



CITY OF RIVIERA BEACH

TO: HON. MAYOR, CHAIRPERSON, AND CITY COUNCILMEMBERS

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

SUBJECT: REIMAGINE RIVIERA BEACH – UPDATE MEMORANDUM (Q1- JAN, FEB, AND MAR)

DATE: March 10, 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 exceptional neighborhoods, accelerating operational excellence, enhancing governmental stewardship, and strengthening community engagement. These five core objectives are the foundation for the aims and ambitions across all the City’s departments.

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

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 This includes revitalizing old, outdated, and dilapidated facilities and addressing wages, benefits, and other historically neglected elements.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

This integrated approach is intended to pool resources and talents from all agencies for the City’s advancement. The era of working in isolated silos, which leads to redundancy and confusion, is over.

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

Crab Pot

Development Services Director Sirmons reports that the permits for the Crab Pot project have been approved and issued. Staff looks forward to assisting the contractors for this project through the construction process once they begin work.

FoundCare

The Riviera Beach CRA reports the City Council approved a long-term ground lease and a development agreement with FoundCare in September 2022. This agreement pertains to constructing a modern building to enhance beautification efforts along the Broadway Corridor. The estimated construction cost for the project stands at \$11.4 million. Within this budget, FoundCare will construct its newest health clinic while the CRA focuses on activating 2-3 cooperative business incubator spaces within a small business center, 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 almost complete with building completion slated for Spring 2025. The CRA expect its spaces to be completed in early Fall 2025.

Additionally, CRA Director of Neighborhood Services Jenkins reports the CRA has engaged an architect to help program the buildout required for the incubator spaces. The CRA Board approved the rerelease of Request for Proposals (RFPs) to identify potential small-business operators for these spaces. One of the primary target businesses is a restaurant operator that can offer light breakfast, lunch, and dinner fare for patients and the surrounding neighborhoods. The CRA 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 and this restaurant. A proposed floor plan is available. Our architects and kitchen designers have created a more detailed build out plan for the restaurant and the CRA offices. Grand opening is anticipated in the Fall 2025.

GO Bond Issuance Summary

Chief Financial Officer Randy Sherman reports that Police, Fire, Parks & Recreation, and Public Works staff, along with the USD, are working to finalize the scope and costs for the approved projects as identified in the Bond referendums. Concurrently, Finance staff is taking steps to issue the first series of bonds authorized under Bond Resolution 68-24 at the appropriate time to match the availability of the bond proceeds with the projects’ cashflow requirements. Over the next 150-180 days, Finance staff will generate

the Official Statement, the Notice of Sale, and the Supplemental Bond Resolution. The Official Statement discloses pertinent information regarding the debt offering. It is the municipal capital market's version of a prospectus in the corporate market. The Municipal Securities Rulemaking Board requires that a copy of the Official Statement be given to each purchaser of a new debt issue. The Notice of Sale is an advertisement prepared by the City to invite municipal underwriters to submit bids for a new debt issue. The Supplemental Resolution describes the terms and conditions of the sale and the City's obligations to the bondholders.

Staff 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.

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.

Fire Station 86 – 5010 N. Ocean Dr.

Fire Chief Curd reports that staff is in the initial phases of preparing to vacate crews from the station, as it has reached its end of life. We are also in the initial stages of remodeling the temporary facility where the crews will be housed in the interim. During the 2024 election, held on Tuesday, March 19, the City's residents approved a GO Bond of \$25 million to fund the reconstruction of Fire Station 86. Crews are anticipated to be out of Station 86 toward the latter part of this year, allowing work to commence on the site. Construction plans for the new Water Tank and Pump house are at approximately 90% and the Fire Station plans are at 50%. Staff anticipates bringing an initial GMP for phase 1 to City Council by May '25.

On April 18, City staff and the consultant submitted a site plan package for approval through Temporary Fire Station 86 development services. The review process is complete, and full construction plans are being developed and procured to move to a hard bid for the construction activities. A singular bid that was received was deemed unresponsive and the project is back on the street for rebid with an anticipated bid closing in March 2025.

Barracuda Bay Aquatic Relocation

Parks and Recreation 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 and prevent any interruption in aquatics services for City residents. A tentative relocation date for Barracuda Bay is set for October 2025, with alternative programming options to be implemented during the transition.

The relocation is necessary to accommodate the construction of the new Police Headquarters. Additionally, the move will impact the Parks & Recreation Department's administrative office, where program registration and facility rentals are processed. The plan is to temporarily relocate the administrative staff to Temp Fire Station 87, located at Wells Recreation Complex, until a new Recreation Complex is completed. New Fire Station 87 hosted a grand opening on February 1, 2025. The Temp 87 is now vacated for use by Parks & Recreation Administration. Parks & Recreation is working with the CIP Team to finalize design to convert the Temp 87 Fire Station into Administrative Offices.

Municipal Beach Improvements

Parks & Recreation Director Young reports that the 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 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, 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

Parks & Recreation Director Young, reports that the Brooks Center playground project continues to progress. This project is being funded by Community Development Block Grant for \$200,000 to add a STEM-themed playground next to the Richard and Annie Brooks Community Center. The Department is working with the Palm Beach County Department of Housing & Economic Development to amend the original agreement with a revised timeline extending the project completion date to May 31, 2025. This extension is needed due to project delays and increased lead times to deliver playground equipment. The Department has also requested to terminate the agreement to allocate \$18,000 for Phase II of the Urban Farm and reallocate the funding to the Brooks Center Playground project (for a project total of \$218,000) due to increased costs for playground equipment. During the June 5, 2024, Council Meeting Resolution 90-24 was approved to amend the agreement, allocating \$218,000 in Community Development Block Grant funds to the Brooks Center Playground project and extending the project timeline for completion to June 2025. The Palm Beach County Board of County Commissioners approved the amendment for the project to continue to progress. The Brooks Center Playground project bid closed on October 28, 2024, due to receiving incomplete bids this solicitation will be required to be reposted. Parks & Recreation is working with Procurement to review the bid package and advertisement strategies before reposting the solicitation before the end of the March 2025.

Lindsey Davis Senior Community Center Renovation

Parks & Recreation Director Young reports that the Lindsey Davis Senior Community Center renovation project is in the initial planning phase. The City Council approved Resolution Number 63-24 during the April 17, 2024, Council Meeting, authorizing the City Manager to issue a work order to West Architecture + Design LLC to design renovations to increase the size of the multipurpose room. This expansion would allow the Department to facilitate recreation programs for senior citizens, facility rentals, and community events for residents and visitors. Parks & Recreation, Public Works, and the City Engineer are working with the contractor to draft renovation design plans to review. This phase marks a crucial step forward in the project's progression, as it lays the groundwork for the subsequent stages of implementation. The Departments met with West Architecture + Design on July 10, 2024, to review the first draft of the Lindsey Davis Senior Center renovation plans. The City has continued to meet with West Architecture + Design LLC to finalize the design plans for this project and schedule a start date for construction. The proposed improvements include development of a functional kitchen, expansion of the dining and meeting space, upgrades to the bathrooms, and implementation of significant technology improvements. Construction plans for the required improvements are at 95% and staff anticipates the project going out to bid in April '25 with construction commencing in September 2025 and completing in the third quarter of 2026. City of Riviera Beach Parks & Recreation Department Director Kacy Young reports that during construction, Senior recreation programs, including the Senior Lunch Program, will be relocated to Wells Recreation Center until the completion of construction.

Finally, two ordinances were approved on the first reading on September 18, 2024, to update the zoning and land use for the parking lot expansion. Once these ordinances are adopted on a second reading, the contractor team can submit permits to begin construction of additional parking spaces, which will be located south of the existing site. This collaborative effort ensures that the design aligns with the community's needs and improves the functionality of the Lindsey Davis Senior Community Center. Construction documents are currently out to bid for the park area and will be submitted on March 21, 2025, after which staff will move to award by the City Council and begin construction in Summer 2025.

Parking Update

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

Chief Financial Officer Randy Sherman reports that staff held two community meetings in January. Following the January meetings, Communications provided the attendees with a further opportunity to express their views through an online survey. Two additional meetings were held in February to gain additional feedback prior to presenting to the City Council a finalized plan for the implementation of paid parking. A Parking Workshop is planned for April 2025 to finalize the implementation.

Riviera Beach Shores

Public Works Director Travieso 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 overlaying Shore Drive, Palm Drive, and Riviera Drive, with asphalt paving completed on February 19, 2025. Pavement marking (striping) is scheduled for completion on March 7, 2025, following the necessary curing period. Additional improvements, including traffic signage, two community signs, landscaping enhancements, and an assessment of traffic-calming measures in the community, will proceed later this year, with an estimated completion date of December 31, 2025.

North Ocean Crosswalks

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

Mangonia Park

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 remains consistent with that applied to all commercial customers outside the City limits. Additionally, the revised agreement strengthens 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, with the current outstanding balance totaling \$759,528.68. In response, City administration recently engaged in discussions with the Town Manager of Mangonia Park to facilitate an agreement aimed at resolving the outstanding balance. As part of this effort, the proposal includes allowing the Town of Mangonia Park to enter into two of the established rate categories within the current structure: one for commercial and one for residential customers. Under this framework, they would pay the standard rates applied to Riviera Beach residents, inclusive of the 25% surcharge. Additionally, the outstanding balance of \$759,528.68 would be recognized as an investment into the system, ultimately benefiting the operation and sustainability of the Utility Special District.

This discussion is still in its early stages, and the Town Manager intends to deliberate further with his peers. City administration has also made it clear that should the outstanding balance exceed \$1 million, there will be no intention to negotiate, and further legal actions will be explored as necessary.

Intracoastal Waterway Crossing – Water Main and Sanitary Force main

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

The goal is to drill from Lake Shore Drive, starting at the Waterway Development and within an easement at the Coast Guard Station, to Phil Foster Park and then from Phil Foster Park to S. Harbor Drive on Singer Island. A real property grant 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 is 50 percent complete. The design for approximately 2.0 miles of additional sanitary force main planned to be constructed is 20 percent complete.

Permitting through the U.S. Army Corps 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 complete in October 2026.

Existing Water Plant

USD staff reports Globaltech has recently rehabilitated the north filter bank. A carbon dioxide system installed as part of recent plant improvements was recently commissioned. This assists with pH control of the finished water. The new RDP lime feed system has also been commissioned to replace the old lime feed system. Accordingly, the water treatment plant operators will achieve improved control over the softening process and finished water quality (relative to turbidity, pH, and hardness). Polymer jar tests were performed by Hawkins, Inc. for potential improvements to coagulation and flocculation and the Health Department approved the revised polymer used for coagulation and flocculation at the water treatment plant.

Staff and 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. High-service pump #6 temporarily lost power on February 12, 2025. City staff inspected the electrical connections for shorts and reestablished full power and control to high service pump #6. Below is a list of additional 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
- Two 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 is pending permit issuance.

The District has 26 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 have significantly reduced capacity, and ten other wells remain to meet daily demands.

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

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, at the January 16, 2025, meeting, the Utility Special District Board approved GMP 3. GMP 3 provides 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 are moving into permitting and construction with an anticipated start date in the summer of 2025.

Water Treatment Plant Update

USD 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 to implement a leak detection program if the estimated unaccounted-for water loss exceeds 10 percent. The available water is in line with the parameters used to design the new water plant, and the permit approves new wells that are anticipated to be needed to meet existing and forecasted demands over the permit period.

The design effort is taking place across several parallel streams. The most advanced is for the proposed Floridan and Surficial aquifer wells, which have progressed through GMP approval that occurred at the 90 percent design milestone. With the recent approvals of GMP 2 and GMP 3 for the wellfield expansion, the Issued for Construction (IFC) documents are currently being prepared in parallel with ongoing permitting and mobilization efforts.

The design progression of the proposed Water Treatment Plant has been impeded in large part due to source water quality concerns that have resulted in delays to the completion of pilot testing required to establish pretreatment requirements. Given the limited performance of several pretreatment alternatives evaluated, the JV has recommended membrane filtration (micro or ultra-filtration) to address source water concerns. Supplemental pilot investigation of identified enhanced pre-treatment alternatives was recommended by the JV and equipment was mobilized and set up in February 2025. Another factor that impacted the design

progression was the decision to conduct value engineering to identify and assess opportunities to reduce the escalation in project cost and incorporate recommended modifications into the design. The JV submitted a 60 percent completed design for the water treatment plant on October 11, 2024. Both pre-treatment and post-treatment designs are at 30 percent completion.

Avenue L – Site Clearing and Grading:

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

Avenue L – New Water Plant Update:

USD staff reports that following the approval of the lease at the April Board Meeting, the applications for a change of zoning and land use have been submitted. The Planning & Zoning Board heard the items in June and went to Council for first reading approval on September 18. The second reading for adoption took place on October 16, 2024, and was approved by City Council. The site plan approval process has also started, and the two parcels will be joined when the site is re-platted. The following steps involve a site plan, replat review, and approval from the planning board and City Council. The Site Plan was reviewed by the Planning Board at its November, 14th, 2024 meeting. Building permits have been submitted for site clearance and removal from the old fueling station. A review of the 60% design was completed with the submittal of comments to the JV on November 4, 2024. The JV provided written responses to comments on February 25, 2025, while, in parallel, working to advance the design to the 90 percent completion stage (with the exception of pre-treatment elements which are expected to lag due to the need for supplemental pilot investigation). The JV team submitted a draft updated opinion of probable cost on December 13, 2024, that indicated an estimated total project cost of \$394,984,855. At the time of submittal, the JV indicated it was in the process of evaluating additional value engineering options for reducing the estimated project cost. It is anticipated that the JV team will initiate market pricing for the development of a GMP for the construction of the treatment plant after the 90 percent design has been submitted, reviewed and subsequently approved by the City. Hydraulic analyses of proposed transmission systems required to convey raw water to the new treatment facility and convey finished water to the existing transmission system have been completed. The designs of the respective transmission systems have been initiated and are progressing on parallel tracks (60 percent raw water transmission and 30 percent finished water transmission designs have been submitted). Mobilization of equipment, including a drill rig, for a new water supply well to be located will occur soon.

FDOT Broadway Multimodal Improvements

Public Works Director Travieso reports that, in collaboration with multiple jurisdictions, including the City of Riviera Beach, 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 undergrounding scope, submitted FDOT permits and received a request for Additional Information (RAI). The resubmission has been completed, and the CRA plans to advertise bid documents by end of March 2025. Undergrounding installation is projected for completion by June 2025, with remaining work continuing through September 2025.

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

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 part of the Reimagining Riviera Beach initiative, Avenue E will also be a potential component in the new City Hall and campus improvements. The Broadway development site presents an opportunity to enhance the Broadway Corridor and Avenue E.

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.

Marina Village Refresh

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

In response to requests by commissioners and the public, staff has worked with the City of Riviera Beach Procurement Department to procure a contractor for certain renovations and refresh items, including painting and flooring. The contractor, E & F Florida Enterprises Inc., commenced work on Phase I on April 22, 2024, starting with the exterior stucco repairs and painting. The contractor has completed the interior painting. The staff blocked off available unscheduled blocks of time for the work to avoid impact to events and meetings. Our design team worked with staff to bring forth a vision for the interior's flooring, paint colors, and miscellaneous design elements, which were displayed to the public and elected officials.

Riviera Beach CRA Director of Administration, Sherley Desir, has been working alongside the Event Center Manager, Regis Frazier, and moving forward with the Marina Refresh. The Marina is scheduled to renovate the flooring July 2025 with contractor E & F Florida Enterprises, Inc. Team is also looking into the acoustics of the event center for the renovation of the floor if it is vinyl. Notices will be distributed with the renovation dates. The fountain at the Marina is scheduled to be repaired in the coming weeks with new lights installed. Outside music has been restored and can be heard in the parking lot and in Bicentennial Park. New chairs and tables are being researched to update at the Marina. The internet speed has increased to assist with City/CRA meetings and live broadcasting.

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 land development 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. The next steps include staff finalizing the project plat and MEAHOP development agreement. These items are anticipated to be before City Council in April.

Villa L'Onz

Riviera Beach CRA Director of Neighborhood Services Jenkins reports that the Villa L'Onz Townhouse Project on Avenue E is set to redefine mixed-use development standards. Strategically located blocks away from the Intracoastal and with views of the Broadway Corridor, the project will feature two separate buildings with a total of 12 units. The configuration includes four 3-story townhouses, each offering 3

bedrooms, 3.5 bathrooms, and 2-car garages, alongside eight 2-story units with 3 bedrooms, 2.5 bathrooms, and a single-car garage.

Embracing the area's Dutch Caribbean architectural roots, the development's design incorporates rear-facing garages that open onto a traditionally styled alley adorned with lush landscaping and decorative paver inlays. Expansive green spaces will serve as communal buffers and social hubs, aligning with the expectations of families and millennials drawn to the allure of the revitalized Avenue E Corridor.

The three-story units will have 2,227 square feet of living space, while the two-story units will have 1,642 square feet. The design embraces cutting-edge energy-efficient technologies and materials, such as laminated structural components and xeriscape 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 homeowners' association and professional management services. Staff is in the closing process with construction lenders with a tentative closing date near the end of March. To date, RBCDC has attracted six (6) reservations of units. Efforts are now shifting to marketing the project to pre-sell all of the units.

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

Villas of Solana

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

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

Villas of Solana is a 28-unit, for-sale, new-development townhouse project located at 3201 Avenue J in Riviera Beach. Fourteen units will be available for low-moderate-income buyers (up to 80% of the area's

median income), and 14 will be available for moderate-income buyers (up to 120% of the area's median income). The capital stack is assembled; final approval and closing on several pieces of construction financing are upcoming. This \$12.5 million project is fully entitled, and a marketing plan is underway. We held a successful bus tour for prospective first-time buyers during National Homeownership Month in June 2024 and a successful Open House event for city staff in August. The team plans another bus tour and open house for all staff, the general public, and Riviera Beach Homebuyers Club participants in January at City Hall. The developers have presold six of the units and have letters of interest for four (4) additional units. The general contractor and a property management firm are in place.

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

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

2600 Broadway – Redevelopment Site

Riviera Beach CRA 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.

Utility Burial Project

Riviera Beach CRA Executive Director Merzius reports that the Riviera Beach CRA will be actively installing underground utility lines to enhance the aesthetic and functional aspects of the US-1 Corridor

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

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

FPL and subcontractor have notified the CRA of their eminent start and a preconstruction meeting was held on Wednesday January 29, 2025, with the CRA staff and City Building Department to coordinate the project including timelines and responsibilities.

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. If the Board provides direction to proceed, the properties will be advertised in accordance with Florida Statutes 163.380 (disposal of property in Community Redevelopment Area). The advertisement shall make all information available and invite proposals from private redevelopers or parties interested in redeveloping the site. The final selection of a proposal will then be required, followed by approval of the sale and development agreement by the CRA and City Council.

The Forest Development Group is constructing the Nautilus 220 project in Lake Park. It is in the development approval process for the Oculina 399-unit mixed-use project on the former Winn-Dixie site in Riviera Beach. The unsolicited proposal includes 450 apartments and 17,000 square feet of retail and office space. On July 17th, the CRA Board received an update on the negotiations and directed staff to negotiate the remaining terms within 30 days. The negotiated terms of their revised proposal were tentatively accepted by the CRA Board on November 18, 2024, and staff is proceeding with the next step in the process to advertise the proposed property sale to solicit additional potential offers from the public.

Marina Village Phase II Waterfront Elements

Riviera Beach CRA Executive Director Merzius reports that on November 18, 2024, the CRA Board voted to terminate ongoing 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 Jones Lang & LaSalle Consulting firm has completed development of a new RFQ/RFP of a new RFP to be issued by the CRA Board in March 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.

Berkeley Landing Update

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

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

Residents can also access various amenities, including a clubhouse, pool with cabanas, fitness center, cyber

lounge, covered pavilion, playground, and enclosed dog walk area. Additionally, art sculptures are installed in two civic plazas along Broadway and Lake Shore Drive. This is part of a collaborative effort among the City, Wendover, and Pinnacle to support the Art in Public Places program and enhance the residential community's aesthetic appeal.

On the commercial front, Berkeley Landing is leasing two live/workspaces through the Riviera Beach CRA's small-business incubator program. These tenants can access program funds for rent subsidy, signage, marketing assistance, and loan packaging assistance. An investment of \$35 million represents the largest private investment in the Riviera Beach CRA in the past decade. The project's financing is secured through an allocation of housing tax credits from the Florida Housing Finance Corporation. This financial package is further bolstered by an investment from the Riviera Beach CRA, equity raised from syndicating the credits by the National Equity Fund, and construction financing provided by the Bank of America. The project was a finalist for the South Florida Business Journal Structures Award in the Affordable Residential category, although it did not win. In October, this project was selected for the prestigious Florida Redevelopment Association Award for Outstanding Housing Award – Large City. The owners have been very involved by providing their community room for meetings and training.

2040 Comprehensive Plan

Director of Development Services Clarence Sirmons reports that the 2040 City Comprehensive Plan updates are underway. The Comprehensive Plan is an important citywide policy document that provides direction for the future of Riviera's built, economic, and natural environment. Currently, decisions in the City of Riviera Beach are guided by the 2010 Comprehensive Plan. As the City changes and grows, the goals and objectives developed in past decades are becoming less reflective of the City's needs. On August 12, 2022, the City Council approved Calvin Giordano and Associates (CGA) as the consulting team leading the Riviera Beach Comprehensive Plan update, titled Riviera 2040.

Significant public outreach has occurred so far regarding this plan update. The Comp Plan Steering Committee, led by Principal Planner Sonide Simon, has hosted multiple open houses, participated in over a dozen HOA and neighborhood association meetings, set up pop-up tables at numerous community events, and distributed over 700 surveys to the community. This input was combined with the data collected by the consultant team to draft language for the new comp plan document. Each of the draft's 11 chapters, or "elements", 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 majority of 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. 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 second quarter 2025. Please click [here](https://www.riviera2040.org/) 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 National Village community faces several challenges that affect the functionality and aesthetics of the neighborhood. Firstly, one of the detention ponds that holds excess rainwater for the community is experiencing erosion of one of its banks. Development Services will coordinate with City Engineer and Capital Projects to fortify the detention pond for the residents. Additionally, the perimeter wall of the community suffered significant damage due to a car accident. The homeowner's association (HOA) has not taken steps to repair this wall due to its inactive status. Development Services staff will work with residents of National Village to repair the wall and increase resident engagement. Staff believes increased participation of residents and a revitalized HOA will lead to long term, sustained improvements in neighborhood maintenance and appearance. The Department will partner with the Riviera Beach Community Development Corporation Director of Neighborhood Services Annetta Jenkins to develop a community outreach and engagement plan for the neighborhood.

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 \$2,700 per residential property located within National Village. The actual amount of the assessment will be determined once the cost of the project is finalized.

Ocean Rescue Renovation

Capital Projects Manager Terrence N. Bailey reports that staff has been working with the Fire Department and Information Technologies 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 May 2025 with construction commencing in August 2025 and completing in the first quarter of 2026.

Marina Dock

Chief Financial Officer Randy Sherman reports that the final phase of the Marina expansion is anticipated to go to bid in early summer 2025. Permitting by FDEP 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.

Citywide Asphalt Pavement Restoration

Public Works Director Travieso 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.

City staff, in coordination with its procurement consultant, is preparing to release a solicitation for asphalt pavement rehabilitation services by March 11, 2025, with the goal of presenting contract award recommendations to the City Council by April 30. This expedited timeline is designed to facilitate contractor mobilization before June 2025, allowing for the timely execution of critical roadway restoration efforts.

Citywide Sidewalk Repairs

Public Works Director Travieso 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.

City staff is actively working with its procurement consultant to publish a solicitation for sidewalk/concrete rehabilitative services by March 11, with a goal of presenting contract award recommendations to the City Council by April 30. This aggressive timeline is designed to enable contractor mobilization before June 2025, ensuring timely project implementation and improved pedestrian safety throughout the City.

North Ocean Drive Landscape Enhancement Project

Public Works Director Travieso 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 June 2025, with an estimated contract award and project implementation slated for September 2025.