




CITY OF RIVIERA BEACH

TO: HON. MAYOR, CHAIRPERSON, AND CITY COUNCILMEMBERS

FROM: JONATHAN EVANS, CITY MANAGER, MPA, MBA, FRA-RA, ICMA-CM 

SUBJECT: REIMAGINE RIVIERA BEACH – UPDATE MEMORANDUM (AUG. & SEPT.)

DATE: October 30, 2024

In 2019, the Mayor and City Council of Riviera Beach established Riviera Beach 2030, a bold ten-year strategic vision for the City. Stemming from this comprehensive dialogue, the Board identified five overarching goals to meet the City’s crucial needs: achieving a sustainable economy, building exceptional neighborhoods, accelerating operational excellence, enhancing governmental stewardship, and strengthening community engagement. These five core objectives are the foundation for the aims and ambitions across all the City’s departments.

However, to meet the community’s growing needs and demands, the City had to transcend conventional methods, adopting a more aggressive and innovative approach. In doing so, Riviera Beach needed to reimagine itself to leverage its abundant natural amenities and rich historical attributes, aiming to renew, revive, and rebuild a diverse, inclusive, and innovative city. This forward-thinking ethos builds on the work of previous generations and breathes new life into plans, ideologies, and philosophies that had hitherto been neglected or unexecuted.

“Reimagining Riviera Beach” has become a guiding mantra that addresses various facets of local governance. This includes revitalizing old, outdated, and dilapidated facilities and addressing wages, benefits, and other historically neglected elements. This holistic strategy is intended to create synergy among all government segments, from the Riviera Beach Community Redevelopment Agency (CRA) and the City of Riviera Beach Utility Special District (USD) to the City of Riviera Beach itself.

This integrated approach is intended to pool resources and talents from all agencies for the City’s advancement. The era of working in isolated silos, which leads to redundancy and confusion, is over. Instead, a streamlined and efficient operational model will be the modus operandi designed to make

significant progress in future endeavors. “Reimagining Riviera Beach” is more than just a mantra; it is a vision that propelled the City into its centennial year to incorporate modern amenities, facilities, major employment centers, and other community benefits traditionally overlooked in economic development initiatives. This inclusive strategy is intended to overcome systemic obstacles by implementing intentional steps to ensure businesses, residents, and investors have equitable economic and social growth opportunities in the community where they have chosen to invest. In this way, “Reimagining Riviera Beach” guarantees that everyone has a proverbial seat at the table while driving some of the city’s most ambitious development and redevelopment projects in a generation.

Crab Pot

Development Services Director Sirmons reports that the Crab Pot project is finally nearing construction permit issuance after a contested path that included multiple rehearings and civil lawsuits. Currently, staff is reviewing several permits, including a building permit, seawall permit, and dock permit, approval of which would allow construction to commence. The developer is also proposing a mural to complement the restaurant, which could be one of the first installations under the City’s new Art in Public Places program. The staff looks forward to continuing assistance through the construction process.

FoundCare

Development Services Director Sirmons reports the City Council approved a long-term ground lease and a development agreement with FoundCare in September 2022. This agreement pertains to constructing a modern building to enhance beautification efforts along the Broadway Corridor. The estimated construction cost for the project stands at \$11.4 million. Within this budget, FoundCare will construct its newest health clinic while the City and the CRA focus on activating two business incubator spaces. These spaces, valued at approximately \$2.85 million, are being constructed explicitly for the City/CRA to manage and use exclusively. Notably, groundbreaking occurred in March 2024. Site development is well underway.

Additionally, CRA Director of Neighborhood Services Jenkins reports the CRA has engaged an architect to help program the buildout required for the incubator spaces. The CRA Board approved the rerelease of Request for Proposals (RFPs) to identify potential small-business operators for these spaces. One of the primary target businesses is a restaurant operator that can offer light breakfast, lunch, and dinner fare for patients and the surrounding neighborhoods. The CRA Board has supported a hybrid use of the incubator space to move the CRA offices and create a small business co-op and a restaurant. A proposed floor plan will be available in October.

GO Bond Issuance Summary

Police, Fire, Parks & Recreation, and Public Works staff, along with the USD, are working to finalize the scope and costs for the approved projects as identified in the Bond referendums. Concurrently, Finance staff is taking steps to issue the first series of bonds authorized under Bond Resolution 68-24 at the appropriate time to match the availability of the bond proceeds with the projects’ cashflow requirements. Over the next 150-180 days, Finance staff will generate the Official Statement, the Notice of Sale, and the Supplemental Bond Resolution. The Official Statement discloses pertinent information regarding the debt offering. It is the municipal capital market’s version of a prospectus in the corporate market. The Municipal

Securities Rulemaking Board requires that a copy of the Official Statement be given to each purchaser of a new debt issue. The Notice of Sale is an advertisement prepared by the City to invite municipal underwriters to submit bids for a new debt issue. The Supplemental Resolution describes the terms and conditions of the sale and the City's obligations to the bondholders.

Staff will also be working to validate the bonds with the Circuit Court for Palm Beach County, determining the City's authority to incur bonded debt or issue certificates of debt and the legality of all proceedings in connection therewith, including assessment of taxes levied or to be levied, the lien thereof, and proceedings or other remedies for their collection. The hearing was held on September 9, 2024. Additionally, staff must obtain updated credit agency ratings once the official statement is drafted. The City is currently rated AA by Standard & Poor's and Fitch Ratings.

City Hall Update

Procurement Director LaTonya Ammons reports that the Invitation to Negotiate (ITN) No. 1106-24-2 was issued on April 2, 2024. This ITN outlines the City's desire to select a development partner or partners through a Public-Private Partnership (P3) according to Section 255.065, Florida Statutes, for the development of a new municipal complex, commercial and residential mixed uses accretive to surrounding neighborhoods and developments, as well as to existing high school sports, recreation, and wellness components. The City desires redevelopment that addresses its government and civic requirements while enhancing the Blue Heron and Broadway Corridors. The City of Riviera Beach and the Palm Beach County School Board own the subject parcels, and the School Board and City are discussing a cooperative agreement to develop those parcels. The sites range from ± 2 acres and assemblages up to ± 40.8 acres for a total of ± 80.5 acres.

On January 24th, 2024, the City and its partners, CBRE, hosted a developer/local vendor workshop at the Marina Event Center to share and promote the impending opportunity. Over 75 developers, vendors, and residents were in attendance. The event was also live-streamed, with over 250 views to date.

On Friday, June 28, 2024, at 3 p.m., a public meeting was held to open and announce bid responses. The city received three submissions. The procurement department is reviewing the submissions for responsiveness. All submissions deemed responsive will move on to the next phase for analysis.

Riviera Beach Police Department Consolidated Update

On August 28, 2024, Chief Coleman and his executive team convened with school principals from the Palm Beach School District, located within the jurisdiction of the City of Riviera Beach, to strengthen partnerships for the upcoming school year. Attendees included representatives from Dr. Mary McLeod Bethune Elementary, Lincoln Elementary, West Riviera Elementary, JFK Middle School, Howell Watkins Middle School, Roosevelt Middle School, Palm Beach Gardens High School, and William T. Dwyer High School. During this meeting, Chief Coleman introduced the Adopt a School reading initiative.

In September 2024, the Strategic Investigations Division (SID), which comprises six detectives, selected Dr. Mary McLeod Bethune Elementary to initiate the reading program. Each Wednesday, the reading group convenes with six students to support those reading below grade level. Since the program's inception,

participants have shown remarkable progress in their reading skills.

Additionally, the detectives are actively fostering trust and legitimacy among the students. This collaboration aligns with the principles outlined in the Final Report of the President's Task Force on 21st-Century Policing, emphasizing the importance of community policing. This initiative is crucial for the academic success of every child within the Riviera Beach jurisdiction.

Neighborhood Revitalization Initiative

The Community Services Division joined several organizations to build external legitimacy through restorative justice. The partnerships include Home Depot, Christ Fellowship, Pleasant Heights Baptist Church, Unique Men of Riviera Beach, SWA Paint Your Heart Out, Habitat for Communities, Florida Power & Lights, Builders of the Highway, CRA Clean & Safe, Public Works, Parks & Recreations, Code Enforcement, and many more. To increase transparency, the Community Services Division hosts monthly meetings with residents at the Brooke Center to engage in positive dialogue, including financial literacy, mental health challenges, wellness opportunities, police proactivity, and taking ownership of their community. The Neighborhood Revitalization Initiative team has restored 42 residences within the city limits by pressure washing, landscaping, and painting the exterior of the homes. In addition, the team conducted a traffic blitz of the Riviera Beach Heights Community, removing all derelict vehicles and preventing the city's Street Sweeper and Goode Trash Company from thoroughly completing their job assignments.

CO-Response Model Policing

The Community Services Division is embarking on an exciting journey as we advance into the 21st century of policing. To this end, it has partnered with St. Mary's Hospital, JFK North Hospital, Integrated Healthcare System, and West Palm Beach Veterans Affairs to pilot a CO-Response Model Policing initiative to bolster efforts to address homelessness, mental health, and substance abuse outreach.

The CO-Response Model Policing approach involves law enforcement agencies collaborating closely with mental health professionals, social workers, and other community resources to proactively respond to mental health crises, substance abuse, homelessness, and other social service needs. The overall collaborative goal is pinpointing the root causes of homelessness and providing holistic support to vulnerable community populations. By working together, we will improve outcomes for individuals in crisis, promote public safety, and reduce the criminalization of mental illness or social issues.

The CO-Response Teams targeted Patrol Service Areas (Zones 11, 12, and 13). The Teams have built robust relationships with our homeless population over four months. The CO-Response Teams made contact and provided services for 16 homeless individuals who were not in any sort of crisis but were comfortable in their daily environments. The Teams could document personal information and provide immediate resources on the scene. The CO-Response Teams will conduct weekly follow-ups to build community legitimacy, gain trust, and provide resources and support to guide service users to successful outcomes.

The Riviera Beach Police Department has taken a dynamic approach to marketing and communicating our key initiatives. We use digital platforms, social media, and the press to engage the community and

effectively spotlight our efforts. Our marketing strategy revolves around consistently sharing updates on community partnerships, such as our collaboration with St. Mary's Medical Center to provide field-based mental health services to the unsheltered. We ensure these stories resonate with residents through targeted posts, press releases, and online campaigns, building trust and highlighting our commitment to wellness and safety.

We also use these platforms to showcase partnerships with the Port of Riviera Beach and the CRA. We emphasize efforts to enhance the city's aesthetics and address quality-of-life issues. By marketing these initiatives, we raise awareness and open the door for potential new partnerships, showing that Riviera Beach is committed to progress and community well-being.

A key element of our communication strategy involves highlighting our use of cutting-edge technology, such as Flock Safety software, ShotSpotter, and our Real-Time Crime Center. We market these tools through social media, digital ads, and public-facing content as critical to our proactive crime prevention efforts. This messaging reassures residents that we are using advanced resources to keep them safe and shows our vigilance, deterring criminal activity.

Additionally, we use these platforms to foster open communication with local businesses and integrate them into our broader vision of a safe, thriving community. Regular updates, community forums, and direct outreach are crucial to ensuring businesses know we're committed to partnering with them, providing resources, and working together to create a positive environment for all. Our marketing efforts focus on transparency, community involvement, and the power of partnership to build a better Riviera Beach.

Fire Station 86 – 5010 N. Ocean Dr.

Chief Curd reports that staff is in the initial phases of preparing to vacate crews from the station, as it has reached its end of life. We are also in the initial stages of remodeling the temporary facility where the crews will be housed in the interim. During this year's election, held on Tuesday, March 19, the City's residents approved a GO Bond of \$25 million to fund the reconstruction of Fire Station 86. Crews are anticipated to be out of Station 86 toward the latter part of this year, allowing work to commence on the site.

On April 18, City staff and the consultant submitted a site plan package for approval through Temporary Fire Station 86 development services. The review process is complete, and full construction plans are being developed and procured to move to a hard bid for the construction activities.

Fire Station 87 – 600 W. Blue Heron Blvd

Chief Curd reports that Fire Station 87 is currently under construction. The station is anticipated to be completed in the first quarter of 2025.

Fire Station 89 – 7501 N. Military Trail

Chief Curd reports that the City has relocated crews from Station 89 to Station 88, where they will begin the Alpha/Bravo response model approved by the City Council. This transition occurred on August 12th after intense training and testing of the preemption system.

The staff has installed the preemption signaling systems in our apparatus and the receivers at the appropriate intersection traffic control boxes. Staff has also met with the Department of Veteran Affairs, which is preparing an amended lease agreement for review by the City's Legal Department.

Barracuda Bay Aquatic Relocation

City of Riviera Beach Parks & Recreation Department Director Young reports that discussions of possible options regarding the relocation of Barracuda Bay Aquatics Complex have started with scheduled meetings with the City Administration. Discussions include providing aquatics programming until a new Aquatics Facility is constructed using General Obligation (GO) Bond funding.

The Department is contacting other public and private facilities, along with surrounding municipalities, to discuss possible partnerships to prevent a break in service of aquatics programming for City of Riviera Beach residents. The tentative schedule for the relocation of Barracuda Bay is October 2025, and alternative options for aquatics programming will be implemented.

Barracuda Bay Aquatic Complex must be relocated to allow the construction of the new Police Headquarters. This project will also impact the Parks & Recreation Department Administrative Office, where administrative staff is located, and program registration and facility rentals are processed for the public. The plan is for the Parks & Recreation Department to relocate to Temporary Fire Station 87, located at Wells Recreation Complex, after opening the new Fire Station 87 until a new Recreation Complex is constructed. PBC funded the design and construction of Barracuda Bay for \$1.5M. The contract also allows the City to operate and maintain the project for its intended use by the general public for 30 years, expiring on 4/16/2027.

Municipal Beach Improvements

City of Riviera Beach Parks & Recreation Director Young reports that the Department, Public Works, and the City Engineer are working with 2GHO Inc. to schedule public engagement meetings. These meetings will allow Riviera Beach residents to provide input on the municipal beach improvements funded by the GO Bond for Parks & Recreation voted for during the March 19, 2024, election.

Possible Municipal Beach improvements include a boardwalk, pickleball courts, tennis courts, pavilions, and an aquatic feature such as a splash playground, along with ideas from the public. The Parks & Recreation Department plans on hosting two public meetings before the end of 2024.

The Richard and Annie Brooks Center Playground

City of Riviera Beach Parks & Recreation Department Director Young reports that the Brooks Center playground project continues to progress. This project is being funded by Community Development Block Grant for \$200,000 to add a STEM-themed playground next to the Richard and Annie Brooks Community Center. The Department is working with the Palm Beach County Department of Housing & Economic Development to amend the original agreement with a revised timeline extending the project completion date to May 31, 2025. This extension is needed due to project delays and increased lead times to deliver

playground equipment. The Department has also requested to terminate the agreement to allocate \$18,000 for Phase II of the Urban Farm and reallocate the funding to the Brooks Center Playground project (for a project total of \$218,000) due to increased costs for playground equipment.

During the June 5, 2024, Council Meeting Resolution 90-24 was approved to amend the agreement, allocating \$218,000 in Community Development Block Grant funds to the Brooks Center Playground project and extending the project timeline for completion to June 2025. The Palm Beach County Board approved the amendment of County Commissioners. A public bid solicitation is currently available.

Lindsey Davis Senior Community Center Renovation

City of Riviera Beach Parks & Recreation Department Director Young reports that the Lindsey Davis Senior Community Center renovation project is in the initial planning phase. The City Council approved Resolution Number 63-24 during the April 17, 2024, Council Meeting, authorizing the City Manager to issue a work order to West Architecture + Design LLC to design renovations to increase the size of the multipurpose room. This expansion would allow the Department to facilitate recreation programs for senior citizens, facility rentals, and community events for residents and visitors. Parks & Recreation, Public Works, and the City Engineer are working with the contractor to draft renovation design plans to review. This phase marks a crucial step forward in the project's progression, as it lays the groundwork for the subsequent stages of implementation. The Departments met with West Architecture + Design on July 10, 2024, to review the first draft of the Lindsey Davis Senior Center renovation plans. The City has continued to meet with West Architecture + Design LLC to finalize the design plans for this project and schedule a start date for construction. Finally, two ordinances were approved on the first reading on September 18, 2024, to update the zoning and land use for the parking lot expansion. Once these ordinances are adopted on a second reading, the contractor team can submit permits to begin construction of the additional parking spaces, which will be located south of the existing site.

This collaborative effort ensures that the design aligns with the community's needs and improves the functionality of the Lindsey Davis Senior Community Center.

Parking Solicitation Update

The City of Riviera Beach Procurement Department reports that an RFP solicitation was released on April 22, 2024. A preproposal meeting was held on May 13, 2024, at the Public Works Training Room. Questions must be submitted to procurement by May 17, 2024. The final deadline for proposal submissions was May 31, 2024, at 3 p.m. (local).

On Friday, May 31, 2024, at 3 p.m., a public meeting was held to open and announce bid responses. The city received a total of seven responses. The proposers were Lanier Parking Meter Services, LLC (Lanier Parking), Laz Florida Parking, LLC (Laz Parking), One Parking Corporate, Inc. (One Parking, Inc.), Parking Systems of America, Premium Parking, Selig Parking, Inc. (dba AAA Parking), and SP+ A Metropolis Company (SP Plus Corporation). Of the proposals received, three (3) of the responses received were deemed nonresponsive and non-responsible during the Procurement Department's internal review process.

The evaluation committee meeting was held on July 23, 2024. During the evaluation meeting, SP + A Metropolis Company (SP Plus Corporation) was deemed nonresponsive and non-responsible to the solicitation and its requirements for failure to submit a price proposal with their proposal.

Laz Florida Parking, LLC (Laz Parking) received a score of 70.3, One Parking, Inc. (One Parking Corporate, Inc.) received a score of 76.75, and Selig Parking, Inc. (dba AAA Parking) received a score of 65.65. Laz Florida Parking, LLC (Laz Parking) and One Parking Corporate, Inc. were selected to move forward to oral presentations, which will be scheduled shortly.

Parking Ordinance Truck Route

Police Chief Coleman reports that the new truck route from the UPS facility was implemented on August 5, 2024. Two options have been provided for the new routes. Both routes start with all trucks leaving UPS and traveling south on Avenue R to W. 13th Street. The trucks will proceed east from W. 13th Street to Australian Avenue. These routes are intended to improve traffic flow and safety for all trucks leaving the facility.

Utilizing W. 15th Street for this route is not recommended because the intersection at Australian Avenue is only a two-way stop for east/west traffic and does not have a signal. This situation is likely to cause significant traffic congestion and pose safety hazards as numerous trucks attempt to access Australian Avenue without the assistance of a traffic signal. Trucks stopped in the median would exacerbate these issues.

Conversely, W. 13th Street features a timed signalized intersection that is better equipped to handle the volume of truck traffic and will help reduce the likelihood of accidents.

Option One:

- Go north on Australian Avenue to Blue Heron Blvd.
- Travel west on Blue Heron Blvd. to access I-95.

Option Two:

- Go south on Australian Avenue to MLK Jr. Blvd.
- Travel west on MLK Jr. Blvd. to access the Florida Turnpike.

Both options pass Congress Avenue, allowing traffic to head north or south and utilize safer, signalized intersections. Starting at W. 13th Street will also enable trucks to continue eastward to access President Barack Obama Highway and Broadway, both signaled intersections, thereby ensuring safer and more efficient traffic flow.

Federal Highway Patrol officers received the directive to stop directing traffic, which will be strictly enforced.

Riviera Beach Shores

Public Works Director Travieso has announced that the Department of Public Works, in keeping with the City's commitment to build great neighborhoods and as part of a citywide initiative to improve safety and aesthetics, is preparing a comprehensive project to enhance the Riviera Shores community. The proposed improvements encompass milling and overlaying Shore Drive, Palm Drive, and Riviera Drive, installing pavement markings and traffic signage, adding two community signs, and enhancing landscaping. Furthermore, the department will assess the feasibility of traffic-calming measures along Lake Shore Drive. Planning activities are slated for completion by November 2024, and construction activities are expected to be finished by March 2025.

North Ocean Crosswalks

Public Works Director Travieso reports that the City of Riviera Beach and the Florida Department of Transportation (FDOT) collaborate on a safety and mobility improvement project on Singer Island along N. Ocean Drive. The project is intended to address the corridor's street lighting deficiencies by installing at least eight additional light poles and constructing three protected crosswalks. These crosswalks will feature pedestrian-actuated rapid flashing beacons to alert motorists of pedestrians or bicyclists crossing the street at uncontrolled crosswalks. Planning and design for this project are currently underway and are estimated to be completed by summer 2025. Construction activities for the project are expected to be finalized by December 2025.

Mangonia Park

USD staff reports that following the joint meeting with the Town of Mangonia Park Council last year, the City requested the Board's Attorney to prepare a revised agreement between the USD and the Town of Mangonia Park. All parties at the City and USD have reviewed the draft agreement before submission for review by the Town. The pricing basis is the same for all commercial customers outside the City limits. In addition, the deal strengthens the language regarding the payment of USD impact fees for any new developments in the Town of Mangonia Park. The Town has not paid since its partial payment of the November 2023 invoice; the current outstanding amount is \$374,094.98. The City Manager is working on setting up a meeting with the Town Manager to discuss the revised agreement and the outstanding balance.

Intracoastal Waterway Crossing – Water Main and Sanitary Forcemain

USD's engineering consultant is designing and building a 16-inch-inside-diameter potable water main and a 16-inch-inside-diameter sanitary force main to replace aging infrastructure. These pipes will cross under the bottom of the Intracoastal Waterway by directional bore. The mains will serve Singer Island in the City of Riviera Beach and the Town of Palm Beach Shores. They will also cross the Intracoastal Waterway to reach the existing water and wastewater transmission systems on the mainland.

The goal is to drill from Lake Shore Drive, starting at the Waterway Development and within an easement at the Coast Guard Station, to Phil Foster Park and then from Phil Foster Park to S. Harbor Drive on Singer Island. A real property outgrant request form has been submitted to the US Coast Guard for the easement,

and benthic sampling along with a seagrass survey was just completed to submit essential documents for state and federal approval of the water crossing. The design for the potable water main and the sanitary force main crossing the Intracoastal Waterway are 30 percent and 50 percent complete, respectively. The design for approximately 2.0 miles of additional sanitary force main planned to be constructed is 10 percent full.

Permitting through the U.S. Army Corp of Engineers, Department of State, Florida Department of Environmental Protection, Florida Department of Health, Palm Beach County, and other agencies will take approximately 9 to 12 months. The pipelines will be floated in the Intracoastal waterway area to perform the bores, which will warrant public awareness before construction.

Existing Water Plant

USD staff reports Globaltech has recently rehabilitated the southernmost filtration system. A carbon dioxide system installed as part of recent plant improvements will soon be commissioned. This will assist with pH control of the finished water. A lime batch reactor is also being commissioned to replace the current lime feed system. Upon commissioning and optimizing the operation of these processes, it is anticipated that the plant operators will achieve improved control over the softening process and finished water quality (relative to turbidity, pH, and hardness).

Staff and Administration are coordinating further assistance for U.S. Water Services Corporation to aid plant personnel in implementing sufficient repairs and/or improvements and restore reliability. U.S. Water Services Corporation is evaluating process control, all chemical feeds, and remote booster stations for operational reliability and redundancy. Additionally, they have begun installing, testing, and calibrating new equipment, such as high-service pumps and other components as needed. A primary area of focus for U.S. Water is to prioritize all maintenance to increase capacity for the USD, which will limit the need for interconnect services with its utility partners. U.S. Water Corp has completed the commissioning of the RDP lime slaker system and is in the process of doing the same for the CO2 system. The USD can expect improvements in water quality when implementing the systems mentioned above and repairing other process control components. U.S. Water evaluates the USD's distribution system and develops processes to maintain consistent disinfectant residuals. These processes will also benefit the USD by reducing the need for interconnects in the event of a temporary repair, such as replacing a high-service pump.

U.S. Water Services Corp. will develop a succession plan and a targeted training regimen for staff by evaluating current personnel's experience, work history, and education. This process benefits the current and future water treatment plant operations by ensuring a competent and confident workforce.

Raw Water Wellfields

USD staff reports the wellfield is in poor condition after years of deferred maintenance. A study was commissioned four years ago, indicating the need for significant upgrades or placement. The pilot testing undertaken by the JV team has confirmed those findings. During the permitting process for the new Consumptive Use Permit (CUP) with the South Florida Water Management District (SFWMD), the SFWMD criticized the District for failing to construct the two additional surficial wells permitted in 2012. The JV team will construct those two wells for the main project. In addition, the sanitary surveys by the

Department of Health and the EPA in 2023 identified issues with many of the wells.

The District has 27 drinking water wells with a total nominal installed capacity of 16.08 mg (based on the original design capacity); however, capacity is unavailable due to permit limitations (9.26 mg) and the low productivity of the existing wells. Nine wells are out of service for various reasons, such as mechanical, electrical, and/or water quality issues. In summary, nine wells are out of service, nine have significantly reduced capacity, and nine are left to meet daily demands.

Globaltech has been authorized to work on five wells while AMPS, a well maintenance contractor, is restoring one well back into service. As the well(s) restoration project progresses, additional wells will be rehabbed according to priority. As a result of the constrained raw water supply, a finished water interconnect with Seacoast Utilities is open to supplement the water distribution system until some of the raw water well capacity has been restored. The interconnect with Seacoast Utilities is anticipated to close in November.

Finally, as the District transitions to the new Supervisory Control and Data Acquisition (SCADA) system under development, new panels have been designed for the existing wells, and they should be out for bid in the first quarter of 2025. The new design incorporates the cybersecurity protocols already being followed, and the lift station control panels are ready for installation. Since issuing the CUP, the USD has completed the necessary Water Supply Facilities Work Plan, which the USD Board approved during its October 16th, 2024, meeting. The process to incorporate the Work Plan into the City's Comprehensive Plan has been initiated.

Water Treatment Plant Update

Utility Staff reports that the SFWMD has issued a new CUP to the Utility District. The permit provides for a 20-year allocation from the surficial aquifer and a 30-year allocation from the Floridan aquifer. The limiting conditions include provisions for enhanced efforts to conserve water and implement a leak detection program if the estimated unaccounted-for water loss exceeds 10 percent. The available water is in line with the parameters used to design the new water plant, and the permit approves new wells that are anticipated to be needed to meet existing and forecasted demands over the permit period.

The design effort is taking place across several parallel streams. The most advanced is for the proposed Floridan and Surficial aquifer wells, which have substantially progressed through GMP development (pending finalization and followed by approval action by the Board) based on a 60 percent design. Subsequently, they have progressed to 90 percent completion. Due to funding limitations, the JV is reducing the scope of the wellfield GMP to align with funds currently available to the USD.

The design progression of the proposed Water Treatment Plant has been impeded in large part due to source water quality concerns that have resulted in delays to the completion of pilot testing required to establish pretreatment requirements. Given the limited performance of several pretreatment alternatives evaluated, the JV has recommended membrane filtration (micro or ultra-filtration) to address source water concerns. Another factor that impacted the design progression was the decision to conduct value engineering to identify and assess opportunities to reduce the escalation in project cost and incorporate recommended modifications into the design. The JV submitted a 60 percent completed design for the water treatment plant on October 11, 2024, which is currently under review by the Owners Representative.

Avenue L – Site Clearing and Grading:

USD staff reports the site for the new water plant is located at the old Public Works facility site on Avenue L and Blue Heron Blvd. The site has been turned over to the design-build team, which has started the preparatory work for clearing and leveling the site for the new structures. The work accomplished to date includes demolishing the fuel dispensing facilities, removing the buried diesel and gasoline storage tanks, and proper disposal. Grading and exploratory excavations are being performed to discover potential unknown debris and/or contamination. The demolition will continue for a few months while preparation for construction trailers and equipment staging is performed. Environmental assessment work has started, and geotechnical studies have been completed. The temporary electrical supply systems are being installed, and a new fence wrap is on order. Coordination with FP&L is ongoing for temporary construction activities and the new water plant.

Avenue L – New Water Plant Update:

USD staff reports that following the approval of the lease at the April Board Meeting, the applications for a change of zoning and land use have been submitted. The Planning & Zoning Board heard the items in June and went to Council for first reading approval on September 18. The second reading for adoption took place on October 16, 2024, and was approved by City Council. The site plan approval process has also started, and the two parcels will be joined when the site is re-platted. The following steps involve a site plan, replat review, and approval from the planning board and City Council. The Site Plan is scheduled to be reviewed by the Planning Board for their 11/14/24 meeting. Building permits have been submitted for site clearance and removal from the old fueling station. A review of the 60% design is underway, and the JV team is working on providing an updated opinion of probable cost. Upon concluding the review of the design submittal, the JV team will update the design documents to reflect the agreed-on comments and initiate market pricing for the development of a GMP for the construction of the treatment plant has requested pricing for construction. Hydraulic analyses of proposed transmission systems required to convey raw water to the new treatment facility and convey finished water to the existing transmission system have been completed. The designs of the respective transmission systems have been initiated and are progressing on parallel tracks (submittal of 60 percent raw water transmission and 30 percent finished water transmission designs are pending).

FDOT Broadway Multimodal Improvements

Public Works Director Travieso reports that, in collaboration with multiple jurisdictions, including the City of Riviera Beach, the FDOT is in the final planning phases of a multimodal improvement project along Broadway (US-1). This project is intended to enhance mobility and connectivity from 59th Street north to Northlake Blvd. Key elements of the project include replacing aging pavement, adding bicycle lanes, landscaping medians, adding decorative crosswalks, and installing street lighting. To maintain uniformity and maximize aesthetic benefits for the community, the City has requested additional improvements totaling \$313,212.00 for enhanced street lighting and crosswalk facilities. As FDOT considers these improvements nonstandard, maintenance and funding agreements are required. The Riviera Beach CRA Board of Commissioners has approved this funding and proposed to amend its Interlocal Agreement with the City to cover the costs. On July 17, 2024, the City Council unanimously approved four agreements to

facilitate the completion of this significant project. The following schedule is currently contemplated: Planning and Design: November 2024; Procurement Activities: February 2025; Construction Start: Summer 2025; and Construction Completion: Summer 2027.

Avenue E

Riviera Beach CRA Acting Director Evans reports on Avenue E's vital role in the broader vision for the City of Riviera Beach. Avenue E is not just another road in the City; it is a major corridor and a crucial north-south connector. This artery links essential community services and critical points of interest, including schools, healthcare facilities, and commercial zones. As a pivotal part of the Reimagining Riviera Beach initiative, Avenue E will also be a potential component in the new City Hall and campus improvements. The Broadway development site presents an opportunity to enhance the Broadway Corridor and Avenue E.

Mr. Evans highlights a comprehensive Avenue E Corridor streetscape report conducted by external consultants that lays the foundation for enhancing this crucial artery. The report includes multifaceted recommendations for streetscape improvements, zoning entitlements, design standards, and aesthetic enhancements. These recommendations have been synthesized from a thorough analysis of the roadway, pedestrian systems, and adjacent properties. Additionally, the report situates Avenue E within the broader context of the City and the CRA's strategic points of interest, including the Port of Palm Beach and the Riviera Beach Marina. These are seen as significant levers that could augment the success of the proposed improvements along this vital stretch of roadway.

In alignment with these insights, Mr. Evans states that the City is contemplating several enhancements for Avenue E. These proposals include the introduction of bike lanes and sidewalks to promote active transportation, upgrading the lighting system for increased visibility and security, implementing traffic-calming measures such as speed bumps and roundabouts, and revamping the drainage infrastructure to mitigate flooding issues. Funding strategies are being explored with an estimated rebuild cost of approximately \$18 million. Various funding avenues, including federal and state grants, private partnerships, and bond issuances, are under consideration to finance these ambitious improvements.

Marina Village Refresh

Riviera Beach CRA Director of Neighborhood Services, Ms. Jenkins, reports that the Marina Village Event Center (MEC) opened in the summer of 2016. This venue provides event and community spaces and a restaurant open to the public, unmatched in the city and the region. Our MEC has seen heavy use year-round, including council meetings, concerts, weddings, baby showers, corporate events, and fairs. While well maintained, it has endured much wear and tear.

In response to requests by commissioners and the public, staff has worked with the City of Riviera Beach Procurement Department to procure a contractor for certain renovations and refresh items, including painting and flooring. The contractor, E & F Florida Enterprises Inc., commenced work on Phase I on April 22, 2024, starting with the exterior stucco repairs and painting. The contractor has almost completed the interior painting. The staff has blocked off available unscheduled blocks of time for the work that will not impact events and meetings. Our design team has worked with staff to bring forth a vision for the interior's

flooring, paint colors, and miscellaneous design elements, which are on display for the public and elected officials.

The staff has set up a display of design choices and invited comments from the council, mayor, and the public. We anticipate completing all the work, save for the flooring, in late September.

Oculina

Development Services Director Sirmons reports that the Oculina project has completed the plan review phase. A meticulous review to ensure the project meets the goals of the City's Comprehensive Plan indicates that it is consistent with the land development regulations and meets infrastructure concurrency. The project proposal was heard during the June 27th Planning & Zoning Board meeting and received a positive recommendation. CRA Acting Director Scott Evans reports that the CRA Board reviewed the project on July 17, 2024. The project will provide over \$5,000,000 in additional annual tax revenue and set a new urban development standard within the Broadway Corridor. The CRA Board voted to recommend the project's approval to the City Council, concluding it aligns with the CRA Plan's goals and strategies. On August 21st, the City Council reviewed the proposal and granted initial approval. The Comprehensive Plan amendment was subsequently transmitted to the state on September 3, 2024. Once comments are received from the state and addressed, the City may schedule a second reading/adoption of the proposed amendment.

Villa L'Onz

Riviera Beach CRA Director of Neighborhood Services Jenkins reports that the Villa L'Onz Townhouse Project on Avenue E is set to redefine mixed-use development standards. 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.

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. 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 have 2,227 square feet of living space, while the two-story units will have 1,642 square feet. The design embraces cutting-edge energy-efficient technologies and materials, such as laminated structural components and xeriscaped exteriors. Including front stoops will enhance walkability, complemented by new sidewalks and on-street parking. The project is designed to meet Florida Green Building Coalition or EnergyStar ratings.

With an estimated development cost of \$7 million, the Riviera Beach Community Development Corporation (RBCDC) has partnered 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 a homeowner's

association and professional management services. Staff is challenged with the timing of the availability of components of the capital stack. We are in the process of underwriting with our construction lenders, and the entitlements are in hand.

Villa L'Onz represents the first phase in the comprehensive redevelopment of the block at 11th and Avenue E. We have submitted our applications to begin the site plan approval process for Phase II, which includes twelve townhomes for sale, a mixed-use portion with another 30 units, and 5,000 SF of commercial/retail/office space and parking.

Villas of Solana

Riviera Beach CRA Director of Neighborhood Services Jenkins reports that Villas of Solana LLC, a subsidiary of the RBCDC, is pleased to present the Villas of Solana Project. The RBCDC has assembled a stellar development team.

The project is in an area already identified for major redevelopment. The project area is located on Avenue J, with 33rd Street to the north and 30th Street to the south. It is bounded west by the East Coast railroad and President Barack Obama Highway, protected by greenery and fencing, and to the east by a vacant tract of land owned by Palm Beach County School District. Affordable/workforce housing units are much desired in this era of housing crises. Soon, this neighborhood will have a new high school, walking trails, a sports and aquatic center, apartments and condos, neighborhood retail, and offices. The site is a short distance from a planned Tri-Rail stop, close to the Marina and the waterfront, and near parks and ball fields. Needless to say, the townhouses are well positioned to be surrounded by additional investments and new world-class amenities.

Villas of Solana is a 28-unit, for-sale, new-development townhouse project located at 3201 Avenue J in Riviera Beach. Fourteen units will be available for low-moderate-income buyers (up to 80% of the area's median income), and 14 will be available for moderate-income buyers (up to 120% of the area's median income). The capital stack is assembled; final approval and closing on several pieces of construction financing are upcoming. This \$12.5 million project is fully entitled, and a marketing plan is underway. We held a successful bus tour for prospective first-time buyers during National Homeownership Month in June and a successful Open House event for city staff in August. The team plans another bus tour and open house for all staff, the general public, and Riviera Beach Homebuyers Club participants on October 10 at City Hall. The developers have presold two of the units. The general contractor and a property management firm are in place.

The completed project will have 14 attractive two-story buildings with two units per structure, for 28 units. We anticipate 11 two-bedroom units with 2½ baths and 17 three-bedroom units with 2 and 2½ baths. The two-bedroom units are 1,214 square feet, and the three-bedroom units are 1,278 to 1,556 square feet. The total site is two acres. The design will include energy-efficient elements and fresh amenities to make the homes more sustainable and family-oriented. The models will consist of a modest front sitting area to encourage walkability and eyes on the street, improving the sense of community in the neighborhood. One of the buildings will be a one-story accessible duplex building.

The townhouses will be sized and situated to maximize each lot's potential. They will embrace a coastal

style of architecture, including details such as mini balconies/patios, decorative soffits, pillars, and railings that denote ocean breezes and sunny days. The exteriors will be painted in aquamarine, teal, and soft coral, suggesting the water and beach and evoking the proximity to the City's working waterfront.

2600 Broadway – Redevelopment Site

Riviera Beach CRA Acting Director Evans reports that the CRA site along Blue Heron Boulevard and Broadway has been stabilized with the addition of sod and modest landscaping. The CRA Board of Directors has identified this initiative as a signature project, emphasizing its role as a showcase of redevelopment within the Broadway Corridor. The CRA Board engaged Lambert Advisory Public Private Partnership consultants to issue an RFP for developing the 2600 Broadway site at the northeast corner of Broadway and Blue Heron Boulevard. These consultants are also tasked with helping the CRA negotiate a development agreement. A development analysis revealed a \$1 to \$2 million funding gap to realize an eight-story mixed-use structure. The CRA Board approved an amended RFP, which included potential funding for structured parking, and added the 2601 property located directly across the street. The City's Procurement Department released the RFP on September 11th, 2023. The RFP for the site's development was due on December 22nd, 2023; unfortunately, no proposals were received. On April 10th, the CRA Board approved the reissuance of the redevelopment opportunity, removing the requirement that the project be restricted to market-rate proposals. The new ITN was issued to the public, and three responses were received by the due date: August 19, 2024. The response will be evaluated and brought before the CRA Board for consideration in November 2024. An evaluation team has been assembled, and meetings are scheduled for October.

Utility Burial Project

Riviera Beach CRA Acting Director Evans reports that the Riviera Beach CRA will be actively installing underground utility lines to enhance the aesthetic and functional aspects of the US-1 Corridor within the Community Redevelopment Area. This initiative is integral to the long-range plan and capital improvements designed for the Broadway Corridor and the Marina District. The CRA has embarked on an infrastructure project to remove all overhead facilities in designated phases, beautifying the US-1 Corridor and fortifying the utility services. The first phase of the project is complete. It includes the installation of Level 3 fiber-light equipment and fiber-net utilities, as well as the burial of overhead lines east of Avenue C in Marina Village. In addition to Phase I activities, the CRA, with technical assistance from Chen Moore & Associates, has been in significant coordination to advance the final design of utility components in conjunction with Florida Power and Light (FPL) and AT&T. This includes identifying necessary facilities and securing tentative approval for the acquisition of easements associated with aboveground service panels, transformers, and other essential infrastructure components.

Currently, Phase II of the project is underway; FPL has applied for permits from the Department of Transportation. The City Council has endorsed an interlocal agreement with the CRA for project funding, and contracts with FPL have been formalized. Meetings with FPL and FDOT have begun to initiate construction coordination for the utility burial and the FDOT improvements, which will include additional lighting to the roadway and new decorative crosswalks at the intersections of Broadway and 13th Street, 22nd Street, and Blue Heron Boulevard.

Miami Subs (Redevelopment Site)

Riviera Beach CRA Acting Director Evans reports that the City and CRA received an unsolicited proposal to acquire and redevelop the City and CRA property on this site. On May 22, 2024, the CRA Board reviewed the initial unsolicited proposal from the Forest Development group. The Board directed staff to negotiate with the developer and bring back the results of additional negotiation to consider the next steps. If the Board is provided to proceed, the properties will be advertised in accordance with Florida Statutes 163.380 (disposal of property in Community Redevelopment Area). The advertisement shall make all information available and invite proposals from private redevelopers or parties interested in redeveloping the site. The final selection of a proposal will then be required, followed by approval of the sale and development agreement by the CRA and City Council.

The Forest Development Group is constructing the Nautilus 220 project in Lake Park. It is in the development approval process for the Oculina 399-unit mixed-use project on the former Winn-Dixie site in Riviera Beach. The unsolicited proposal includes 450 apartments and 17,000 square feet of retail and office space. On July 17th, the CRA Board received an update on the negotiations and directed staff to negotiate the remaining terms within 30 days.

Marina Village Phase II Waterfront Elements

Riviera Beach CRA Acting Director Evans reports that in July, Jones, Lang, and Lasalle (P3 consultants) and CRA Staff received one proposal for Elements 1-5 and two conflicting proposals for developing Element 6. Submittals on the Element 6 site included one proposal from Tezral and one from ADP (in coordination with Sonnenblick Development). These separate and uncoordinated proposals were submitted independently by each of the codevelopers of Marina Village, contrary to the CRA Board and CRA Staff's request to submit a cohesive proposal presented cooperatively by the entire development team. Additionally, the one proposal received for Elements 1-5 included financial backing terminated by written notice to the development team after it was submitted and later potentially reinstated by verbal statements to the CRA Board. On July 14, 2024, the CRA Board reviewed the project status and voted to issue notice to terminate the Exclusive Negotiation Agreement. The continuance of that failure after 30 days will terminate the agreement, and the Board may consider issuing a new competitive opportunity to develop the waterfront sites. A response from the development team was submitted by the 30-day deadline and is under review by the CRA Board's Public-Private Development firm, Jones, Lang, & LaSalle.

Marina Residential Elements

Riviera Beach CRA Acting Director Evans reports that the CRA Board concluded negotiations and approved ground leases for Elements 7 and 8 of the Marina Village project. The related development team has submitted these projects to the Department of Development Services for staff review. This process will conclude with final consideration of the Site Plan and related entitlements by the City Council. These two projects are located along the east side of Broadway, south of 13th Street. They include 567 residential units and 11,140 square feet of retail and office space. Proposed elevations are being placed at the Marina Event Center and City Hall for public review.

Berkeley Landing Update

Riviera Beach CRA Neighborhood Services Director Jenkins reports that esteemed housing developers Pinnacle Multi-family Developers and Wendover Housing Partners ceremoniously broke ground on the Berkeley Landing project in Riviera Beach on March 1, 2022. A ribbon-cutting ceremony was held in August. Berkeley Landing has become a destination community for families and emerging workforce members, particularly along the rejuvenated Broadway Corridor. The CRA facilitated this project by providing an initial loan of \$640,000, which served as leverage for obtaining housing credits. The response was so overwhelming that the developers had more than 4,000 families sign up for a shot at the apartment homes.

Development entities involved included PCDS Construction, a joint venture between D. Stephenson Construction—South Florida’s largest minority-owned construction firm—and PC Building LLC, an affiliate of Pinnacle. The state-of-the-art three-story community features 110 affordable one-, two-, and three-bedroom units and two additional market-rate units. These market-rate units will be part of the ground-floor live/workspaces facing Broadway, currently being leased. A tenant has been identified for one of the live/work units. The design offers features and amenities consistent with the high-quality standards Pinnacle and Wendover have set. These standards are focused on making affordable housing indistinguishable from market-rate developments. Amenities include impact-resistant windows and doors, Energy Star-rated appliances, builder-grade PVC blinds or solar shades for each window, and USB ports on kitchen countertops and in primary bedrooms.

Residents can also access various amenities, including a clubhouse, pool with cabanas, fitness center, cyber lounge, covered pavilion, playground, and enclosed dog walk area. Additionally, art sculptures are installed in two civic plazas along Broadway and Lake Shore Drive. This is part of a collaborative effort among the City, Wendover, and Pinnacle to support the Art in Public Places program and enhance the residential community’s aesthetic appeal.

On the commercial front, Berkeley Landing is leasing two live/workspaces through the Riviera Beach CRA’s small-business incubator program. These tenants can access program funds for rent subsidy, signage, marketing assistance, and loan packaging assistance. An investment of \$35 million represents the largest private investment in the Riviera Beach CRA in the past decade. The project’s financing is secured through an allocation of housing tax credits from the Florida Housing Finance Corporation. This financial package is further bolstered by an investment from the Riviera Beach CRA, equity raised from syndicating the credits by the National Equity Fund, and construction financing provided by the Bank of America. The project is a finalist for the South Florida Business Journal Structures Award in the Affordable Residential category.

2040 Comprehensive Plan

Director of Development Services Clarence Sirmons reports that the 2040 City Comprehensive Plan updates are underway. The Comprehensive Plan is an important citywide policy document that provides direction for the future of Riviera’s built, economic, and natural environment. Currently, decisions in the City of Riviera Beach are guided by the 2010 Comprehensive Plan. As the City changes and grows, the goals and objectives developed in past decades are becoming less reflective of the City’s needs. On August

12, 2022, the City Council approved Calvin Giordano and Associates (CGA) as the consulting team leading the Riviera Beach Comprehensive Plan update, titled Riviera 2040.

Significant public outreach has occurred so far regarding this plan update. The Comp Plan Steering Committee, led by Principal Planner Sonide Simon, has hosted multiple open houses, participated in over a dozen HOA and neighborhood association meetings, set up pop-up tables at numerous community events, and distributed over 700 surveys to the community. This input was combined with the data collected by the consultant team to draft language for the new comp plan document. Each of the draft's 11 chapters, or "elements" of the new plan, will be workshopped during the Planning & Zoning Board meeting so that the public and Planning & Zoning Board can inspect and provide feedback on the proposed language. So far, four elements have been workshopped during public hearings. After this phase, all feedback on the draft document will be consolidated and provided to the consultant team for one last update. Finally, the drafted Comprehensive Plan document will be scheduled for a public hearing for adoption consideration before the Planning & Zoning Board and the State of Florida and two readings before the City Council. Please click [here](#) for the latest 2040 Comprehensive Plan update progress report. Additionally, you can always visit <https://www.riviera2040.org/> to view and comment on the latest drafts and provide input on the plan.