



“The Best Waterfront City in Which to Live, Work, and Play”

CITY OF RIVIERA BEACH

TO: HON. MAYOR, CHAIRPERSON, AND CITY COUNCILMEMBERS

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

SUBJECT: REIMAGINE RIVIERA BEACH – UPDATE MEMORANDUM (May -June)

DATE: JUNE 6, 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 manifested as 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 This includes revitalizing old, outdated, and dilapidated facilities and addressing wages, benefits, and other historically neglected elements.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, ranging 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 that 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.

Avenue E

The Riviera Beach CRA Planning and Development 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 prominently featured in the new City Hall project. The hall will front Broadway and this important corridor, affirming its role as a civic axis.

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 \$15 million. Various funding avenues, including federal and state grants, private partnerships, and bond issuances, are under consideration to finance these ambitious improvements.

Avenue L – New Water Treatment Plant

USD Director Low 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 items should reach Planning & Zoning during June and then come to the Council for approval. The site plan approval process has also started, and the two parcels will be joined when the site is re-plated. Building permits have been submitted for site clearance and removal of the old fueling station. Review of the 30% design drawings is underway, and the JV team is working on providing an updated opinion of probable cost.

The 60% design drawings for the surficial and Floridan wells have been approved, and the JV team has requested pricing for construction. This work will probably be done in two stages, with the two surficial wells and a test Floridan well to be built first. Eight supply wells are to be built with the associated five miles of supply pipeline to the plant site. Work has already begun on the value engineering exercise to review the proposed design. In order to minimize rework, this will be completed at the 30% design level.

Barracuda Bay Aquatic Relocation

City of Riviera Beach Parks & Recreation Department Director Young reports that discussions for possible options regarding the relocation of the Barracuda Bay Aquatics Complex have started with City Administration. The consideration of these options includes factors such as being able to provide aquatics programming and services, such as swim lessons, aqua fitness, lifeguard certification classes, swim team, open swim, and a splash playground to the community until a new aquatics complex is built with General Obligation (GO) Bond funding. The Department is contacting other public and private facilities to discuss possible partnerships along with reaching out to surrounding municipalities to discuss partnerships. Another option includes adding a public splash playground at the municipal beach. This option will be discussed during the public engagement meetings for Ocean Park Improvements. Closing Barracuda Bay to allow the construction of the new Police Headquarters also impacts the Parks & Recreation Administration Office, where administrative staff is located and program registration and facility rentals are processed for the public. Department Director Young has met with City Administration and Fire Chief Curd to tour Temp Fire Station 87, located at Wells Recreation Complex, to discuss design and operations of Parks & Recreation out of Temp Fire Station 87 until a new Recreation Complex is constructed.

Beach Park Improvement

City of Riviera Beach Parks & Recreation Director Young reports that the Department, along with Public Works and City Engineer, is working with 2GHO Inc. to discuss scheduling public engagement meetings to allow the community the opportunity to provide input on the municipal beach improvements that will be funded with the GO Bond for Parks & Recreation approved during the March 19th elections. Improvements for discussion include a boardwalk, pickleball courts, tennis courts, and aquatics features such as a splash pad. The Parks & Recreation Department is working on scheduling up to three public meetings after further discussions with the contractor.

Berkeley Landing Update

The 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 1st, 2022. As of today, all construction has been completed. The developers are completing punch list items to receive the final Certificate of Occupancy.

Berkeley Landing has already turned into a destination community for families and emerging workforce members, especially 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, which are currently in the process of being leased. 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 in the process of being 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 will be able to access program funds for rent subsidy, signage, marketing assistance, and loan packaging assistance. With an investment of \$35 million, this 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 developers are planning a ribbon-cutting on June 14th.

Carrington Pines

Development Services Director Sirmons reports that the Carrington Pines project is ready for reconsideration as voted by City Council last summer. After failing to gain approval last year, the development team spent the last several months attempting to reengage the neighboring community. Unfortunately, since the previous hearing in June of 2023, the State’s adoption window for the project has closed. This requires a new first reading on the item, which is scheduled for June 18th, 2024. The hearing will involve the same materials previously presented for City Council consideration. If the item passes on first reading, the project will be retransmitted to the State for a new review and adoption window. Once the City receives a new adoption window, a second reading of the ordinance for adoption can be scheduled.

City Hall Parking Lot and Beautification Plan

City Engineer Bailey, Director Sirmons, and Director Young are collaborating to update the City Hall parking lot and beautify the area. The project is intended to enhance the area’s security for

City employees and their vehicles by fencing and restricting access to the parking lot in the rear of the City Hall building. Additionally, the project will include landscaping and an amenity area within the newly fenced space for City Hall employees to utilize the outdoors during lunch and breaks.

City Hall Update

Economic Development and Business Development Manager Maxfield reports that the Invitation to Negotiate (ITN) No. 1106-24-2 has a target issue date of April 2nd, 2024. This ITN outlines the City's desire to select a development partner or partners through a Public-Private Partnership (P3) pursuant 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, accretive 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 solicitation will be "on the streets" for 90 days. 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.

The ITN solicitation was released on April 2nd, 2024. A presubmission conference was held on April 24th, 2024, at Manatee Lagoon, with 43 in-person participants and 41 online viewers. May 1st, 2024 was the deadline for submission of questions to procurement. Questions and answers were posted in Demand Star on May 7th, 2024, as part of addendum #4. The final deadline for proposal submissions is Friday, June 28th, 2024, at 3 pm (local).

Crab Pot

Development Services Director Sirmons reports that the crab pot project is finally nearing construction permit issuance after a tumultuous path that included multiple rehearings and civil lawsuits. Currently, staff is reviewing multiple 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. Staff looks forward to continuing assistance through the construction process.

Existing Water Treatment Plant

USD Director Low reports it is important to ensure the ongoing operation of the existing plant, which will be needed for at least three more years. Carollo Engineering is reviewing the disinfection processes to see if the plant can be certified as 4 Log compliant. The State implemented the groundwater rule in 2006, increasing monitoring from the source water to the treatment process. The rule requires microbiological monitoring of the raw water wells and

specifies reporting requirements based on the level of virus deactivation achieved at the plant. The gold standard is 4 Log Deactivation (99.99%), and the purpose of the study is to determine if that is possible in the current plant.

Beyond routine maintenance, the main emphasis is to get maximum benefit from recent investments and to get the south softener online so that the other two units can be taken offline for cleaning. The south softener launders are badly corroded, and plans have been developed for a low-cost repair sufficient to last until the new plant comes online.

FDOT Broadway Multimodal Improvements

Public Works Director Travieso reports that in collaboration with multiple jurisdictions, including the City of Riviera Beach, the Florida Department of Transportation is in the final phases of planning a multimodal improvement project along Broadway (US-1) to enhance mobility and connectivity from 59th Street north to Northlake Blvd. This project includes replacing aging pavements and adding bicycle lanes, landscaped medians, decorative crosswalks, and street lighting. To maintain uniformity and maximize aesthetic benefits to 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. As of the date of this memorandum, City staff has completed the first round of reviews for the FDOT documents and is coordinating the agreements for City Council consideration at the second meeting in June 2024.

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 19th, the City's residents approved a GO Bond of \$25 million to fund the reconstruction of Fire Station 86 and the associated water tank. 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 18th, City staff and the consultant submitted a site plan package for site plan approval through development services for Temporary Fire Station 86. The review process has begun, and full construction plans are in development.

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 88 – 1920 W. Blue Heron (Final Report)

Chief Curd reports that the City of Riviera Beach's Fire Station 88, a \$20 million project, was realized through a collaborative partnership to provide a health-first supportive space for first responders. Designed to address risk factors such as exposure to carcinogens, mental health challenges, PTSD, and sleep deprivation, this new facility establishes a responder-centric safety and health standard for the city and its neighboring communities.

Spanning 30,981 square feet, the two-story, four-bay drive-through station features climate air-balanced zones to minimize the cross-ventilation of airborne volatile contaminants. Upon returning from a call, firefighters pass through a decontamination room outfitted with boot and equipment wash stations, gear extractors, and personal showers before reentering the living environment. An additional air-balanced vestibule offers direct access from the living quarters to the apparatus bay. It includes mental and physical wellness amenities such as energy pods, cycling, detox saunas, a physical conditioning room, a day lounge, and a large community kitchen. Circadian-rhythm LED lighting has been installed to promote natural sleep cycles and relaxation.

The facility also incorporates a zoned alert system with ramp-up tones and light signals designed to awaken only those responders required for a call, thereby reducing stress. A three-story training tower supports on-site training activities and provides easy rooftop access for equipment maintenance. The tower's architectural elements protect sensitive equipment while adding aesthetic value.

Built to withstand a category V storm due to its coastal location, the station features structural hardening and a 100% building-backup generator. The floor elevation surpasses FEMA's designated 500-year floodplain criteria, and the building is designed for a life cycle exceeding 50 years. Fire Station 88 is the inaugural project in the city's infrastructure improvement program and is highly visible to the community, being situated at a main city intersection. Notably, the station also showcases a prominent 9/11 memorial. Exterior design elements convey a reimaged Riviera Beach, positioning the station as an essential community building.

Chief Curd reports that the City Council adopted Resolution 134-21 amending the Series 2021 Project bond issuance and renaming it the Revised Series 2021 Project. This change facilitated a funds transfer from Fire Station 86 to the construction activities associated with Fire Station 87. Staff is submitting a reimbursement request for \$1,000,000 to cover the initial design costs, an award granted by the State of Florida.

Fire Station 89 – 7501 N. Military Trail

Chief Curd reports that the City is preparing to relocate crews from Station 89 to Station 88, where they will begin the Alpha/Bravo response model approved by the City Council. Crews are expected to be entirely out of the station this summer.

Staff is currently installing the preemption signaling systems in our apparatus and will begin installing the receivers at the appropriate intersections once they are completed. 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.

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 that will 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, the CRA has engaged an architect to help program the buildout required for the incubator spaces. Conservatively, the CRA anticipates that these spaces can accommodate three to four businesses with projected buildout costs amounting to \$1.4 million. The CRA staff will be coming forward with a recommendation to rerelease a Request for Proposals to identify potential small business operators for these spaces in August. 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.

GO Bond Issuance Summary

Police, Fire, Parks & Recreation, and Public Works staff, along with the USD, are working to finalize scope and costs for the approved projects as identified in the Bond referendums. Concurrently, Finance staff is taking steps to be in the position to issue the first series of the bonds authorized under Bond Resolution 68-24 at the appropriate time to match the availability of the bond proceeds with the projects' cash flow requirements. Over the next 90-120 days, Finance staff will be generating 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. Additionally, staff will obtain updated credit agency ratings. The City is currently rated AA by Standard & Poor's and AA by Fitch Ratings.

The preliminary timeline indicates late September to October 2024 as the earliest time bonds could be issued.

Intracoastal Waterway Crossing – 16-Inch Water Main and 16-Inch Force Main

USD Director Low reports he is working on the design and construction of a 16-inch water main and a 16-inch force main. The mains will need to cross the Intracoastal Waterway to reach the water source and wastewater collection system. The only means to cross the Intracoastal is via multiple horizontally directional bores. The goal is to drill from Lake Shore Drive, starting at Waterway Development under the Coast Guard Station easement to Phil Foster Park and then from Phil Foster Park to S. Harbor Drive on Singer Island. Two drills will be performed for each crossing to accommodate the water main and force main.

The Waterway developer is coordinating with USD for the placement of temporary and permanent easements on the northeast corner of the proposed site. USD has submitted an easement request to the United States Coast Guard for a 20-ft utility easement at the property located at 3300 Lake Shore Drive, and verbal approval has been received. The local Coast Guard office and their Miami Office are handling the communications with Washington and the execution of a formal easement.

The engineer-of-record (EOR) has met with County staff about the bore route, and they are coordinating use of the Park for construction staging and pipeline layout. [Special note: The pipelines will be floated in the intracoastal in order to perform the bores.] Army Corp. of Engineers (ACOE) and FDEP permitting are underway. This permitting effort requires a seagrass survey of the directional boring routes. The seagrass survey is scheduled to be performed in mid to late June 2024. Chen-Moore & Associates is handling the design and permitting, and it has already completed approximately 30% of the design.

Interlocal Agreement with Treasure Coast Regional Planning Council

The Riviera Beach CRA Planning and Development Director Evans reports that the Treasure Coast Regional Planning Council (TCRPC) has completed a comprehensive update to the 2011 CRA Plan. The City Council approved the 2023 update on December 6th, 2023. The updated Plan includes current and future redevelopment initiatives and a new section dedicated to water quality enhancement. Collaborating with the City Development Services Department and CRA staff, the TCRPC will undertake a review and update of the existing land development regulations for the CRA's downtown areas. This process will begin following the completion of the City's Comprehensive Plan update to ensure alignment with the updated Plan and to implement any approved policy changes.

Lindsay Davis Senior Community Center Renovation

City of Riviera Beach Parks & Recreation Department Director Young reports that the Lindsay Davis Senior Community Center renovation project is in the initial planning phase. The City Council approved Resolution Number 63-24 during the April 17th Council Meeting, authorizing the City Manager to issue a work order to West Architecture + Design LLC to design renovations of the multipurpose room to increase its size and facilitate recreation programs, facility rentals, and community events. Parks & Recreation, along with Public Works and the City Engineer, are working with the contractor to draft the design for review. This phase marks a crucial step forward in the project's progression, as it lays the groundwork for the subsequent stages of implementation.

This collaborative effort is to ensure the design aligns with the community's needs and improves the functionality of the Lindsay Davis Senior Community Center.

Mangonia Park

USD Director Low 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. The draft agreement has been reviewed by all parties at the City and USD prior to submission for review by the Town. The basis of the pricing is the same as for all commercial customers outside of the City limits. In addition, the agreement strengthens the language regarding the payment of USD impact fees for any new developments in the Town of Mangonia Park. The Town has not made a payment since its partial payment of the November 2023 invoice. The current outstanding amount is \$290,094.98. The USD Executive Director is now charged with setting up a meeting with the Town Manager to discuss the revised agreement and the outstanding balance.

Marina Village Refresh

Riviera Beach CRA Director of Neighborhood Services Ms. Jenkins reports that the Marina Village Event Center (MEC) opened during the summer of 2016. This venue provides event and community spaces with a restaurant open to the public. These amenities are 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. The MEC, while well maintained, 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 April 22nd, 2024, starting with the exterior stucco repairs and painting. The contractor is now ready to schedule the interior painting. Staff is working to identify a block of time available that will not impact events and meetings. Our design team has worked with staff to bring forth a vision for flooring, paint colors, and miscellaneous design elements for the interior, which will be displayed for the public and elected officials with an anticipated presentation and finalization in late June. Additionally, staff is working simultaneously on several minor ancillary improvements, including repainting the giant Adirondack chair and work on the splash pad area.

Oculina

Development Services Director Sirmons reports that the Oculina project is nearing the completion of the plan review phase. After meticulous review to ensure the project meets the goals of the City's Comprehensive plan, is consistent with the land development regulations, and meets infrastructure concurrency, the project is tentatively scheduled for the June 27th Planning & Zoning Board meeting. After receiving a recommendation from the Planning & Zoning Board, the project must be presented to the Riviera Beach CRA before progressing to City Council for consideration.

Parking Ordinance Truck Route

Police Chief Coleman reports the proposed truck route from the UPS facility presents two viable options for consideration. Both routes start with all trucks leaving UPS and traveling south on Avenue R to W. 13th Street. From there, the trucks will proceed east on W. 13th Street to Australian Avenue.

It is not recommended to utilize W. 15th Street for this route 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 as needed. Additionally, starting at W. 13th Street provides an opportunity for trucks to continue eastward to access President Barack Obama Highway and Broadway, both of which are signaled intersections, thereby ensuring safer and more efficient traffic flow.

Raw Water Wellfield

USD Director Low reports the wellfield is in poor condition after years of basic maintenance. A study was commissioned about four years ago, which indicated the need for significant upgrades or even replacement. The pilot testing undertaken by the JV team has confirmed those findings. During the permitting process for the new Consumptive Use Permit (CUP) with 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 be constructing those two wells as part of the main project. In addition, the sanitary surveys by the Department of Health and the EPA in 2023 both identified issues with many of the wells.

The District has been working with Brown and Caldwell, JLA (hydrogeologists), and Globaltech to develop a program to upgrade the wellfield prior to the start-up of the new water treatment process. The District will be requesting funding from the Board to complete this work. The design approved for the additional wells in the plant project will be used as the basis for all the

improvement work going forward. Finally, as the District transitions to the new Supervisory Control and Data Acquisition (SCADA) system under development, new panels have been designed for the wells, and they should be out for bid shortly. The new design incorporates the cybersecurity protocols already being followed with the lift station control panels that are ready for installation.

The Richard and Annie Brooks Center Playground

City of Riviera Beach Parks & Recreation Department Director Young reports that the Brooks Center playground project is progressing. This project is being funded with a Community Development Block Grant funding in the amount of \$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 31st, 2025. This request is due to project delays and increased lead times to receive the playground equipment. The Department has also requested to terminate the agreement to allocate funding in the amount of \$18,000 approved for Phase II of the Urban Farm and reallocate the funding towards the Brooks Center Playground project for a project total of \$218,000 due to increased costs for playground equipment. The revised agreement is scheduled for Council review during an upcoming Council Meeting.

Riviera Beach Police Department Consolidated Update

Riviera Beach Police Chief Coleman reports that the City of Riviera Beach is progressing toward a permanent home for its Police Department's staff. All operations have moved from 600 West Blue Heron Boulevard to a temporary facility at 2051 Dr. Martin Luther King Jr. Boulevard.

On December 13th, 2023, the City received an \$87,500 grant from the Solid Waste Authority to demolish the 600 West Blue Heron Boulevard facility. This grant (Resolution 22-24) will be presented to the City Council on February 21st, 2024. Upon execution, 50% of the grant will be disbursed, with the remaining 50% following the completion and verification of the demolition. These funds are available until December 31st, 2024.

The City is also selecting a design and build team for the new Police Department Headquarters at 1621 West Blue Heron Boulevard, which involves demolishing the Barracuda Bay Facility and constructing the new facility.

A Request for Qualifications (RFQ 1104-23-4) was released on September 29th, 2023, for the design and build of the new police department. Five contractor teams submitted their qualifications, and an Evaluation Committee shortlisted three firms: CORE Construction Services of Florida LLC, ANF Group Inc., and Kaufman Lynn Construction Inc. City Council will make the final selection.

Villa L'Onze

REG Architects, a distinguished firm, will oversee engineering and design to ensure the highest quality. Homeowners will benefit from the security and convenience of an association and professional management services. Staff is challenged with timing the availability of components

of the capital stack. Staff is working toward a summer timeframe to complete this and move towards groundbreaking. The entitlements are in hand.

Villa L'Onze represents the first phase in the comprehensive redevelopment of the block at 11th and Avenue E. Villa L'Onze Phase II is close to application submission, which will include another twelve townhomes for sale.

Villas of Solana

The Riviera Beach CRA Director of Neighborhood Services Ms. Jenkins reports that Villas of Solana LLC, a subsidiary of the Riviera Beach Community Development Corporation (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 on the 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 the School District of Palm Beach County. In this era of housing crisis, affordable/workforce housing units are much desired. Coming soon to this neighborhood will be a new high school, walking trails, a planned 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 of the 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. A marketing plan is in place and underway, including a bus tour for prospective first-time buyers during National Homeownership Month in June. The developers have presold two of the units. The general contractor is in place, along with a property management firm.

The completed project will have 14 attractive two-story buildings with two units per structure, for a total of 28 units. We anticipate 11 two-bedroom units with 2 ½ baths and 17 three-bedroom units with 2 and 2 ½ 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 include 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 the potential of each lot. The houses will embrace a coastal style of architecture, including architectural details such as mini balconies/patios, decorative soffits, pillars, and railings that denote ocean breezes and sunny days. This style is reminiscent in this neighborhood and will do much to reweave the fabric of the

community while inviting new residents to put down roots. The exteriors will be painted in colors such as aquamarine, teal, and soft coral that suggest the water and beach, evoking the close proximity to the City's working waterfront.

Water Treatment Plant Update

Utility Executive Director Low 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 improve the calculation of unaccounted water loss. Reporting on usage is increased from frequently to monthly, and the capacity is reflected in annual and monthly limitations. The available water is in line with the parameters used to design the new water plant, and the permit approves all of the new wells that are needed.

The design effort is taking place across several parallel streams. The most advanced is well designed, now at 60% final review. Several workshops have been held to finalize surface and underground elements. A hydraulic model of the raw water distribution system has been completed to provide the necessary data to set pump sizing for the new wells and study the impact on the existing facilities. The JV team expects to complete the 60% design for the wells and storage tank by May and will request construction funding immediately. The 30% design level for the whole plant is due by the end of March, providing a revised cost estimate for the entire project. The permit application for the underground injection well is being processed. This could take up to one year.

The JV Team is continuing with what work can be completed until the fueling station closes and any debris-transferring operations cease. Once the site is available, the fueling station will be demolished and remediated. Any remaining debris will be removed, and further Level 2 environmental assessments will be completed in the accessible areas.

2600 Broadway – Redevelopment Site

The Riviera Beach CRA Planning and Development 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. To address this shortfall, the CRA Board approved a request for proposals, which the City's Procurement Department released on September 11th, 2023. The redevelopment of this site promises to enhance the corridor significantly and establish a new standard for midrise developments in Riviera Beach.

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 will be issued to the public on June 10th, 2024.

Utility Burial Project

CRA Planning and Development 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 CRA has successfully acquired the appropriate easements to facilitate these improvements.

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. The City Council has endorsed an interlocal agreement with the CRA for project funding, and contracts with FPL have been formalized. Meetings with FPL have begun to initiate construction coordination.

2655 N. Ocean Dr.

Development Services Director Sirmons reports that the application for a restaurant at 2655 N. Ocean Dr. is now ready for City Council consideration. This project began with the applicant requesting a text amendment to allow restaurants as a special exception in the Office Professional zoning district. Ordinance 4251 was passed in January to allow this change in development regulations. Now, the applicant has provided a site plan and special exception submittal to allow an Italian American restaurant at this location. This project was reviewed by the Planning and Zoning Board on May 9th, 2024, and received a recommendation for approval. This project is now slated for the June 5th, 2024, City Council meeting for consideration