




CITY OF RIVIERA BEACH

TO: HONORABLE MAYOR, CHAIRPERSON AND COUNCILMEMBERS

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

SUBJ: REIMAGINE RIVIERA BEACH – UPDATE MEMORANDUM
For the Period of MARCH – JULY 2025

DATE: MONDAY, SEPTEMBER 1, 2025

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 Great 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.

To meet the community’s growing needs and demands, the City has 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.

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 This includes revitalizing old, outdated, and dilapidated facilities, addressing wages, and benefits, as well as other historically neglected elements.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

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

significant progress so as to support and strengthen future endeavors.

“Reimagine Riviera Beach” symbolizes a vision that has propelled the City into its centennial year to incorporate modern amenities, facilities, major employment centers, and other community benefits. This inclusive strategy is intended to overcome systemic obstacles by implementing intentional steps to ensure businesses, residents, and other stakeholders have access to equitable economic and social growth opportunities in the community where they have chosen to invest. In this way, “Reimagine 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 for the benefit of the next generation.

Significant Private Developments

Crab Pot Restaurant

Development Services Director Sirmons reports that the permits for the Crab Pot Restaurant Project have been approved and issued. Staff looks forward to assisting the contractors with this project throughout the construction process once the work commences.

FoundCare

The Riviera Beach CRA reports that 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 final construction cost for the project slightly exceeded its estimated \$11.4 million budget because of several field adjustments. FoundCare constructed its newest health clinic while the CRA is focusing on activating the CRA management offices and a restaurant. These spaces, valued at approximately \$2.85 million, are being constructed explicitly for the CRA to manage and use exclusively. Notably, groundbreaking occurred in March 2024. Site development is now complete. A ribbon cutting ceremony for the FoundCare spaces was held on June 13, 2025.

Additionally, CRA Director of Neighborhood Services Jenkins reports that the CRA engaged Stiles Architects (who designed the overall building) to assist with programming the buildout required for the incubator spaces.

The CRA is interested in attracting a restaurant operator that can offer light breakfast, lunch, and dinner meals at reasonable prices for internal customers and visitors. The CRA is working with small business partners to identify and attract a restaurateur. The CRA Board has supported a hybrid use of the incubator space in which to move the CRA offices and create a small business co-op as well as this restaurant. A proposed floor plan is available. Grand opening for the space sub-leased to the CRA is anticipated in early Spring 2026.

Significant Public Developments and Initiatives

Police Department

New Police Department Station/Facility

Chief Coleman and the City continue to make steady progress towards establishing a permanent home for the Riviera Beach Police Department.

Effective June 2023, all Police Department operations have been successfully relocated from the previous facility at 600 West Blue Heron Boulevard to a temporary location at 2051 Dr. Martin Luther King, Jr. Boulevard. This move ensures uninterrupted service to our community during the transition to the new headquarters.

The City's Capitol Project Administrator and the Police Department Design Team meet weekly with CORE Construction Group to plan the development of a state-of-the-art police station at 1621 West Blue Heron Boulevard. As of this date, the Design Development Phase is 60% complete.

The Design Development Phase is a critical stage in the construction planning process. During this phase, the project team refines the architectural, structural, mechanical, and electrical systems based on earlier concepts. Design elements such as building layout, materials, systems integration, and cost estimates are reviewed and developed in more detail to ensure the project meets functional requirements and the proposed budget is finalized. General Conditions and requirements have been provided in detail in the Design Development Estimate. Each section provides a summary of the overall cost and highlights major contributing factors

The Project's site plan application was submitted on March 21, 2025. The Planning & Zoning Board reviewed the project on August 14th, 2025 and the board recommended approval. The project is slated to be before the City Council in the Fall of 2025.

The construction documents reached 50% completion in mid-July 2025. Following final approvals, the demolition of the existing structure at the new site is scheduled to begin in the Fall of 2025. At the conclusion of the demolition of the existing structure, the erection of the new facility will begin. The Project's site plan, future land use plan and right-of-way abandonments were approved by the Planning and Zoning Board at its meeting of August 14, 2025.

The Police Department is committed to keeping all staff and community members informed throughout this important project and will continue to provide updates as milestones are reached.

Fire Department

Fire Station 86 – 5010 N. Ocean Drive

During this year's election, held on Tuesday, March 19, 2024, City residents approved a General Obligation Bond of \$25 million to fund the reconstruction of Fire Station 86, which is located on Singer Island. According, at this time, Chief Curd reports that staff is in the initial phases of vacating crews from the existing Fire Station 86, as it has reached its end of useful life. To this end, the City is also in the initial stages of remodeling the temporary facility where the crews will be housed in the interim. Crews are anticipated to be out of Station 86 toward the latter part of this year, allowing work to commence on the site. The site plan for permanent Fire Station 86 was approved at the June 18, 2025, City Council meeting. Construction plans for the new Water Tank and Pump House are complete, and an initial GMP for phase 1 is being heard by the Council on August 20, 2025.

Ocean Rescue Facility (Renovation)

Capital Projects Administrator, Terrence Bailey, reports that staff have been working with the Fire Department and Information Technology Department for needed improvements to the Ocean Rescue building. Construction plans for the required improvements are at 90% and staff anticipates the project going out to bid in September 2025, with construction commencing in December 2025 and completing in the first quarter of 2026.

Development Services Department

2040 Comprehensive Plan

Director of Development Services Clarence Sirmons reports that the 2040 City's Comprehensive Plan updates are underway. The Comprehensive Plan is an important citywide policy document that provides direction for the future of Riviera Beach. 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 eleven (11) chapters, or "elements", will be workshopped during the Planning & Zoning Board meetings so that the public and Planning & Zoning Board can inspect and provide feedback on the proposed language. To date, the 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 a final update. On May 29th and June 9th, staff held additional community meetings so that the public would have the opportunity to inspect and provide comments on the consolidated draft.

To conclude the process, the Comprehensive Plan draft 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. Staff expects the adoption phase to begin in the fall of 2025. 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.

National Village Retention Pond

Director of Development Services Clarence Sirmons reports that the National Village Community faces several challenges that affect the functionality and aesthetics of the neighborhood. Firstly, one of the retention ponds that holds excess rainwater for the community is experiencing erosion of one of its banks. Development Services will coordinate with the City Engineer and Capital Projects Division to fortify the retention pond for the residents. Additionally, the perimeter wall of the community suffered significant damage due to a car accident. The homeowner's association (HOA) did not take steps to repair this wall due to its inactive status. Instead, Development Services staff worked with a contractor to repair the wall and increase resident engagement. A community meeting was held on May 20th with over 30 residents of National Village. This productive meeting included an exchange of resident concerns and the efforts the City is making to improve the neighborhood. Staff believes increased participation of residents and a revitalized HOA will lead to long-term, sustained improvements in neighborhood maintenance and appearance. The Department has partnered with the Riviera Beach Community Development Corporation Director of Neighborhood Services Annetta Jenkins to continue community outreach and engagement in the neighborhood. The next meeting is planned for August 7, 2025, to continue the work of the initial meeting.

Chief Financial Officer Randy Sherman reports that based on the Plat, any improvements conducted for lake maintenance will require an assessment of all residents. It is anticipated that the maintenance assessment would be approximately \$3,000 per residential property located within National Village. The actual amount of the assessment will be determined once the cost of the project is finalized. Currently, the solicitation for this work returned an estimated cost of \$327,750.00. Once the procurement process is complete, costs can be finalized, and Council approval can be sought.

Oculina

Development Services Director Sirmons reports that the Oculina project has completed the plan review phase and been approved by City Council. A meticulous review to ensure the project meets the goals of the City's Comprehensive Plan and regulations indicates that it is consistent with the land development regulations and meets infrastructure concurrency. The project will provide over \$5,000,000 in additional annual tax revenue and set a new urban development standard within the Broadway Corridor. At the May 7th Council meeting, the plat and MEAHOP development agreement for this project were passed completing the needed entitlement documents for the development. As for next steps, city staff looks forward to guiding this project through the construction permit review process.

Public Works Department

Citywide Asphalt Pavement Restoration

Public Works Director Buxton-Tetteh reports that the Citywide Asphalt Pavement Restoration Project is advancing with a data-driven, worst-first strategy to prioritize roadway improvements across all City districts. This approach aligns with City policy, ensuring the most deteriorated streets are addressed first while maintaining equitable distribution of resources.

The City issued a solicitation for asphalt pavement rehabilitation services in June 2025, with the goal of presenting contract award recommendations to the City Council in October 2025. This expedited timeline is designed to facilitate contractor mobilization in November 2025, allowing for the timely execution of critical roadway restoration efforts.

City-wide Sidewalk Repairs

Public Works Director Buxton-Tetteh reports that the Citywide Sidewalk Repairs project is progressing with a data-driven, worse-first approach to prioritize improvements equitably across all City districts. This methodology aligns with City policy, ensuring that repairs address the most critical needs while maintaining fairness in resource allocation.

The City issued a solicitation for sidewalk/concrete rehabilitative services in June 2025, with a goal of presenting contract award recommendations to the City Council in October 2025. This expedited timeline is designed to enable contractor mobilization in November 2025, ensuring timely project implementation and improved pedestrian safety throughout the City.

North Ocean Drive Landscape Enhancement

Public Works Director Buxton-Tetteh reports that this project is being developed with a thoughtful and sustainable approach to improve the aesthetic and environmental quality of this key corridor. The plan prioritizes resilient, low-maintenance landscaping that enhances the area's natural beauty while promoting sustainability and long-term viability. The City is committed to engaging the community throughout the process to gather input and ensure the improvements reflect local priorities. Additionally, we aim to partner with local vendors to support the regional economy and leverage expertise in coastal landscape solutions. The procurement process is scheduled to commence in August 2025, with an estimated contract award and project implementation slated for November 2025.

Lakeview Park Neighborhood (Improvements)

Lead by the Development Services Department in cooperation with City Administration, staff of various disciplines, has reassured the residents of the Lakeview Park Neighborhood that as public servants, it is clearly understood that their interests shared are strongly considered and are at the forefront of realizing beneficial results. This means that ideas, comments, suggestions, recommendations and the like that are brought to the City's attention are seriously considered as we go about researching and evaluating measures to incorporate and install for the betterment and security of the community.

To this end, in an effort to provide for some simple, yet impactful changes that are designed to improve the quality of life and enhance aesthetics for those families and individuals who reside in the Lakeview Park Neighborhood, the following are being evaluated for implementation:

- Installation of up to eight (8) temporary speed humps made of rubber and subsequently, replacing such temporary ones with permanent speed humps.
- Police Department will install monitoring cameras at two locations; this will allow officers in the real-time crime center to address violators of traffic laws in an expedited manner.
- Implementing traffic calming methods such as narrowing the streets and other alternatives including landscape features.
- Installation of a traffic mirror.
- Updating needed street and neighborhood identification signage.
- Improving milling and paving throughout the neighborhood excluding the locations in need of utility infrastructure.
- Developing a commercial truck route for the neighborhood. This excludes commercial vehicles that provide services to neighborhood residents.
- Implementing a new street sweeping maintenance initiative for the community.
- More aggressive and attentive code compliance measures.
- Restriping stop bars at locations of stop signs.
- Working with FPL to conduct a lighting analysis of the neighborhood.

As noted above, it is the City's desire to meet the community's expectations and as such, staff will keep the doors of communication open and regularly inform the community of progress made. Further, a detailed timeline that outlines the forecasted start and completion dates of the various projects has been developed.

Riviera Beach Shores

Public Works Director Bernard Buxton-Tetteh has announced the significant completion of the Riviera Shores Community enhancement project, a key initiative under the City's commitment to building great neighborhoods and improving safety and aesthetics. The project included milling and resurfacing of Shore Drive, Palm Drive, and Riviera Drive, with asphalt paving completed on February 19, 2025. Pavement marking (striping) was completed in March 2025, following the necessary curing period. Plans for additional improvements, including traffic signage, two community signs, landscaping enhancements, and an assessment of traffic-calming measures in the community, are continuing, with an estimated completion date of Fall 2025.

North Ocean Crosswalks

Public Works Bernard Buxton-Tetteh reports that the City of Riviera Beach and the Florida Department of Transportation (FDOT) collaborated 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, pedestrians and bicyclists crossing the street at uncontrolled crosswalks. Planning and design for this project, which is being managed by FDOT, are currently underway and are estimated to be completed by Winter 2025. Construction activities for the project are expected to be initiated in Summer 2026.

FDOT Broadway Multimodal Improvements

Public Works Director Buxton-Tetteh reports that, in collaboration with multiple other jurisdictions, FDOT is advancing a multimodal improvement project along Broadway (US-1) to enhance mobility and connectivity from 59th Street to Northlake Blvd. The project includes pavement replacement, bicycle lanes, landscaped medians, decorative crosswalks, and improved street lighting. To enhance aesthetics, the City requested \$313,212.00 in additional improvements for upgraded lighting and crosswalks. As FDOT considers these nonstandard, maintenance and funding agreements were required. The Riviera Beach CRA Board of Commissioners approved the funding, and the City Council approved four agreements on July 17, 2024, to move the project forward.

Planning and design were completed in November 2024, and procurement activities were finalized in February 2025. FPL has begun undergrounding its utilities, and work is underway. AT&T, with a smaller underground scope, submitted FDOT permits and received a Request for Additional Information (RAI). The resubmission was completed, and the CRA advertised bid documents in March 2025. A contract was awarded to MasTec, Inc. in June 2025, and permitting is anticipated to be approved by the end of August 2025. Underground installation is projected for completion by December 2025, with the remaining work commencing immediately thereafter.

The overall multimodal project schedule remains: Construction starting in summer 2025 and completion in summer 2027.

Parks and Recreation Department

Barracuda Bay Aquatic Center (Relocation)

Director Young reports that discussions regarding the relocation of the Barracuda Bay Aquatics Complex have commenced with scheduled meetings involving the City Administration. These discussions aim to ensure that aquatics programming continues until the construction of a new Aquatics Facility, funded by General Obligation (GO) Bonds.

The Department is engaging with both public and private facilities, as well as neighboring municipalities,

to explore partnership opportunities to prevent any interruption in aquatics services for City residents. As part of these efforts, the Department is preparing to launch the Swim On-the-Go Initiative, a community-based program that will collaborate with local Homeowners Associations (HOAs) to provide access to neighborhood pools. Department Staff that are Certified Swim Instructors will offer swim lessons for all ages within these community settings, maintaining service continuity following the closure of Barracuda Bay.

As part of initial outreach efforts, Parks & Recreation staff have met with the following communities to discuss potential participation in the Swim On-the-Go Initiative:

- Thousand Oaks
- Marsh Harbour
- Sonoma Bay
- Heron Estates
- Mystic Woods Apartment Complex

During these meetings, staff presented the proposed program and provided each HOA with a copy of the Swim On-the-Go proposal for review and consideration to assist in drafting a formal agreement. These efforts have helped identify suitable locations and served to gauge interest in hosting neighborhood-based aquatics programming.

As part of the City's commitment to building strong relationships with local businesses, the City has developed a partnership with Rapids Water Park through the Residents to the Rapids Initiative. This collaboration aims to provide Riviera Beach residents with discounted admission as an alternative aquatics recreation option during the closure of Barracuda Bay. The City has finalized an agreement with Rapids Water Park and is preparing to present it to the City Council for formal approval.

The City also hosted a Community Meeting on July 15, 2025, at the Marina Event Center to present the Barracuda Bay Relocation Plan, which was led by Parks and Recreation staff in coordination with City Administration, the Capital Projects Administrator, Terrence Bailey, and the Riviera Beach Police Department. The meeting was well attended and served as an important opportunity to engage residents on the upcoming changes. During the meeting, Parks and Recreation staff presented details about the Swim On-the-Go Initiative, the Residents to the Rapids Program, and other available options to ensure continued access to aquatic programs following the closure of Barracuda Bay. The Riviera Beach Police Department also presented on the design and development of the new Police Headquarters, which is scheduled to be constructed on the current Barracuda Bay site.

Barracuda Bay is scheduled to close in September 2025, which aligns with the facility's normal seasonal operating schedule and marks the conclusion of the summer season. To maintain service continuity, the Swim On-the-Go Initiative is expected to launch in March 2026, in alignment with the Parks and Recreation Department's standard seasonal programming calendar. The Department plans to maintain its normal

operating calendar through the implementation of the Swim On-the-Go Initiative and the Resident to the Rapids Program.

The Parks and Recreation Department is in the process of moving to new Parks & Recreation Administration Office located at 2499 Ave H West (formerly Temp Fire Station 87). Conversion of Temp Fire Station 87 into Administrative Offices have been completed and the Parks Division has been fully relocated and operating out of the new location. Administration and Aquatics staff will be completely relocated prior to Barracuda Bay closing.

Through collaboration and innovative program delivery, the City of Riviera Beach remains committed to delivering uninterrupted Aquatic Services for all residents during this redevelopment project.

Municipal Beach Improvements

Director Young reports that the Parks & Recreation Department, in collaboration with Public Works, the City Engineer, and 2GHO Inc., hosted a Public Engagement Meeting with District 4 Councilperson Spiritis on January 27, 2025, at the Marina Event Center. This meeting provided over 100 residents and beach patrons an opportunity to offer input on the proposed municipal beach improvements, funded by the GO Bond approved during the March 19, 2024, election.

The proposed improvements include a boardwalk, pickleball courts, tennis courts, pavilions, and an aquatic feature such as a water splash playground, as well as a playground. Residents voiced concerns about the need for enhanced policing and a substation on-site as part of the redevelopment. Additional requests included more pavilions, trash receptacles, enhanced playground equipment, and improved restroom facilities. City staff, along with 2GHO, will review the public input and design a concept plan for the Municipal Beach improvements.

The Richard and Annie Brooks Center Playground

City of Riviera Beach Parks & Recreation Director Young reports that the Brooks Center Playground project is currently undergoing revisions to align with updated cost estimates and procurement strategies. Funded by a Community Development Block Grant (CDBG), through Palm Beach County. The project aims to construct a STEM-themed playground adjacent to the Richard and Annie Brooks Community Center, enhancing recreational and educational opportunities for local youth.

Originally budgeted at \$200,000, the Department has requested to reallocate an additional \$18,000, previously designated for Phase II of the Urban Farm initiative, to the Brooks Center Playground project. This reallocation brings the total project funding to \$218,000, addressing increased costs associated with playground equipment and installation.

In support of this funding adjustment, the Riviera Beach City Council Approved Resolution 90-24 on June 5, 2024, formally amending the CDBG agreement to reflect the new budget and extending the original project completion date to June 2025. Subsequently, the Palm Beach County Board of County Commissioners approved the amendment, allowing the project to advance under the revised terms.

Despite these approvals, the City has encountered procurement challenges. The initial bid solicitation for the playground project, which closed on October 28, 2024, did not yield any complete bids, requiring the bid to be reposted. A third solicitation effort was published in April 2025, and closed on May 27, 2025, but again resulted in no bid responses.

The Parks & Recreation Department is working with the City's Procurement Department and design consultant 2GHO to rebid the project and address challenges related to project cost, redesign, and procurement strategy. The City is also coordinating with the Palm Beach County Department of Housing & Economic Development to request reinstatement of the CDBG Agreement and a timeline extension to ensure continued funding eligibility and adequate time for project completion. Upon approval, the project will be tentatively scheduled for completion in June 2026.

The Parks & Recreation Department remains committed to delivering this innovative recreational asset to the community and will continue to provide updates as the project progresses.

Lindsey Davis Senior Community Center (Renovation)

City of Riviera Beach Parks and Recreation Director Young, reports that the Lindsey Davis Senior Community Center Renovation Project continues to move forward with steady progress in planning, design, and procurement. The original solicitation for construction services was issued on May 19, 2025, and closed on July 3, 2025. However, the solicitation was not awarded due to budget constraints. As of July 22, 2025, the Procurement Division has reissued the bid, with a new closing date of August 26, 2025. A non-mandatory pre-bid meeting was held on July 30, 2025, and was attended by seven contractors.

The Project is being implemented in accordance with Resolution No. 63-24, which was approved by the City Council on April 17, 2024. This resolution authorized the City Manager to issue a work order to West Architecture + Design, LLC to prepare design plans for renovations that will expand and enhance the facility.

The planned improvements include the expansion of the multipurpose room to allow for increased senior programming, community events, and rental opportunities. Additional enhancements include the development of a serving kitchen to support the Senior Lunch Program, upgrades to restrooms for improved accessibility, and implementation of modern technology to support programming, presentations, and special events.

Construction is anticipated to begin tentatively in September 2025, with project completion expected in the third quarter of 2026.

During construction, all senior programming held at the Lindsey Davis Senior Community Center, including the Senior Lunch Program, will be relocated to the Wells Recreation Center. This relocation will help ensure that vital services for senior residents continue without interruption.

As part of the overall redevelopment effort, two ordinances have been approved to update the zoning and land use designations necessary to support the expansion of the parking lot located directly south of the existing site. This parking expansion is essential to accommodate increased usage and improve accessibility.

The Project also includes a revitalization of the Lindsey Davis Garden. Planned garden improvements include a walking path to provide accessibility, security fencing, shaded seating areas, an equipment shed to support gardening activities, and a pavilion for outdoor gatherings and programs.

With construction bids under review, the project will be brought forward to the City Council for award approval following the bid closing. The Parks and Recreation Department remains committed to enhancing the quality of life for residents through meaningful capital investments and looks forward to delivering a modernized and welcoming senior center that reflects the needs and priorities of the Riviera Beach community.

Jerry Schultz Park (Renovation)

Parks and Recreation Director Young, reports that planning and design efforts are actively underway for the renovation of Jerry Schultz Park. This Project reflects the City's continued commitment to enhancing public spaces, promoting healthy lifestyles, and expanding access to quality recreational opportunities for all residents.

The Parks and Recreation Department is collaborating with the City Engineer and design consultant 2GHO to develop a comprehensive improvement plan for the Park. The conceptual design includes the addition of a walking path to support physical activity, stationed fitness equipment for outdoor exercise, a new playground designed for youth of all ages and added park amenities such as benches and trash receptacles to encourage greater visitation, usage and maintenance.

2GHO is currently in the final phase of refining the conceptual plans. The next step is the preparation of bid documents, which will allow the City to move forward with the procurement process and select a qualified contractor for construction.

The Jerry Schultz Park Renovation Project is scheduled to begin construction in the fourth quarter of 2025. Once complete, the reimagined park will provide a safer, more engaging, and welcoming environment for families and residents in the community.

The Parks and Recreation Department remains committed to investing in neighborhood parks and enriching the overall quality of life for residents of the City.

Lone Pine Park (Renovation)

Parks and Recreation Director Young reports that the primary goal of the Lone Pine Park Renovation Project is to introduce modern amenities that promote active, healthy lifestyles and encourage consistent community use. Accordingly, the Parks and Recreation Department is actively collaborating with the City Engineer and 2GHO to develop a comprehensive renovation plan for Lone Pine Park. This effort is part of the City's ongoing commitment to revitalizing public spaces and expanding access to quality recreational opportunities for residents.

The conceptual plans for Lone Pine Park include a new playground, resurfacing the existing tennis court, the addition of a new pickleball court, construction of outdoor basketball courts, and the inclusion of shaded pavilions to support family gatherings and community events.

To ensure that the proposed improvements reflect the needs and preferences of the surrounding community, the Parks and Recreation Department will host a series of community meetings. These forums will provide residents with the opportunity to review conceptual designs, share feedback, and actively participate in shaping the final vision for Lone Pine Park. Once complete, the renovated Park will serve as a vibrant and welcoming space for recreation, wellness, and social engagement for individuals and families in the neighborhood Park.

The Parks and Recreation Department remains committed to reimagining neighborhood parks across the City of Riviera Beach, ensuring that public spaces are safe, inclusive, and enriching for all residents.

Finance Department

Marina Dock

Chief Financial Officer Randy Sherman reports that the final phase of the Marina expansion is anticipated to go to bid in 2026. Permitting by FDEP and the U.S. Army Corp of Engineers is still outstanding. The Phase IV expansion will include additional docks on the north-end of the marina, over-water restrooms, office space for the harbor master and a floating restaurant pad. Construction is planned for 24 months. Mitigation for proposed seagrass damage has been the hurdle for the issuance of the permits.

GO Bond Issuance Summary

Chief Financial Officer Randy Sherman reports that on March 19, 2024, a majority of the votes cast by qualified electors within the City resulted in the approval of the issuance of general obligation bonds that were the subject of the Bond Referendum. The Bond Referendums consisted of three projects, \$25,000,000 for the Fire Station Project, \$35,000,000 for the Police Station Project and \$55,000,000 for the Parks and Recreation Project. Police, Fire, Parks and 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 120-150 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 worked with Bond Counsel 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 bond validation hearing was held on September 9, 2024. On September 24, 2024, a Final Judgement was issued in support of the City, however, the Final Judgement was appealed to the Florida State Supreme Court. On December 5, 2024, the City's motion to dismiss the appeal was granted, the Notice of Appeal was dismissed. The City is now free to move forward

with the issuance of the three voter-approved bonds. Prior to issuing referendum debt, the City Council will confirm the amount of the proposed issuances and will have final approval of the issuance terms. Staff is currently targeting a late November/early December 2025 closing.

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.

Town of Mangonia Park Utility Mediation

The Utility Special District Finance Officer Randy Sherman 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 made consistent or proper payments since the summer of 2023; the current outstanding amount is \$. \$920,321.65. The City Manager is working on setting up a meeting with the Town Manager to discuss the revised agreement and the outstanding balance.

Public Parking Program Update

One Parking Corporate, Inc. has been awarded a qualified third-party Parking Management Agreement.

Chief Financial Officer Randy Sherman reports that staff held five community meetings between January and early April to gain additional feedback prior to presenting to the City Council a finalized plan for the implementation of paid parking. A Special Meeting to discuss Parking was held on June 17, 2025, to finalize the implementation. The City Council provided the City Manager with directions to move forward with implementation. The goal at this time is to have the paid program implemented prior to the Labor Day weekend. Next steps to implementation are to:

- Provide adequate advance notice to allow for operational adjustments to be made and communicated to patrons.
- Prepare community-wide program notification for distribution.
- Customize validation programs for each business entity.
- Develop business marketing opportunities for the on-line payment application.
- Finalize and market the Residential Parking Permit Program.
- Develop an interlocal agreement between the City and the CRA to address all upland activity.
- Permit and install cameras and payment kiosks.

Utility Special District

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 wastewater force main will also cross the Intracoastal Waterway and will include a wastewater force main from Lift Station No. 10 on the island and a wastewater force main on the mainland to an existing master pump station (Lift Station No. 1A) located near Avenue H 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 and subsequently approved by 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 60 percent complete. The design for approximately 2.0 miles of additional sanitary force main planned to be constructed is 30 percent complete.

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. Construction is scheduled to be completed in December 2026.

Chen Moore and associates have met with Palm Beach County to discuss the impacts to Phil Foster Park during the construction activities and to determine what agreements needed to be formulated so the Utility has unrestricted access to maintain the finished water line and force main. Chen Moore is also conducting modeling to verify the pipe diameter is sufficient to meet current and future demands.

Existing Water Plant

Utility Staff and City Administration have coordinated further assistance along with Utility Special District Board approval for U.S. Water Services Corporation to further aid water treatment plant personnel in implementing sufficient repairs and/or improvements and restore reliability. U.S. Water Services Corporation (U.S. Water) 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 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. Please see below, a list of more progress made in the areas of maintenance and training:

- Compliance, Sample Collection & Lab Process Analysis training consisting of classroom and hands-on activities conducted over a 3-day period.
- 16 filter pressure transmitters repositioned off the wall and re-plumbed to allow for calibration
- 32 filter pressure transmitters calibrated
- North softener taken down and completely de-scaled
- 2 recovery basins (save-alls) cleaned. Approx. 100 tons of lime removed

U.S. Water 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. On November 20, 2024, the Utility Special District Board approved Resolution 24-24UD which included the construction of these two new Surficial Aquifer System (SAS) wells. A permit application to construct these wells was submitted to the Health Department and are pending permit issuance.

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 were out of service for various reasons, such as mechanical, electrical, and/or water quality issues. Two water supply wells were rehabilitated and placed back in service. Seven wells are currently out of service. Nine wells, which have significantly reduced capacity, and ten other wells are left to meet daily demands.

Globaltech has been authorized to work on rehabilitating public water supply wells. As the well(s) restoration project progresses, additional wells will be rehabbed according to priority and Globaltech completed the rehabilitation of three (3) out of service wells that have been placed into service.

USD staff reports Globaltech has completed repairs on wells 921,961, and 871 and are beginning chlorination and bacteriological clearances for these wells. Once the bacteriological clearances are achieved and the Palm Beach County Health Department approves the wells to be placed back into service, USD

staff will begin using these raw water wells. Globaltech has been given instruction by USD staff to delay the bacteriological clearances on wells 802 and 805 and begin acidification efforts on these wells. By acidifying these wells, it is the goal of the Utility Special District that the wells will produce more volume and better water quality. This is the USD's first step in attempting to reduce the need for pre-treatment when the new membrane plant is constructed and placed into service. Lastly, Globaltech has completed testing on a total of 17 wells, 12 of which had their flow meters calibrated or replaced. Again, this is critical to the successful operation of the water plant and the utilities ability to track raw water consumption and stay within the requirements of the South Florida Water Management District consumptive use permit.

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 after the PLCs for the control panels are designed to work with both the current and future SCADA systems. The new design incorporates the cybersecurity protocols already being followed, and the lift station control panels have also been designed and the PLCs for the control panels are designed to work with both the current and future SCADA systems. 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 and the Planning and Zoning Board approved the associated Comprehensive Plan Amendment. The City Council subsequently approved the first and second readings of the Ordinance for the associated amendment to the Comprehensive Plan. The second reading and approval of City's Comprehensive Plan amendment occurred at the January 15th City Council meeting.

At the November 20, 2024, Utility Special District meeting, the Board approved GMP 2 for the drilling and fully equipping of two Floridan Aquifer System (FAS) wells and two Surficial Aquifer System (SAS) wells at a guaranteed maximum price of \$13,700,000. Further, with respect to the FAS wells, all above-ground improvements associated with piping, process/mechanical, electrical, controls and site/civil improvements would be incorporated into a future GMP with the completed wells capped and secured with a temporary fence. Additionally, on January 16, 2025, the Utility Special District Board approved GMP 3. GMP 3, providing for the construction of the expansion of the new Floridan Aquifer System (FAS) wellfield and allows for the provision of four (4) wells to be constructed and installed. More specifically, the drilling and fully equipping of the balance of four (4) FAS wells at a guaranteed maximum price (GMP) of \$23,695,058.17 and all wells have been permitted and construction of two Surficial Aquifer wells and two Floridan Aquifer wells is underway with an anticipated start date in the Summer of 2025.

New 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 design of the City's wellfield has been completed with the subsequent award GMP proposals for construction. The design of the raw water

transmission system, the New WTP, the injection well system, and Avenue U Maintenance Facilities have progressed to the 90 percent completion stage while the design of the finished water transmission infrastructure is at the 60 percent completion stage.

The JV prepared and submitted a GMP 4 proposal for the construction of one concentrate injection well and one dual zone monitoring well. Early construction of this infrastructure is an important constructability consideration that can have a significant impact on the overall construction schedule for the WTP. The GMP 4 proposal was subsequently negotiated with the City and its Owners Representative and it is anticipated to be brought to the Board for approval at a meeting in late August or early September 2025.

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 in the completion of pilot testing required to establish pretreatment requirements. Given the limited performance of several pretreatment alternatives evaluated, the JV recommended membrane filtration (micro or ultra-filtration) to address source water concerns. Supplemental pilot investigation of identified enhanced pre-treatment alternatives was recommended by the JV, and pilot testing was initiated in February 2025 and continued through mid-August. While some operating challenges have been encountered, the performance of the membrane filtration pretreatment process coupled with nanofiltration (NF) favorably met or exceeded expectations. The results of the pilot effort will be formally documented in a supplemental pilot investigation report. 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 to incorporate recommended modifications into the design.

The JV submitted the 90 percent completed design for the water treatment plant on April 22, 2025. As expected, certain elements of the design require further development once pre-treatment and post-treatment requirements are established at the conclusion of pilot testing and design revisions are made to address operability/reliability enhancement opportunities as well as commissioning details that are currently under development. The required design revisions will be addressed as part of future authorizations that are anticipated to be brought to the Board for approval by early September 2025.

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 conducted preparatory work for clearing and leveling the site for the new structures. The work accomplished to date includes demolishing the fuel dispensing facilities, removal and proper disposal of the buried diesel and gasoline storage tanks, installation of a temporary electrical supply system, a fencing wrap, and a construction trailer which is currently occupied by the JV construction management team. Grading and exploratory excavations to discover potential unknown debris and/or contamination as well as environmental assessment work and geotechnical studies have been completed. Coordination with FP&L is ongoing for temporary construction activities and the new water plant. Mobilization of equipment for a water supply well located at this site has been completed and construction of the well is ongoing.

Avenue “L” – New Water Plant Update

USD staff reports that following the approval of the lease at the April Board Meeting, 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 was reviewed by the Planning and Zoning Board at their November 11, 2024 meeting. Building permits have been submitted for site clearance and removal from the old fueling station. A review of the 90% design was completed with the submittal of comments to the JV on May 15, 2025, following a design review workshop that was held on May 13, 2025. On July 2, 2025, the JV submitted a written response that documented the agreed upon resolution of design review comments and a follow-up meeting was held on July 8th to resolve outstanding comments. The JV team submitted an updated opinion of probable cost and project construction schedule on May 30, 2025, that indicated an estimated total project cost of \$394.4 million with a scheduled final completion in May 2029. It is anticipated that the JV team will initiate market pricing for the development of a GMP for the construction of the new treatment plant after outstanding 90 percent design uncertainties (that could impact the project scope and cost) have been satisfactorily addressed.

C-17 Canal and “M” Canal Aerial Forcemain Crossings Replacement Project

On January 14, 2025, the USD Board approved Resolution Number 2-25UD awarding Bid Number 1121-24-4 to Quality Enterprises USA, Inc.; the lowest responsive and responsible bidder, to replace existing sanitary force mains crossing both the C-17 Canal and the M Canal in the amount of \$3,159,593.00.

Prior to the bid being awarded to the contractor, the Florida Department of Commerce (formerly the FDEO) awarded the City of Riviera Beach a construction grant in the amount of \$1,900,800 for the project.

On January 17, 2025 the City USD requested additional funding in the amount of \$1,258,793 for the project. Subsequently, the Florida Department of Commerce provided an Approval Letter of June 3, 2025 for an additional grant in the amount of \$1,258,793 and a total grant in the amount of \$3,159,593. The Florida Department of Commerce updated the grant agreement for an increased amount of \$1,258,793 for a total grant award in the amount of \$3,159,593.

USD issued an official Notice to Proceed on May 16, 2025 to the contractor with a final completion of construction of the forcemains crossing both the C-17 Canal and the M Canal to be achieved by May 17, 2026. Finally, please be informed that USD staff and the City’s contractor conducted a public meeting with the Marsh Harbour Community and Homeowners Association’s Board at 6:00 PM on Thursday, June 16, 2025, to discuss the project, which included the sharing of details and the garnering of comments from residents and other stakeholders. On Tuesday August 6, 2025 USD staff conducted a pre-construction meeting with our consultant, the contractor, and SFWMD to kick-off the project. Based on this meeting, the contractor will begin mobilizing the site within the next few weeks and estimates that the new force main will be completed by late December 2025.

Community Redevelopment Agency (CRA)

Avenue “E”

Riviera Beach CRA Director of Neighborhood Services Jenkins 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 element of the Reimagining Riviera Beach initiative, Avenue E is envisioned as a key component of the planned development improvements along the Broadway Corridor. This project presents a significant opportunity to enhance both the Broadway Corridor and Avenue E, creating a more vibrant and connected community.

Ms. Jenkins 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, Ms. Jenkins 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.

Several projects that will abut Avenue E are moving forward, which will assist with kickstarting some of this transformation.

Villa L’Onz

Riviera Beach CRA Director of Neighborhood Services Jenkins reports that the Villa L’Onz Townhouse Project – Phase I on Avenue E is set to redefine mixed-use development standards. Strategically located blocks away from the Intracoastal 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. The 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 and qualify for LEED Silver.

With an estimated development cost of \$7.2 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 condominium association and professional management services. To date, RBCDC has attracted six (6) reservations for units. Efforts are now shifting to marketing the project to pre-sell all of the units. Closing occurred the second week of July with a very successful groundbreaking on August 7, attended by more than 100 attendees. AllSite Construction, led by Ezra Saffold, will build this signature project and have already mobilized onsite.

Villa L'Onz represents the first phase in the comprehensive redevelopment of the block at 11th and Avenue E. Staff 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 39 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 in late August. 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 2024 and a successful Open House event for city staff in August. The team has conducted subsequent bus tours and open houses at City Hall for all staff, the general public, and Riviera Beach Homebuyers Club participants in June 2025 and July. The developers have presold six of the units and have letters of interest for four (4) additional units. The general contractor, AllSite Contractors, 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. Lenders are preparing to close at the end of August 2025 with a groundbreaking in early to mid-September, late October.

2600 Broadway – Redevelopment Site

Riviera Beach CRA Executive Director Merzius 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 22, 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 responses have been evaluated and were brought before the CRA Board for consideration on December 11, 2024. At the January 2025 CRA Board meeting, Exact Capital was selected to begin negotiations to develop the project. Currently, a development agreement is near as both parties negotiate the financing terms for the development. The agreement is set to be heard in front of the board at the August 27th CRA meeting.

Utility Burial Project

Riviera Beach CRA Executive Director Gedel Merzius reports that the Riviera Beach CRA is near project completion. The installation of the utility lines is set 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.

Miami Subs (Redevelopment Site)

Riviera Beach CRA Executive Director Merzius 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., the properties were advertised in accordance with Florida Statutes 163.380 (disposal of property in Community Redevelopment Area). The advertisement made all information available with an invitation for proposals from private developers or parties interested in redeveloping the site. After direction was given at the May 14th CRA meeting for a more robust advertising on a nationwide scale, a 30-day extension was given to attract more potential developers and ensure competitive bidding. The window for submission of proposals is now complete. The final selection of a proposal is set to be heard during the August 27th CRA meeting, followed by approval of the sale and development agreement by the CRA and City Council.

Marina Village Phase II Waterfront Elements

Riviera Beach CRA Executive Director Merzius reports that on November 18, 2024, the CRA Board voted to terminate on-going discussions with the Tezral-APDS development team and to go back out for RFP for the Waterfront Elements of the Marina Village Phase II project. The Jone Lang & LaSalle Consulting firm has completed development of a new RFP to be issued by the CRA Board in Fall 2025.

Marina Residential Elements

Riviera Beach CRA 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. The Element 8 site plan has completed the review process and was approved by City Council in December 2024. The Element 7 site plan is expected to be before City Council early 2025. 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. On February 2025, Related, Terzal/Allsite, the CRA and other partners held a successful outreach event called a “Celebration of Milestones,” meant to attract future residents, sub-contractors, and other professionals

interested in the Residences at Marina Village The developers also provided elevations of the proposed Element 7 development. Element 8 has reached a milestone of executing a ground lease agreement finalizing on terms to finance construction of the building, a groundbreaking ceremony is set to take place in September 2025.

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 as 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 has leased two live/workspaces through the Riviera Beach CRA’s small-business incubator program. These tenants have accessed program funds for rent subsidy, signage, marketing assistance, and loan packaging assistance. An investment of \$41 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 was a finalist for the South Florida Business Journal Structures Award in the Affordable Residential category, although it did not win. In October 2024, this project was selected for the prestigious Florida

Redevelopment Association Award for Outstanding Housing Award – Large City. In May 2025, this project was selected as the best affordable housing project in the county at the Housing Leadership Council’s prestigious annual Housing Hero Awards luncheon. The owners have been very involved in providing their community room for meetings and training.

