



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

---

**CITY OF RIVIERA BEACH**

---

**TO: HON. MAYOR, CHAIRPERSON, AND CITY COUNCIL MEMBERS**

**FROM: JONATHAN EVANS, CITY MANAGER, MPA, MBA, ICM, LCM**

**SUBJECT: REIMAGINE RIVIERA BEACH – UPDATE MEMORANDUM (As of SEPTEMBER)**

**DATE: SEPTEMBER 14, 2023**

---



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. These goals are achieving a sustainable economy, building exceptional neighborhoods, accelerating operational excellence, enhancing governmental stewardship, and strengthening community engagement. These five core objectives serve as 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 city that is diverse, inclusive, and innovative. 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.

The phrase “Reimagining Riviera Beach” has crystallized as a guiding mantra that addresses various facets of local governance. This includes the revitalization of old, outdated, and dilapidated facilities, as well as addressing wages, benefits, and other historically neglected elements.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 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 presently and in future endeavors.





“Reimagining Riviera Beach” is more than just a mantra; it is a vision that propelled the city into its centennial year, with the aim of incorporating modern amenities, facilities, major employment centers, and other community benefits that have traditionally been 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 all have equitable opportunities for economic and social growth in the community they have chosen to invest in. 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.

### **City Hall Update**

Economic Development and Business Relations Manager Maxfield reports that Request for Qualifications (RFQ) No. 1070-23-1 was issued on October 28, 2022. This RFQ pertains to a public-private partnership for the development of a new municipal complex on Broadway and a mixed-use development at 600-601 West Blue Heron Boulevard. Statements of qualifications were submitted by January 18, 2023, and the evaluation committee convened on February 17, 2023. On April 19, 2023, through Resolution 50-23, the City Council authorized the project to proceed to the negotiation phase. Due to the ongoing nature of this solicitation and the implementation of the cone of silence, further details are not available at this time. Staff anticipates bringing this item before the City Council for consideration in October 2023.

### **Fire Station 89 - 7501 N. Military Trail**



Chief Curd reports that the City is currently leasing property for Fire Station 89 from the Federal government, specifically at the VA Hospital. The lease agreement is set to expire on November 8, 2029. After discussions with the VA Administration, the VA has confirmed that they will not extend the current lease under any circumstances. Given this situation, staff is in the process of evaluating alternative options for the City Council’s consideration. Furthermore, the station is presently facing substantial operational and maintenance challenges, necessitating a multimillion-dollar renovation. Staff anticipates delivering a more comprehensive presentation to the City Council in November 2023, outlining available options and considerations due to these significant issues.

### **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 aimed at providing 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





and includes amenities for mental and physical wellness, 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 on the heart. 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 serves as the inaugural project in the City's infrastructure improvement program and is highly visible to the community, situated at a main city intersection. Notably, the station also showcases a prominent 9/11 memorial. Exterior design elements convey a reimagined Riviera Beach, positioning the station as an essential community building.

#### **Fire Station 87 – 600 W. Blue Heron Blvd**

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 the transfer of funds from Fire Station 86 to the construction activities associated with Fire Station 87. Staff is currently submitting a reimbursement request for \$1,000,000 to cover the initial design costs, an award granted by the State of Florida.

The groundbreaking ceremony was held on September 9, 2023, and demolition of the existing station is set to commence immediately thereafter. The existing staff has been relocated to a temporary Fire Station 87, located on the Wells Recreational Campus. Services at this temporary location began in early September. After the demolition is complete, construction on the new Fire Station 87 will begin. Staff anticipates the project's completion in the first quarter of 2025.



Additionally, State Senator Bobby Powell played a critical role in securing \$1 million in funding for the City's new Emergency Operation Center. This state-of-the-art facility will not only function as an essential hub for emergency services, but will also honor the men and women of the Riviera Beach Fire Department. The center will also feature the City's first museum, dedicated to recognizing and commemorating the men and women who have retired from the agency.

#### **Fire Station 86 – 5010 N. Ocean Dr.**

Chief Curd reports that staff is currently collaborating with the Utility District on plans to replace and rebuild the water tank and Fire Station 86 located at 5010 N. Ocean Dr. The station is in extremely poor condition and has reached the end of its useful life, necessitating additional steps by staff to find alternative shelter for public safety personnel.

In response to this pressing need, staff is investigating options for temporarily relocating crews to allow for the demolition of the existing station. This will enable the Utility District to commence construction on the new water tank. Once the new tank is operational and the system has been





transferred, the demolition of the old tank will begin, followed by the construction of the new Fire Station 86.

It is important to note that the City Council has adopted Resolution 111-23 to place this item on the ballot for the issuance of a general obligation bond because this project is currently unfunded. This strategic move is intended to secure the necessary funding to ensure the timely and efficient completion of this critical public-safety infrastructure.

A Request for Qualifications (RFQ) will be issued no later than September 22, 2023 to obtain Statement of Qualifications from Design-Build Firms that will meet the requirements of the solicitation and complete the project within the allotted timeframe

### **Riviera Beach Police Department Consolidated Update**

Chief Coleman provides an exhaustive update concerning the ongoing infrastructure and location developments of the Riviera Beach Police Department. Following intensive evaluations and council discussions, the City Council and staff collaboratively decided to designate 1621 W. Blue Heron, commonly known as Barracuda Bay, as the future home for the Riviera Beach Police Department. This resolution has brought the exploration of other relocation options to a close.

In furtherance of this development, the City Council, during its meeting on April 19, 2023, under Resolutions 52-23, 53-23, 55-23, and 56-23, authorized staff to commence the solicitation procedures to advance the design and construction of the new police headquarters at the Barracuda Bay site. The planned headquarters are intended to centralize all Police Department divisions, placing the facility strategically at the heart of the city.

To facilitate the department's operations until the new facility is constructed, all operational activities were temporarily relocated in June 2023 to the Port Center Building on Dr. Martin Luther King Jr. Boulevard. This interim solution ensures uninterrupted service delivery to the Riviera Beach community.

It is crucial to note that this project is currently unfunded and is estimated to cost around \$35 million. To address the financial requirements, the City Council adopted Resolution 26-23 authorizing the placement of this item on the ballot for a general obligation bond. This move is intended to secure the necessary funding to proceed with this significant infrastructure project.



The public solicitation for constructing the new Riviera Beach Police Headquarters is scheduled to be released by mid-October at the latest, marking a substantial milestone in the City's ambitions to modernize its Police Department effectively.

By consolidating all of these elements, this update serves as a comprehensive overview of the steps the City is taking to bolster the Riviera Beach Police Department's efficiency and effectiveness.

### **Water Treatment Plant Update**

According to Utility Director Low, the project team has been rigorously working to finalize the intricate technical specifications essential for sizing the equipment for the new water treatment plant. These efforts have included a series of workshops aimed at setting a multitude of technical





standards, covering aspects such as instrumentation controls and building mechanical equipment. Locations for two new surficial aquifer wells, as well as those for the Floridan aquifer, have been decided. The team has also initiated the hydraulic modeling for raw and finished water transmission piping, a crucial undertaking to determine whether any system upgrades are warranted due to the new plant's location.

Regarding water quality, a comprehensive sampling of the surficial aquifer wells has been undertaken. This data is crucial for selecting the most suitable membrane technologies for the facility. Two membrane test rigs have been installed at the plant for evaluating various membrane options. These evaluations will also determine whether any pretreatment steps are necessary before the membranes are installed.

Utility Director Low reports that the next significant milestone is the completion and delivery of the Basis of Design Report, now expected in early October. This document will function as the central design framework for all future work on the project. Additionally, construction activities are slated to commence on the site during the first quarter of 2024.

To keep the public informed, a project-specific website has been launched. This platform also provides an email address for the public to direct any questions they may have. Special flyers have been created for Utility District charrettes, and surplus copies will be made available at the library and City Hall subsequently.

Concerning water treatment methods, nano-filtration will treat the surficial aquifer raw water, complemented by reverse osmosis for the Floridan aquifer supply. Both are compatible technologies optimally designed to manage emerging contaminant issues effectively. Contractual arrangements for membrane pilot testing have been finalized, and this phase is set to begin shortly.

In collaboration with district and City personnel, the JV Team Haskell/CDM Smith is currently focusing on site layout, with an emphasis on cost-controlling solutions. Preliminary survey work on the plant site, potential raw water well sites, and supply line routes has been initiated. Moreover, orders for the fencing material for the plant site have been placed.



In equipment updates, the first significant piece—a new generator—has been delivered to the water plant. Given the new facility's increased power requirements, the acquisition of a second similar unit is in the plans. Photographs depicting the generator's arrival and installation are available for viewing.

### **Berkeley Landing Update**

The Riviera Beach CRA Neighborhood Services Director Jenkins reports that Pinnacle Multi-family Developers and Wendover Housing Partners, esteemed housing developers in the Southeast, ceremoniously broke ground on the Berkeley Landing project in Riviera Beach on March 1, 2022. Vertical construction on the project is complete, and construction crews are diligently working on building out the interior spaces. Subsequently, they will swiftly move on to installing landscaping and streetscape hardscape.

Scheduled for completion in late 2023, Berkeley Landing is intended to serve as a destination community for families and emerging members of the workforce, 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.

Berkeley Landing is under construction by 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 will feature 110 affordable one-, two-, and three-bedroom units, along with two additional market-rate units. These market-rate units will be part of the ground-floor live/workspaces facing Broadway. The design is intended to offer 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 will also have access to a range of amenities, including a clubhouse, pool with cabanas, fitness center, cyber lounge, covered pavilion, playground, and enclosed dog walk area. Additionally, art sculptures will be 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 residential communities’ aesthetic appeal.



On the commercial front, Berkeley Landing is actively engaged in leasing two live/workspaces through the Riviera Beach CRA’s Small-Business Incubator program. 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 Bank of America has provided.

For more information on units’ availability, please visit [www.berkeleylandingapts.com](http://www.berkeleylandingapts.com) and join their interest list.

### **Parks and Recreation Master Plan**

City Manager Evans reports that On May 4, 2022, the City Council adopted Resolution No. 052-22, which accepted the Parks and Recreation Master Plan (“Master Plan”). The Plan retained the current location of the Barracuda Bay Aquatics Center. During the planning phase for the municipal complex, an expanded vision was developed that includes a world-class athletic complex with competition-level fields and other recreational amenities. This complex, also encompassing the relocated Aquatics Center and Wells Wellness Center, is slated for a 30-acre parcel south of 34th Street, adjacent to Inlet Grove High School.

Following a competitive solicitation process, the Master Plan was amended to include the Inlet Grove athletic facilities, and the existing Wells Complex site was subsequently eliminated. Ongoing discussions with the Palm Beach County School District and Inlet Grove High School are focused on a joint-use agreement for the renovation and expansion of the athletic facilities.



On September 6, 2023, the City Council further amended the Master Plan by adopting Resolution 124-23. In addition, the Council adopted Resolution 071-23, which serves as a reimbursement resolution. This enables the City to be reimbursed from the bond proceeds for all project-related costs incurred from the date of the resolution's adoption. Without this resolution, the City could only seek reimbursement for costs incurred post-bond issuance.

The City has identified the need for the construction of the Inlet Grove Sports Complex ("the Project"). As discussed at the April 19, 2023, City Council meeting, financing for the project will be secured through one or more issuances of general obligation bonds, public improvement revenue bonds, or other debt obligations in an aggregate amount not to exceed \$55,000,000 ("the Bonds").

If the Bonds are issued as general obligation bonds, they will be secured by ad valorem tax revenues, pending electorate approval. If issued as public improvement revenue bonds or other debt obligations, they will be secured by non-ad valorem sources of revenue, to be determined by future City Council resolutions.

The City's debt management policy, approved on February 19, 2020, provides the framework for such debt issuance. A subsequent resolution outlining the specific financing terms for the Bonds will be presented to the City Council at a later date. The electorate will have the final say in this matter on March 19, 2024.

### **FoundCare**



Deputy City Manager McBride reports the City Council approved a long-term ground lease and a development agreement with FoundCare in September 2022. Both parties are collaborating to meet all design elements stipulated in the permitting process. The objective is to construct 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, the City and the CRA are focusing on the activation of 3 to 4 business incubator spaces. These spaces, valued at approximately \$2.85 million, are being constructed explicitly for the city/CRA to manage and use exclusively.

FoundCare's project team is in the initial stages of its development activities. These activities include the necessary rezoning and street vacation stipulated in the ground lease agreement. Simultaneously, City and CRA staff are meeting to discuss the preliminary layout and programming for the incubator spaces.

In parallel developments, FoundCare is progressing through the site plan approval process, with future hearings scheduled before the Planning and Zoning Board. Additionally, the CRA engaged an architect to help program the buildout required for the incubator spaces. Conservatively, the CRA anticipates that these spaces can accommodate 2 to 4 businesses, with projected buildout costs amounting to \$1.4 million. Further approvals from the City Council are forthcoming.





## **Avenue E**

The Riviera Beach CRA Planning and Development Director Evans reports on the vital role of Avenue E in the broader vision for the City of Riviera Beach. Avenue E is not just another road in the city; it serves as a major corridor and a crucial north-south connector. This artery links essential community services and key 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 specific 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.

## **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 an integral part of the long-range plan and capital improvements designed for the Broadway Corridor and the Marina District. As such, the CRA has embarked on an infrastructure project to remove all overhead facilities in designated phases, thereby beautifying the US-1 Corridor and fortifying the utility services. Crucially, the CRA has successfully acquired the appropriate easements to facilitate these improvements.

The first phase of the project is complete and 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 are scheduled for September to initiate construction coordination.

### **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) is actively working on a comprehensive update to the 2011 CRA Plan. This major update includes revising current and future redevelopment initiatives and adding a new section dedicated to water quality enhancement. In addition, the TCRPC is updating existing drawings and plans for the CRA's future. Collaborating with the City Development Services department and CRA staff, the TCRPC is undertaking a thorough review of the existing land development regulations for the CRA's downtown areas. This review will culminate in recommended revisions to the zoning map and the comprehensive plan. All efforts are being coordinated with an ongoing comprehensive plan update, a critical strategic measure for setting the CRA's direction for the next decade based on new and current market studies, public input, and Board guidance. The draft plan was presented to the CRA Board in July and further discussed with the Planning and Zoning Board on August 24, 2023. Based on feedback received, the amendments are in the process of being refined. Official recommendations by the Planning and Zoning Board are expected to be prepared either in mid-September or early October, followed by final approvals from the CRA Board and the City Council.

### **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 City Council 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 RFQ for the development of the 2600 Broadway site, located 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 funding gap of \$1 to \$2 million for the realization of an eight-story, mixed-use structure. To address this shortfall, the CRA Board approved the issuance of a request for proposals, which the City's Procurement Department released on September 11, 2023. The redevelopment of this site promises to enhance the corridor significantly and establish a new standard for mid-rise development in Riviera Beach.



The RFQ was released on September 13, 2023 seeking proposals from qualified developers capable of meeting the solicitation requirements and completing this project within the allotted timeframe.

### **Villa L'Onze 11<sup>th</sup> Street Townhouse Project**

The Riviera Beach CRA Director of Neighborhood Services, Ms. Jenkins, reports that the Villa L'Onze Townhouse Project is poised to redefine mixed-use development standards on Avenue E. Located just blocks away from the Intracoastal and offering views of the Broadway Corridor, this project will consist of two separate buildings housing a total of 12 units. Specifically, there will be four 3-story units equipped with 3 bedrooms, 3.5 bathrooms, and 2-car garages. Additionally, there will be eight 2-story units, each with 3 bedrooms, 2.5 bathrooms, and a single-car garage.

Drawing inspiration from the region's Dutch Caribbean architectural heritage, the project incorporates rear-facing garages that open onto an old-style alley. This alley will feature lush landscaping and decorative paver inlays. Expansive green spaces have been planned to function as community buffers and gathering points, appealing to families and millennials, who will be attracted to the revitalized lifestyle the redesigned Avenue E Corridor promises.

Each three-story unit will offer 2,227 square feet whereas the two-story units will provide 1,642 square feet of living space. The design integrates the latest energy-efficient technologies and materials, including laminated components and xeriscaped exteriors. The inclusion of front stoops will contribute to the area's walkability, which will also benefit from newly installed sidewalks and on-street parking options.

The development comes with an estimated cost of \$4 million. The Riviera Beach Community Development Corporation will collaborate with the agency as the project's developers, targeting a mixed-income clientele. A leading team of engineering and design professionals from the renowned firm REG Architects is entrusted with ensuring the project's highest quality. Property owners will enjoy the added security and convenience a homeowner's association and professional management services offer.

Villa L'Onze marks Phase I of the comprehensive redevelopment of the block at 11th and Avenue E. With City Council approval secured in June 2023 and the replat already recorded, the construction plans are complete. The team is now preparing to apply for permit approval and construction financing. Marketing opportunities are slated for November 1, 2023, and groundbreaking is planned for early January of the coming year.



REIMAGINE RIVIERA BEACH