in the target area. Of 1,315 cities, Riviera Beach is ranked 1,154 in terms of safety. In referencing the Community Health rankings, there are 37% more premature deaths in Palm Beach County than nationally; this number we believe is higher in the target area. The rate of adult obesity is 22%; physical activity is 23%; 26% is uninsured; 22% of children live in poverty; 19% have inadequate social support; 6% have limited access to healthy foods. In Riviera Beach, the food desert index is 100. (USDA 2012 Food Desert Locator.) The violent crime rate in the county is 681. In Riviera Beach, it is approximately 1,514. This project area qualifies as low income, high crime, high poverty, and low access to healthful food. We believe all of these socio-economic factors and more affect the community health and directly impact the perception and reality of quality of life and liveability.

The Riviera Beach CRA is comprised of 858 acres. The redevelopment of waterfront properties at the Atlantic Ocean (Ocean Mall) and Intracoastal Waterway (Municipal Marina) have long been our focus. The residents in the CRA have complained that the Agency lacks a neighborhood development strategy at the same level of priority it has planned for waterfront development. The Riviera Beach Heights Neighborhood Revitalization Study changes this outlook.

This proposal will illustrate the evolving neighborhood based strategy that we believe has moved our City to become more sustainable. Included are brief descriptions of major construction projects that are doing much to change the perceptions held about our challenged community. They are best practice models, having improved efficiency, created jobs and stimulated economic development. The culmination of this strategy has led to the development and adoption of the Riviera Beach Heights Neighborhood Revitalization Plan on April 11, 2012, a comprehensive approach to community engagement, community empowerment and sustainable neighborhood revitalization.

The Riviera Beach Community Development Corporation, Inc., (RBCDC) was formed to leverage over \$3 Million in Tax Increment Funding and Bond resources to implement the \$25 Million Riviera Beach Heights Neighborhood Revitalization Plan. The Agency intends to attract other public and private funding to improve the neighborhood by implementing programs and projects.

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The RBCDC allows the Agency to secure grants and other funding that generally is ineligible for a redevelopment agency to secure.

How does this award further the objective of the creation of a liveable community?

Applicability to Other Communities

1. Neighborhood development is a redevelopment process unique among itself. We first addressed our city's delivery system for attracting resources and delivering funds to stabilize low income neighborhoods. We found no available structure and developed our own. Our community development corporation (CDC) is structured to attract federal grants and funding from foundations. Tax Increment Financing (TIF) funding is used to provide staff and operational support.
2. Research the neighborhood's history. We discovered a local neighborhood resident, Lela Lewis, who was featured for her quilting. Her local prominence gave our Revitalization Plan a deeper meaning to symbolize the need for all the various disparate parts to come together along a shared vision to improve the neighborhood.
3. Communicate with stakeholders; early and often!!! This turns stakeholders into ambassadors. Our creation of a CDC with a neighborhood board has embraced a new group of stakeholders to work actively toward change.
4. Find vision and create inter-government solutions. The Design Team transformed the adverse impact of the State Road 710 (Martin Luther King Avenue) expansion and the unattractive construction cranes at the Port of Palm Beach into an elegant design solution enhanced by monument markers and wayfinding signage to give the community a distinct and attractive look.

How does the award satisfy one or more of The International Awards for Liveable Communities Judging Criteria?

1. Enhancement of the Natural and Built Landscape

The Planning Study recognized that Riviera Beach Heights is a hodgepodge of disconnected parts in an area that drives significant regional economic benefit to the County except for this adjacent neighborhood. These benefits have not sparked any economic vitality in Riviera Beach Heights where residents have long felt ignored. The neighborhood is one of the poorest areas in the City evidenced by high rates of unemployment and residents living below poverty rates. Yet, this same community is surrounded by 5,000 jobs at the Port of Palm Beach and the nearby

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industrial park area. The adverse impact of foreclosures and high rates of rental properties have made the neighborhood undesirable in key blocks and these factors serve to destabilize the neighborhood.

Why the economic disconnect? The Planning process adopted a quilt theme to symbolize the need for integrating our economic vitality with the Port of Palm Beach, State, County and City governments for the benefit of this neighborhood. These individual economic development patches, when stitched together, will blanket the neighborhood to create a safe, beautiful, family-friendly, walk-able community where residents, businesses and the neighborhood flourish. The state has poured transportation funding to enhance the Port's regional position at the detriment of the neighborhood. The CRA seeks to balance the economic objectives of the State and Port with the needs of the neighborhood in an integrated fashion.

The Riviera Beach Heights Implementation Plan is divided into an Immediate Action Plan and Future Action Plan. The neighbors wanted progress to start right away. Included in the first actions are the following:

- Begin as quickly as possible the design development for various infrastructure elements, including sidewalk, landscaping and lighting improvements.
- Begin the development of a community center by re-purposing an existing vacant and/or abandoned house. The conceptual framework of the community center should be based on the historical narrative of a community center that once existed in the neighborhood.
- Provide a community garden that is centrally located, preferably on an abandoned or vacant lot.
- Continue to work with Florida Department of Transportation to enhance the landscaping and lighting and to mitigate the expansion of the Martin Luther King, Jr. Boulevard.
- Mitigate the impact of the Florida Department of Transportation improvements to Australian Avenue and Old Dixie Highway.
- Develop the Business District via concept of the “Unfolded Walmart,” in a manner that is in harmony with the existing business owners and that attracts new businesses. Design and conceptualize the Business District so it becomes an interface that serves both the residents and the Port of Palm Beach.

2. Arts, Culture and Heritage

The Riviera Beach Heights Plan seeks to integrate exemplary aspects of the Riviera Beach Heights' neighborhood community assets. For example, as inspiration, the quilt theme was adopted to clarify our intent of creating a sense of unity between the disconnected patchworks of the community. Our goal was to transform Riviera Beach Heights into a quilt that expresses a sense of a unique and distinctive community.

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Quilts shown on the cover are by Lela Lewis (1916-1998), a former resident of Riviera Beach Heights. Lewis, a retired nurse, learned quilting as a child in Cordelia, Georgia from her mother and grandmother. She moved to Riviera Beach in 1939. (Source: www.floridamemory.com) Our report and plan was dedicated to her memory. This was an attempt to recognize a local hero and a person of significance to the neighborhood. Other infrastructure elements, i.e., parks, squares, etc., will draw design inspiration from community elements and surrounding neighbors.

Additionally, the construction cranes prevalent at the Port of Palm Beach were used as metaphors for proposed signage encircling and throughout the community.

3. Environmental Best Practices

Projects that have been developed by the CRA all have employed the latest in green technology and practice:

- Revitalization of properties that were previously derelict
- Energy efficient design
- High energy value windows
- White-coated roofs to reflect the sun and save energy
- Energy-efficient water delivery through replaced pipes in street infrastructure
- Replacement of street lights with compact lights that save energy and dollars
- Green infrastructure that provide shading, are drought resistant, and are native plantings, all that require less water.

These projects are described below:

- **Ocean Mall.** In 2008, a major developer, sought to develop a major section of Singer Island in Riviera Beach adjacent to the municipal-owned Ocean Mall and Beach Park within the CRA. The view of the Atlantic Ocean from the public beach on Singer Island was seen as spectacular, but when one turned around and saw the then, 35-year-old Ocean Mall, the scene was less inviting. Ocean Mall was a rare slice of old Florida that avoided the region's beach building boom. Age, two hurricanes in 2004 and decades of salty air took a toll on this property. The City of Riviera Beach, Riviera Beach CRA and the developer took aim to make the view on both sides of the road between the beach and the city-owned retail center welcoming to visitors. The public-private partnership sought to make the Ocean Mall and the Beach Park a destination property for the City of Riviera Beach. The proposed development of a 242 unit oceanfront condo project (2700 North Ocean) provided the tax increment funds to finance the public improvements. By 2010, this vision had become a reality. The Ocean Mall and its adjacent Beach Park have become tourist magnets. The once dismal and near vacant storefront property is now a vibrant shopping area and destination property. The Ocean Mall is a 60,000 square foot

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development that has had a tremendous impact on the community. The retail center employs over 208 Full Time Employees and its impact has been noted economically, socially, with enhanced design and cultural. In terms of economic impact, the once nearly vacant and outdated Ocean Mall now boasts 60,000 square feet of retail and restaurant space. The goal for the revitalized Ocean Mall was to spur more redevelopment down Blue Heron Boulevard to the Intracoastal Waterway Bridge. Other businesses surrounding the Ocean Mall have started to improve their properties and the look of the area continues to improve. The Ocean Mall has become a social gathering point and night spot for Singer Island at Riviera Beach. The development has several restaurants and retail establishments that hosts nightly and weekend events. Local businesses now enjoy a healthy attendance.

- **Publix.** One successful outcome of this effort resulted in a new Publix grocery store at the foot of the bridge. Publix “shoe horned” a 28,000 square feet urban prototype grocery store in the CRA which includes a structured parking garage. This store is now built and enjoying some of the highest grosses in the area. An additional economic benefit to the community resulted in the successful sell out of the condo development to which improvements to the Mall and Beach Park were designed to enhance.
- **Ritz Carlton.** The Ocean Mall and Beach Park improved the attractiveness of the area. The investment of the City and CRA enhanced the success of 2700 North Ocean Development. In 2010, all unsold condos were acquired by a major investor and the property has since been rebranded as a “Ritz Carlton.” The tax increment from this project is helping to repay the CRA’s obligation to the City but is also the source of increased revenues that is allowing the CRA to invest in other less attractive areas in its district.
- **Florida Power & Light.** This public utility is investing more than \$1 Billion to build this new facility, which will generate power with 33 percent less fuel per megawatt-hour and far fewer emissions than the former plant that stood on this site. Over its 30-year operational lifetime, FPL’s Riviera Beach Next Generation Clean Energy Center is expected to produce net savings of hundreds of millions of dollars for FPL customers. The tax increment generated from the project will inure to the CRA, wherein the dollars will be invested in the Riviera Beach Heights neighborhood and others in the CRA.

4. Community Participation and Empowerment

Multi Sector Coalition or Network: The RBCRA has a long history of working in a collaborative fashion to address neighborhood redevelopment, sustainability and livability. The RBCRA created a new nonprofit affiliate named Riviera Beach Community Development Corporation (RBCDC) is a network of community-based, private sector, and local government organizations, including: the RBCRA, the City of RB (Police Dept. and Code Enforcement); 26th Street Pioneers, Committee for a Better RB; FL Resource Center for Women & Children, Inner

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City Youth Golfers, Inc., Jesus and You Ministries, Minority AIDS initiative Network; Phi Beta Sigma Fraternity, Zeta Phi Beta Sorority, RB Citizens Resources & Planning Council, Singer Island Civic Association, Southside Coalition, Voters League of the Palm Beaches; Rybovich, J & G Grocers, Allsite Construction, Cheney Bros., Sysco, and BB&T. This network has recently expanded to include program partners, Urban Growers Community Farm and the “Rebuilding Together”/“Paint Your Heart Out” Initiatives; we intend to engage one or more of the hospitals in the area: Kindred Hospital, St. Mary’s Medical Center, WPB VA Medical Center, and Columbia Hospital, as well as the Health Council of SE FL and the Health Care District. The partners will provide input, data collection, project support, and marketing. These stakeholders include business, civic, governmental, health, nonprofits, law enforcement and agriculture organizations. This network has successfully participated in the development of the RB Heights Implementation Plan.

Community Engagement: The residents and community partners have been engaged in a formal and informal input and discussion process for more than three years that encouraged input from a number of stakeholders through a community visioning and meeting series, several formal Community Listening Meetings, community surveys, a charrette process, a neighborhood report, and most recently, a very detailed neighborhood implementation plan for the RB Heights neighborhood. Residents and stakeholders prioritized the communities’ needs. The proposed project is a direct example of the type of activities outlined in the RB Heights Implementation Plan. Community residents, time and time again, reiterated a need for increased community safety, Notably, in the 2011 survey, there was an increase of more than 53% from the 2009 survey in those who expressed concern about distressed and vacant properties, as well as an additional 20% increase in responses in those who expressed concern about such properties in relation to crime and safety. An additional increase expressed a desire for enforcement of building code ordinances and public safety via increased police presence in the neighborhood. The RBCRA shepherded the plan through the formal adoption process with the RBCRA Board of Commissioners. The Plan calls for involvement by the community, through the RBCDC, including unemployed and underemployed at-risk residents, other partners and requires accountability by establishing firm timelines and budgets. We propose to continue these efforts by hosting a series of block-by-block coffee and tea sessions, creating a blog, producing a newsletter, starting a webpage, setting up a text/call chain, having regular community building activities, scheduling resident meetings, delivering regular reports at Riviera Beach Community Development Corporation meetings, and meetings of the RBCRA Board, and having several presentation teams for visits with partners and other stakeholders. The Clean, Safe & Green Collaborative/Network will meet on a regular basis with a report card available in print and electronic formats. The Riviera Beach Heights neighborhood has approximately 2,000 residents.

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The RBCRA is creating a process to track indicators and outcomes. We will participate in this process to track and map the change in the socio-economic factors and the impacts on community safety. We intend to conduct a program-specific evaluation of this project.

5. Healthy Lifestyle

The Riviera Beach CRA's mission is to support and execute community redevelopment to prevent the spread of and eliminate the existence of blighted conditions. Given the CRA's mission the redevelopment goals for the Riviera Beach Heights Neighborhood Revitalization are:

- Maximize the quality of life of the residential areas by providing:
 - Enhanced streetscapes, landscaping, lighting and safe community parks and public spaces.
 - Neighborhood primary and secondary entrances in association with street signage with banners and information kiosks that support and enhance the identity of the neighborhood.
 - Traffic calming techniques as required.
 - Improved pedestrian circulation throughout the neighborhood with connectivity to the larger urban fabric.
 - Address crime and safety.
 - Improve building code enforcement.
 - Develop methods and means to implement maintenance and monitoring programs.
 - Develop the existing business area into a vibrant and vital business district.
 - Eliminate blight and the influence of spreading blight.
 - Support and strengthen the existing community cohesiveness through various resident participation programs.
 - Work with the Port of Palm Beach to enhance their entrance in line with the Concept Design.
 - Continue to forge relationships with the City of Riviera Beach, Florida Department of Transportation, the Port of Palm Beach and the County Government for economic support.
 - Rezone the Martin Luther King, Jr. Boulevard per the Conceptual Design.
 - Expand the CRA boundaries to include areas south of the project boundary and west of Australian Avenue.
 - Put in place the programmatic elements proposed in this document.

The CRA Plan finds it essential that redevelopment in the CRA be viewed as an incremental, block-by-block endeavor for it to be successful. The CRA Plan is not a single "Project," but instead, it is many projects, all of which work towards the same goal—a better, safer, and more prosperous Riviera Beach.

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Following are sample projects already completed within the CRA that exemplify this concept. The methods and strategies that were used to develop the Riviera Beach Heights Plan were designed to be replicated in other neighborhoods and we think have solved the way government approached the neighborhoods who are impacted by major redevelopment and are in danger of become gentrified and hence extinct in these changing communities.

6. Strategic Planning

The Planning Study for Riviera Beach Heights (RBH) demonstrates innovation in problem solving, sustainability of a low income neighborhood and creativity in financing.

Sustainability and Innovation:

- The Agency formed a community development corporation (CDC) as a separate unrelated entity and appointed community representatives to qualify the organization as a Community Housing Development Organization (CHDO) under HUD guidelines. We believe we are the first Community Redevelopment Agency to sponsor a CHDO which gives the Riviera Beach Heights neighborhood a distinct advantage to receive United States Department of Housing and Urban Development (USHUD) funds through Palm Beach County. This designation allows the CRA to leverage tax increment financing funding with USHUD funds for neighborhood development.
- The CRA also hired a veteran community development professional to oversee the CDC and to implement the Revitalization Plan. The Agency has assigned two fulltime employees to manage the neighborhood development plan. The CRA is contributing an in-kind contribution to the CDC in the form of staffing & office support to ensure sustainability.
- Additionally, the CRA has set aside nearly \$3 million in funding for the Riviera Beach Heights plan that will pass through the CDC to attract additional funding. The CRA is helping this new entity build capacity quickly.
- In **less than a year**, the Riviera Beach CRA went from having no Neighborhood Development Plan to the creation of totally new delivery structure that enhances community engagement and addresses the need to stabilize the largest low income neighborhood in the CRA district.

Objectives:

Impact on the Community

The Plan is designed to have an immediate and measurable impact to the community:

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1. Empower Residents: By forming the CDC to meet community accountability guidelines under HUD, residents have been empowered to manage change and hold the CRA and their neighbors accountable.
2. Create Beautiful Transitions into the Neighborhood: The Port and FEC railroad, which borders the neighborhood, gives the community a rust-belt appearance. By working together, the CRA and Port will create a beautiful transition from the Port into the neighborhood. We plan to extend a Tri-Rail stop (commuter rail between Palm Beach, Broward and Dade Counties) in this neighborhood with plans for a transit oriented development.
3. Create a Dramatic Neighborhood Design: Working with FDOT, the CRA will leverage the multi-million dollar SR 710 expansion with infrastructure investments for streets, sidewalks and other amenities. In working with the County, the CRA will embark upon an aggressive neighborhood revitalization and stabilization program to attract homeowners and eliminate blighted conditions. Riviera Beach is not an “entitlement city” and thus redevelopment funds from HUD must come through the County.
4. Create and Sustain a Vital Neighborhood Business District: A welcoming environment will attract thousands of cars along Old Dixie Hwy to stop & shop to support businesses in this neighborhood. The CRA proposes to invest into a micro-loan fund to attract new businesses and help bolster existing businesses.

Outcomes:

Problem Solving

The goal of the Riviera Beach Heights Neighborhood Revitalization Plan is to create cohesion between inter-government partners for the betterment of this community. As each government entity has pursued separate economic development priorities, the resulting outcome has created community strife and unwarranted tensions between government entities. The Revitalization Plan is intended to address four key opportunities:

1. The Port is an economic engine for the state and region’s economic growth but its borders are unattractive and give the neighborhood a blighted appearance.
2. Old Dixie Highway is a major street but its economic impact is not leveraged for the benefit of area businesses.
3. SR 710 (Martin Luther King Blvd) connects the Port to the west coast of Florida but the road’s expansion leaves the neighborhood divided. The Plan continues road and infrastructure improvements throughout the neighborhood and a workforce development program is intended to connect the residents with jobs.
4. Riviera Beach is growing into a dynamic waterfront city. But our streetscape is unwelcoming and environment believed unsafe.

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We Listened:

The plan elements include:

Physical elements:

- Infrastructure improvement
 - Utility infrastructure
 - Storm/sewer/water
 - Electric
 - Street Repairs
 - Right-of-way improvements
 - Street repair
- Streetscape improvements
 - Enhanced strategies for FDOT expansion of MLK Jr. Blvd., Australian and Old Dixie Highway
 - Enhance Old Dixie Business District
 - Enhance entrance to Port of Palm Beach
 - Sidewalk and curb repair
 - Landscaping and irrigation
 - Street lighting
 - Way finding signage
 - Information kiosks
 - Street signs and banners
 - Street entrance monuments
 - Street furniture
 - Bus stops
- Smart parks
 - Linear connector parks
 - Passive Parks
 - Playground/active parks
 - Terminus parks

Programmatic elements include:

- Safety/security and building code enforcement
 - Design streetscapes and parks to be safe and secure via the physical elements
 - Neighborhood crime watch organization
 - Volunteers in Policing (VIPS) in concert with the local Police Department
 - Safe place designations in the neighborhood
 - Abandoned and vacant lot maintenance and improvement program
 - CRA enhanced Policing Program
 - Assistance to the elderly

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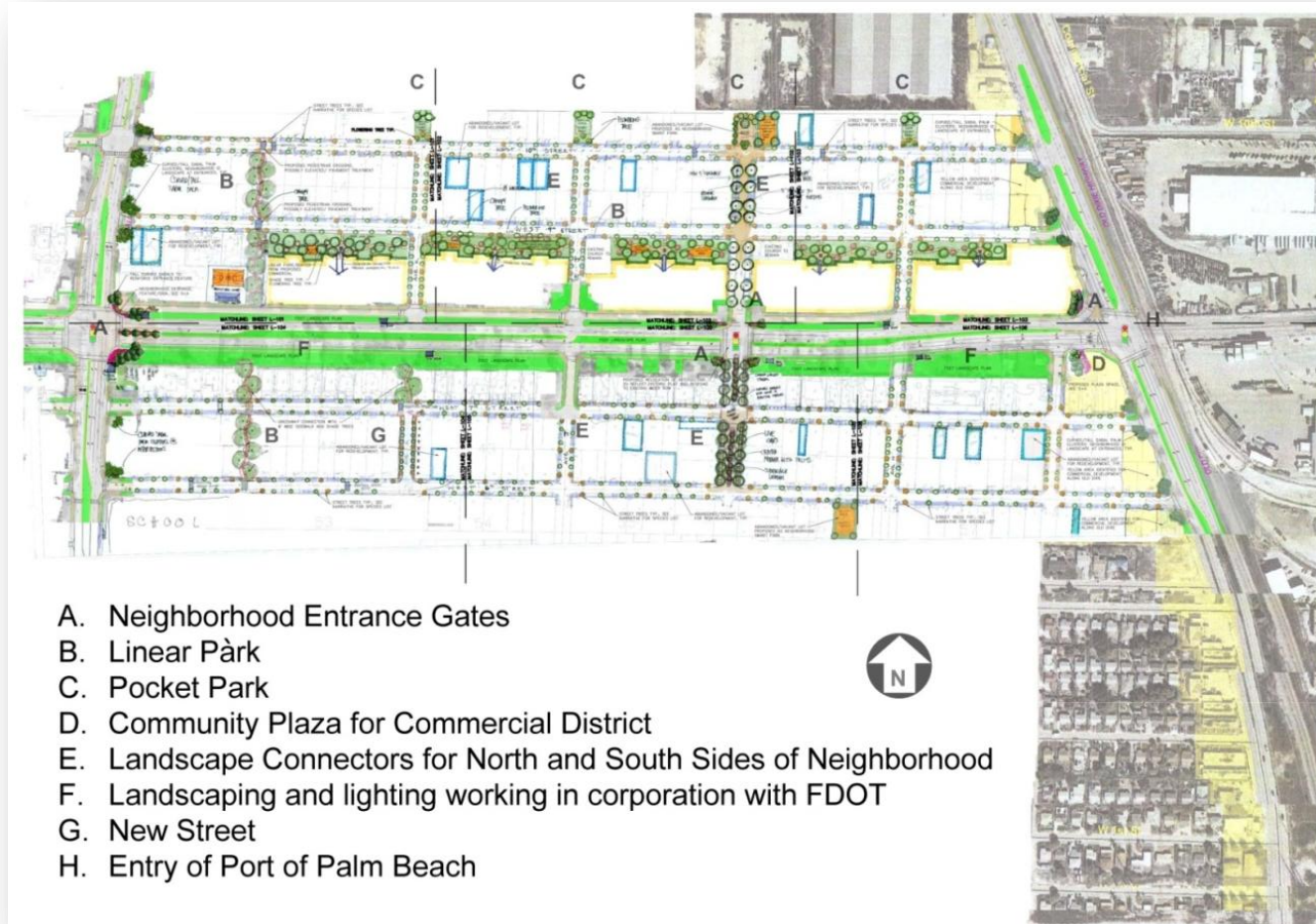
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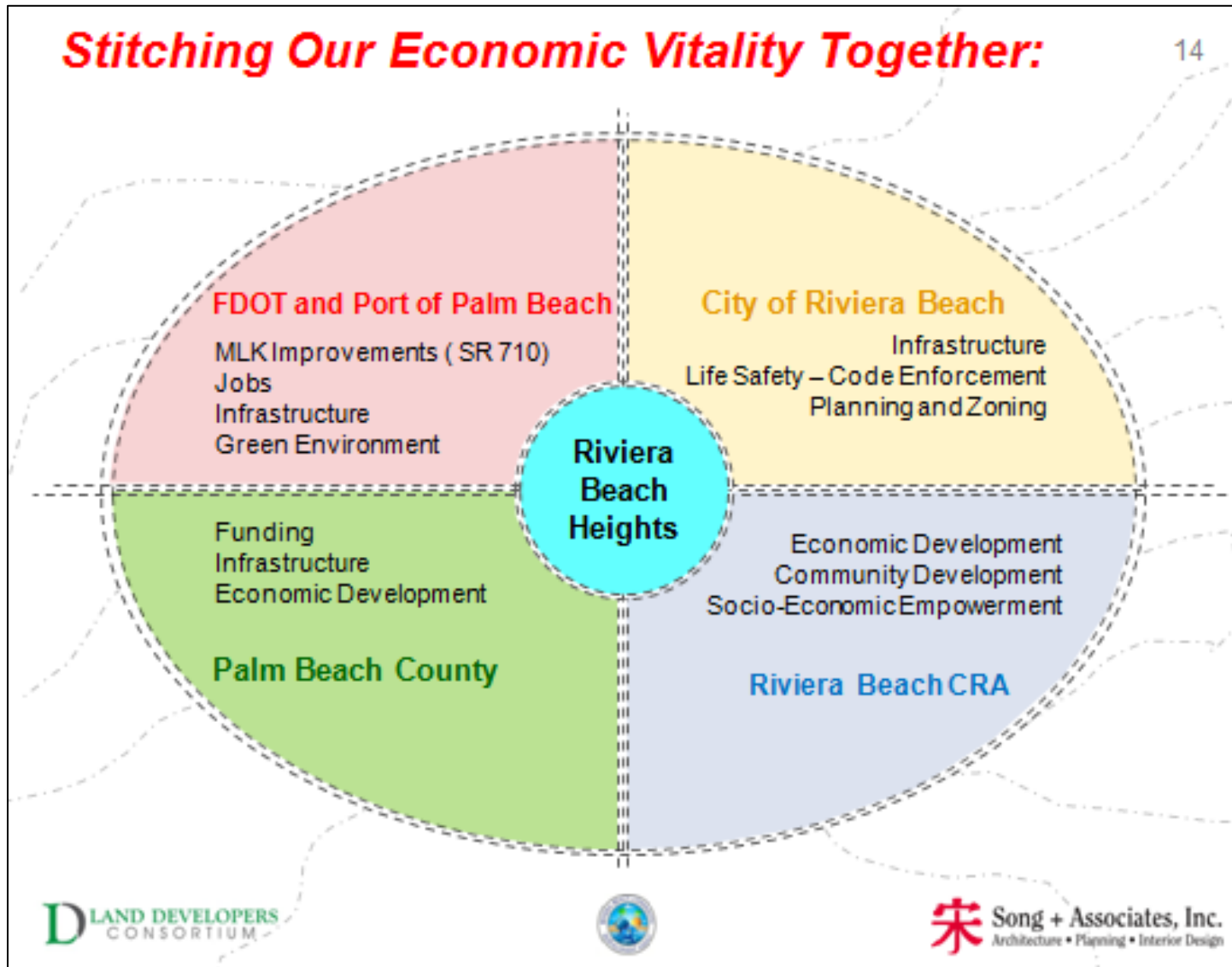
- CRA Code Enforcement Reaction Team
- Social engagement
 - Create a community center
 - Create a neighborhood association
 - Create a Youth Build Program
- Business and Neighborhood Unity
 - Create Neighborhood Business District Association
 - Economic support to enhance potential businesses in the revitalized Business District
 - Create connection to Marina/waterfront for the residents
 - Improve relationships between the community and the Port of Palm Beach
- Financial Assistance
 - Incentive programs for both Residential and Business Owners
 - Create the Community Development Corporation
- Land Use and Zoning
 - Expand the CRA boundaries to include areas South, West and North of Riviera Beach Heights
 - Re-zone as required to mitigate FDOT expansion to MLK Blvd.

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Diagrams





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Pictures



Figure 1 Outdated Inefficient Riviera Beach Power Plant

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Figure 2 Demolition of Outdated Inefficient Riviera Beach Power Plant

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Figure 3 Rendering of Future Riviera Beach Energy Plant Which Will Provide More Energy in Less Area

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Figure 4 Customers Enjoying the Grand Opening of the Publix Urban Prototype Store

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Figure 5 Urban Prototype Publix

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Figure 6 Enjoying Riviera Beach Marina Day A Cultural Event Celebrating the Municipal Marina and Encouraging the Residents to Discover the City's Water Amenities

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Figure 7 Enjoying the Formal Outdoor Court at the Ocean Mall and Ocean Beach Park

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Figure 8 Aerial of the Port of Palm Beach a Regional Economic Generator

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Figure 9 Sea Tow Before Receiving the Façade Improvement Grant

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Figure 10 Sea Tow After Receiving the Façade Improvement Grant

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Figure 11 Boathouse Marine Before Receiving the Facade Improvement Grant



Figure 12 Boathouse Marine After Receiving the Facade Improvement Grant

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Figure 13 Enjoying Breakfast At the Newly Renovated Ocean Mall

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Maps

