New Publix Grocery Store Coming to Riviera Beach!
By: S. Evans, AICP

The Community Redevelopment Agency is pleased to announce that a new Publix Grocery Store is coming to the north side of Blue Heron Boulevard east of US-1. The project will begin construction in the summer of 2009.

The CRA Commission and City Council approved plans include a 28,000 square foot store with two levels of indoor parking above. The state of the art facility features a beautiful glass façade facing Blue Heron Boulevard and will provide a quality shopping location for Riviera Beach residents. The building is located close to the street with wide sidewalks in accordance with the new design standards being developed by the Treasure Coast Regional Planning Council based on the CRA’s Citizen Charrette Master Plan. The new development will help to establish a new building design standard for Blue Heron Boulevard.

Public Resource Gallery
By: T. N. Thomas

Public participation in any type of redevelopment is an ongoing process; the public must be involved at every step. This is what the Riviera Beach CRA strives for, and the Public Resource Gallery (Gallery) was designed to help achieve this goal.

On January 9th 2009, the Gallery officially opened for public use. The Gallery is a multi-function space, with uses that range from library archives to digital media viewing center to model gallery, to drawing studio, and more.

The Gallery houses reference materials and documents that are related to the redevelopment of Riviera Beach. Like other libraries, the Gallery will be constantly updated with new… (Continued on Page 7)
Message from the Executive Director

Welcome to the Riviera Beach Community Redevelopment Agency!

Riviera Beach is ready to rise and our mission here at the CRA is to spark this ascension to new heights by providing quality redevelopment in the Community Redevelopment Area. Redevelopment does not stay localized; it touches every segment of the City.

A major goal of the Agency, in addition to redeveloping Riviera Beach, is the dissemination of timely and accurate information regarding all actions associated with the CRA. Efforts to accomplish this goal are not complete unless they are documented and shared with all.

The quarterly newsletter is just one way that the CRA is keeping its commitment to inform elected officials, citizens, and future partners about the redevelopment process. Other efforts include the utilization of all forms of communication such as, Local Government Channel 18, local news outlets, and in the future speakers’ bureaus, focus groups, and outreach through our Clean and Safe program in conjunction with the Riviera Beach Police Department. The CRA will also support and participate in the broader community’s cultural, educational, and social agenda.

It is not enough to do the right thing, but we must do the right thing for the right reasons at the right time.

Riviera Beach is ready to rise, and the CRA will do everything in its power to make that ascension occur.

Floyd T. Johnson, Executive Director

Inaugural Quarterly Newsletter

By: T. N. Thomas

The CRA strives to continue to honor its commitment to provide the elected officials, citizens, and future partners, of Riviera Beach with timely and accurate information regarding redevelopment activities and any other actions of the CRA. This goal will be accomplished through a variety of techniques, including this inaugural (and future) quarterly newsletters.

This first quarterly newsletter symbolizes the transparency that the CRA strives for and is committed to providing by providing up-to-date information regarding current and future activities of the CRA.

The theme of this inaugural quarterly newsletter is transparency of action and the dissemination of information. The CRA hopes that the information provided is informative to the citizens of the CRA and jumpstarts an interest in becoming active in the redevelopment process. These quarterly newsletters are just one way that the CRA will ensure that the residents of Riviera Beach are fully informed of its actions.
New Carwash Opens for Business!!!

By: S. Evans, AICP

On Saturday January 10, 2009, a new carwash opens on the North side of Blue Heron Boulevard west of Broadway (US-1).

The project was approved by the CRA Commission and City Council in the spring of 2008. The new business features attractive landscaping and Mediterranean style architecture. The building was designed by its owner architect Darrell Peterson. Mr. Peterson described his experience working with the Riviera Beach Department of Community Development during the construction and permit review process as one of the best of all the communities he has worked with previously.

Redevelopment in Action

By: S. Evans, AICP

On December 10, 2008, The CRA Commission voted to approve the purchase of a property located at 200 W Blue Heron Boulevard.

The existing property is an excellent opportunity for the CRA to replace a vacant, boarded up, and underutilized property with a new small scale commercial office development that sets a new standard for development along Blue Heron. The CRA purchased the property and will demolish the existing structure under the CRA’s property acquisition and demolition program. The site is an ideal location for a small scale office development.

In the first quarter of 2009 the CRA will issue a Request for Proposals to develop the property. The following picture represents the type of development the CRA is looking to realize on the property.
Meet the Staff--Elia E. Pasarell

Elia E. Pasarell, staff accountant, is a well qualified and integral part of the CRA staff. A proud native of San Juan, Puerto Rico, Ms. Pasarell graduated with honors from the University of Puerto Rico with a Bachelors Degree in Business Administration, and Minor in Accounting. Ms. Pasarell, has provided over 30 years of superior and excellent service in both the private and public sectors.

Since February of 2002, Ms. Pasarell has provided well organized accounting service to the CRA.

A very caring and dedicated person, Ms. Pasarell is very active in her community. She volunteers as a counselor for three organizations: Crown Financial Ministries, American Apitherapy Society, and the Christfellowship Women’s Ministry. In addition to her community service, Ms. Pasarell is also an active member of the Florida Government Finance Officers Association.

Meet the Staff--Shirl Kinney

Shirl Kinney, Administrative Assistant and Document Management Supervisor for the CRA is an indispensible part of the CRA team. Ms. Kinney is in charge of overseeing the overall administrative activities of the Agency, and ensuring that the CRA maintains compliance with adopted policies and procedures. The document management aspect of her position at the CRA includes updating the Agency’s website and maintaining all Agency records.

It is critical that the CRA maintains a schedule for records retention, the archiving of records, and records destruction. Ms. Kinney ensures that the CRA is in compliance with State Laws regarding these issues.

Immediately before becoming a part of the CRA staff, Ms. Kinney was the Senior Staff Assistant for the former City manager William E. Wilkins, and the Chief of Admissions and Supervisor of Records for an Outpatient Facility. All in all Ms. Kinney has 40 years of experience as a Document Management Specialist. The CRA is fortunate to have her on our team.
Meet the Staff--Scott Evans, AICP

Scott Evans, AICP, Planning Director, joined the CRA in August of 2007. Previously Mr. Evans worked as Senior Planner, and Principal Planner for the Riviera Beach Municipal Planning Department since 2000.

Mr. Evans has a Degree in Urban and Regional Planning and is a professional member of the American Institute of Certified Planners. Mr Evans has been a Board member of the Palm Beach County Planning Congress for the past two years and is also a member of the treasure coast section of the American Planning Association.

Mr. Evans is in charge of working closely with the Executive Director to guide redevelopment within the Community Redevelopment Area. As Director of Planning, Mr. Evans aspires to serve the constituents of the CRA to the best of his abilities.

Meet the Staff--Toccarra Nicole Thomas

Toccarra Nicole Thomas is an enthusiastic new addition to the CRA. Joining the staff in October of 2008, Ms. Thomas is a proud alumna of the University of Florida where she received a Bachelor of Arts in English Literature and a Master of Arts in Urban and Regional Planning.

A native of Riviera Beach, Ms. Thomas was ecstatic when she was offered the position of Urban Planner with the CRA, after a successful interview. Ms. Thomas’ position as Urban Planner ranges from informing and educating the public about the CRA’s current and future redevelopment projects, performing research, writing reports, photographing redevelopment projects, implementing and overseeing the daily operation of the Public Resource Gallery.

Ms. Thomas brings a fresh mindset and various skills to the CRA staff, and plans on serving the CRA staff, her hometown, and its constituents to the best of her abilities.
Meet the Staff--Darlene Hatcher

The first face you see; the first voice you hear...Darlene Hatcher, EXECUTIVE SECRETARY joined the Agency in October of 2008 and has made her mark already through her enthusiasm, and a willingness to serve.

A native of Palm Beach County, Darlene continued her professional career in the health Care industry upon graduation from the University of Miami in 2003 with a Bachelors Degree in Business Administration.

While skilled in the rudiments of business, Ms. Hatcher has always been oriented toward resolving “people problems” with a sensitivity much needed in the public sector. After eleven years in the healthcare field she joined the administrative staff of the City Manager’s office in 2006. Recognized for her positive attitude, her attention to detail and conscientiousness; after successfully interviewing, she was invited to become a part of the CRA team in October of 2008. The CRA is fortunate to have her on our team.

Meet the Staff--Floyd Johnson Executive Director

Floyd T. Johnson serves as Executive Director of the CRA. Mr. Johnson brings more than 30 years of experience in public administration to his position where he is responsible for directing redevelopment initiatives for the CRA.

A native of Richmond, Virginia, Mr. Johnson graduated from Hampton institute with a Bachelor of Arts degree in Political Science, and Occidental College with a Master of Arts degree in Urban Studies. He was named a National Urban Fellow in 1975 and began graduate studies at Yale University as a part of that program.

Mr. Johnson maintains numerous professional and civic affiliations. He is a founding member of the National Forum for Black Public Administrators, and served as the organization’s second President. He also served on the board of directors for The United Way and the Boys and Girls Clubs of Broward County. Mr. Johnson served to the rank of Captain in the United States Marine Corps and has been honored with numerous professional, civic and humanitarian awards.
Continued Public Resource Gallery Opening

material as new redevelopment activities in the Area occur. There are also two computers available to gather information related to redevelopment and the history of the CRA.

The Gallery, however, is unlike other libraries since it contains more than reference material and computers. The Gallery also showcases the maps, models, and other graphic representations of the Agency’s redevelopment efforts. For example, a model of the Ocean Mall Redevelopment, which is currently underway, is prominently on display in the Gallery. Additionally, a before photo album of US-1/Broadway, and when the redevelopment of the highway is completed, an after photo album will be placed in the Gallery as well. Eventually, the Gallery will house before and after photo albums for every major redevelopment project that occurs in the CRA.

The Gallery also functions as a digital media library and viewing space. DVDs of the CRA regular meetings, DVDs of presentations delivered by various persons interested in the redevelopment of Riviera Beach, and CRA promotional DVDs are all housed in the Gallery. There is also a dedicated computer monitor for the viewing of these DVDs.

And last but definitely not least, the Gallery functions as a drawing studio for the citizens of the CRA. Tracing paper will always be available for citizen use. The tracing paper will allow citizens to sketch their ideas of what should be included in the redevelopment of Riviera Beach. Citizens have the option of leaving their drawings or taking them home with them.

The Gallery at is dedicated to the citizens of the CRA in an effort to keep them fully involved in the redevelopment process. The Gallery is open Monday through Friday 10 AM to 3PM. For more information please contact a staff member at the CRA.
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**CRA Commission**
Cedrick A. Thomas, Chair
Dawn S. Pardo, Vice Chair
Judy L. Davis
Lynne L. Hubbard
Shelby L. Lowe

**CRA STAFF**
Floyd T. Johnson, Executive Director
Scott Evans, Planning Director
Toccarra Nicole Thomas, Planner
Elia Pasarell, Accountant
Shirl Kinney, Administrative Assistant
Darlene Hatcher, Executive Secretary

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