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## CITY OF RIVIERA BEACH – MEMORANDUM

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

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

**SUBJECT:** REIMAGINE RIVIERA BEACH PROJECT UPDATE(S)

**DATE:** DECEMBER, JANUARY, FEBRUARY, MARCH AND APRIL, 2023

**CC:** ELIZABETH MCBRIDE, DEPUTY CITY MANAGER  
DEIRDRE JACOBS, ASSISTANT CITY MANAGER

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### **Reimagine Riviera Beach**

In 2019, the Riviera Beach Mayor and City Council created *Riviera Beach 2030*- a bold and strategic vision for the City for the next 10 years. Because of this robust conversation, the Board developed five overarching goals to address key needs throughout the City. These goals are as follows: achieve a sustainable economy, build great neighborhoods, accelerate operational excellence, enhance government stewardship, and strengthen community engagement. These five overarching goals are the fundamental tenets of every goal and objective throughout each of the City's departments. However, to address the community's growing needs and demands, the City had to abandon conventional logic and move forward in an aggressive and innovative matter. This required the City to reimagine itself so that it could capitalize on its rich natural amenities and historical traits to renew, revive, and rebuild a city that is diverse, inclusionary, and innovative. This progressive, forward-thinking approach builds on the years of work and effort that predecessors have made. In addition, it breathes new life into plans, ideologies, and philosophies that had never before been executed or prioritized. "Reimagine Riviera Beach" has emerged as a mantra that looks to address multiple aspects of local government. It addresses old, outdated, and dilapidated facilities as well as wages, benefits, and other elements that have historically been left unaddressed. This all-encompassing approach looks to bring synergy to all segments of the government, from the Riviera Beach Community Redevelopment Agency, to the City of Riviera Beach Utility Special District, to the City of Riviera Beach itself. This symbiotic relationship is



intended to fuse resources and talents from all agencies to move the City forward. No longer will we work in silos, because they create duplication and confusion. Rather, we will work in a streamlined and efficient manner that is solely intended to make substantial progress both now and in the future.

"Reimagine Riviera Beach" is the mantra that will carry the City into its centennial year with the goal of bringing modern amenities, facilities, major employment centers, and other benefits to the community. For the City these benefits have traditionally been left out in economic development opportunities. This inclusionary approach looks to address some systemic obstacles by putting in place intentional steps to ensure that businesses, residents, and investors in the City have an opportunity to grow both economically and socially within the community in which they have invested. The "Reimagine Riviera Beach" mantra ensures everyone has a proverbial seat at the table while also accomplishing the City's most robust and aggressive development and redevelopment initiatives in a generation.

### City Hall

- RFQ NO. 1070-23-1 was issued on October 28, 2022 for the provision of a public private partnership (P3) development of a new Municipal Complex on Broadway, and a Mixed-Use Development at 600-601 West Blue Heron Boulevard. Statement of Qualifications were submitted on January 18, 2023 and the evaluation committee convened on February 17, 2023. At the April 19<sup>th</sup>, 2023 in Resolution 50-23 the City Council authorized this project to advance to negotiations. As this solicitation is ongoing and the Cone of Silence is in place, no more details are available at this time.

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### REDEVELOPMENT OPPORTUNITY

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## Public Safety

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

- The City currently leases property, located at the VA Hospital, from the federal government. The contract is slated to expire on November 8, 2029, and the City staff is working with representatives from the VA Hospital to determine whether entering into another long-term lease agreement for a period of 25 years is possible. Conversations are still developing, but if the City were to utilize that property continuously for the provision of fire services, then the station would need approximately \$7-10 million in interior and exterior renovations to facilitate fire-suppression services in the 21st century. This project is in the early stages and it is currently unfunded.

### Fire Station 88 - 1920 W. Blue Heron

- On February 9, 2022 City Council approved Resolution 010 - 22, which makes available \$20 million to facilitate the commencement of construction on Fire Station 88, on February 15, 2022. After a February 15, 2022 ground breaking ceremony, construction activities commenced in early March 2022. Fire Station 88 is a new 30,981 ft<sup>2</sup> fire rescue facility that is being constructed on a 2-acre Walgreens store site that was demolished by the City. The facility is located at 1920 W Blue Heron Blvd., Riviera Beach, Florida, at the intersection of W Blue heron Blvd and N Congress Avenue. The site poses some issues for egress and ingress on both Blue Heron and Congress Avenue that were mitigated by traffic signalization. As shown on the drawings below, the new station is a two-story building with 4 apparatus bays. The first floor has a total area of 20,152 ft<sup>2</sup> and includes 4 apparatus bays, the operation areas on the east side of the apparatus bays, and the operation support facilities on the west side. The second floor has a total area of 10,829 ft<sup>2</sup> and includes the administration offices and the dormitory rooms on the east side and a large mezzanine on the west side. The station has also a 3-story training tower attached to the northern end of the east side of the facility. The station utilizes the HOT Zone fire rescue facility layout in which the low pressure (hot zone) which includes the apparatus bays and the decontamination areas are separated from the high-pressure (cold zone) that includes the administration, operation, and residential areas by a transition or (warm zone).

The Notice to Proceed (NTP) for the facility construction was issued by the City on March 16, 2022, to Kaufman Lynn construction (KL) under a design-build contract. KL is utilizing Currie Sowards Aguila Architects (CSAA) as the facility Architect, Ingenuity as the engineering consultant, and several local and minority subs. As of May 31, 2022, the slab-on-grade and CMU walls of the 1st floor of the east and west sides of the station were completed. The tie-beams of the 1st floor of the east side that were scheduled for completion were delayed by about 2 weeks due to shortage of CMU cell grout. To compensate for this delay, KL plans to work Saturdays and start the CMU walls of the apparatus bays. The overall percent of physical completion of the project is 19.63%, however KL's total billing to date is 27.63% which includes mobilization and advance payment to the DBE subs. PSA, Wingate, and the City inspectors ensured that all construction work was completed as per the project and contract quality requirements. The bobcat operator of the plumbing sub knocked down two small sections of the CMU walls that were rebuild at a later date. No other safety incidents were reported in May. The DBE compliance report for May shows that the DBE subs were paid \$339,985 which represents 42% of KL's invoice for May 22. This exceeds the 30% required by the Comprehensive Agreement between the City and KL. To assist the local and DBE subs





in procuring long-lead and specialty items without impacting the project schedule, PSA allowed advance payments for some of the most critical items.

As construction continues, the roof of the structure was completed in October. Staff conducted a topping off event in November to celebrate this incredible milestone. Progress is ongoing and the contractor has begun pouring the concrete approach aprons and continues with interior finish work. The Grand Opening of Fire Station 88 is anticipated at the end of June.



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### Fire Station 87 - 600 W. Blue Heron

- City Council adopted Resolution 134 - 21 amending the "Series 2021 Project" bond issuance and renamed it the "Revised Series 2021 Project," which facilitated the transfer of funds from Fire Station 86 to the construction activities associated with Fire Station 87. As such, and as part of last year's legislative session in Tallahassee, the City was successful in receiving a \$1 million reimbursable grant from the state of Florida. City Council approved the agreement with the State in Resolution 008-22 and the monies are intended for an emergency operation center that will facilitate the appropriate space for the emergency management team to operate during a declared, bona fide state of emergency. At the March 2, 2022, meeting, the City Council approved the commencement of predevelopment costs for Fire Station 87 similar to the activities that occurred with Fire Station 88. The anticipated predevelopment costs are projected to be \$1.5 million.

Staff in conjunction with Kauffman Lynn have developed the site plan shown below. The comprehensive agreement was approved by City Council Resolution 132-22 on November 16, 2022. Staff applied for and received a \$125,000 grant to offset demolition costs. The grant was received and approved by the City Council via Resolution 57-23 on April 19, 2023. Staff and the Kauffman Lynn team are working diligently to make site plan submittal in March 2023 with anticipated Site Plan approve by City Council in June 2023. Demolition and construction are anticipated to commence in August 2023.









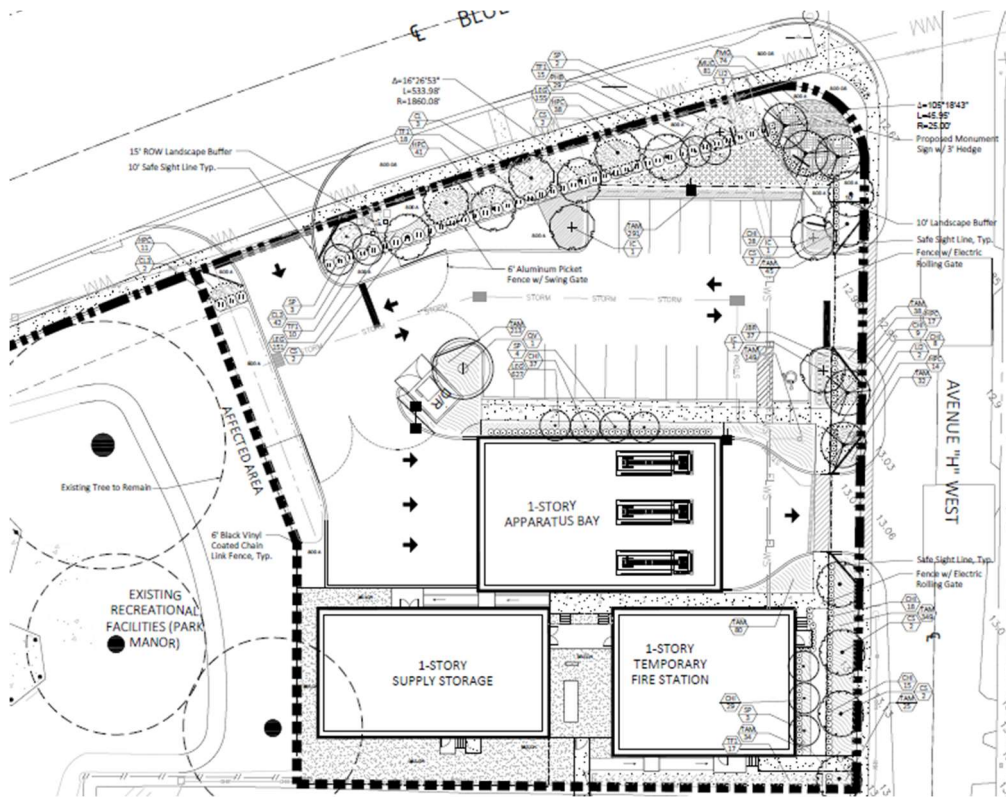
### **Fire Station 87 (Temporary) - 601 W. Blue Heron**

- City Council adopted Resolution 21–21, 72-21, and 85-22 for the design, purchase and installation of modular structures to temporarily house staff and equipment for Fire Station 87 operations during the permanent reconstruction of Fire Station 87. In the month of August the contractor erected the construction fencing, cleared the construction site, and has begun construction of the building footers. The contractor anticipates completion of the modular complex by June 2023.

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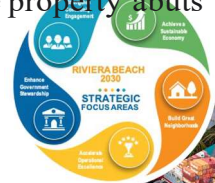




### Fire Station 86 - 5010 N. Ocean Dr.

- Currently, this particular station is unfunded, and staff is researching the viability of utilizing the existing site to facilitate the reconstruction of Fire Station 86 in the very near future. Concurrently, staff is also looking at the feasibility and practicality of acquiring approximately 1.5 acres of available property for the potential of relocating the station and determining whether it is economically feasible and viable. The existing site has infrastructure items located on it that render the site physically challenging because of the need to relocate the water tank and booster pumps. In addition, the property abuts

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wetlands and it could present other environmental challenges that would need to be mitigated should we develop on the site. However, staff is conducting a comprehensive analysis with additional information that will be shared once the reports are completed.

### **Riviera Beach-Police Department**

- In December 2022, the risk management department was notified of a concern by an employee of damp air inside two offices and the evidence area. Risk conducted onsite inspections and engaged an environmental professional to conduct a more thorough review of the indoor air quality in these spaces. Staff reviewed the report and implemented the achievable mitigation recommendations but this issue has placed the occupancy of the existing police building into question for the foreseeable future. Staff is diligently working on a number of temporary solutions to address the immediate concern and anticipates bring a presentation to the City Council at the April 19, 2023 in Resolutions 52-23, 53-23, and 54-23.

### **Riviera Beach – New Police Headquarters**

- 600 W. Blue Heron - Currently, staff is reviewing options related to the potentiality of relocating the Riviera Beach Police Department to 2001 Broadway. Staff has engaged our financial consultant who is conducting a value-for-money analysis to provide recommendations regarding the cost and benefit to the City as well as reconstructing the police department at its current location. A structural analysis of 2601 Broadway has been completed. Additionally, an economic impact analysis with regard to leaving the station where it is currently located or relocating it to Broadway has been commissioned. Staff and the property owner of 2001 Broadway have been conversing about a draft lease agreement to be reviewed and considered as part of this process. The City staff will facilitate community charrette discussions if negotiations with the property owner are successful. Staff has been evaluating an additional five locations throughout the City for a potential site for the Police Department and intend to discuss with the City Council and public at a Council Meeting at the April 19, 2023 in Resolution 55-23 and 56-23.

### **Public Utilities**

- Water Treatment Plant - W. Blue Heron & Ave. L. – Negotiations on the contract for the design and construction of the new water treatment plant and associated Public Works Campus facilities have been successfully completed. The Haskell – CDM Smith JV have been finalizing the Phase 1 scoping document and working with their subcontractors to price the design task. The contract is to be considered by the District Board at their regular meeting on Wednesday, October 19. The Phase 1 scope includes several workshops with city personnel as well as public charrettes to discuss architectural design elements. There will be a review of up to three potential process options to include a life cycle cost analysis to ensure maximum benefit from the investment for the District's customers. It is anticipated that the design effort could take up to 12 months for the Public Works facilities and Administration Building, and up to 18 months for the water plant itself, although construction of some elements will start earlier.



## **Berkeley Landing**

- Pinnacle multi-family developers along with Wendover Housing Partners, one of the Southeast's premier multi-family housing developers, celebrated breaking ground on their upcoming Berkeley Landing project in Riviera Beach on March 1<sup>st</sup>. The project site development is now underway with vertical construction in full swing. Project signage is onsite with a fence wrap expected any day now. Berkeley Landing will be a destination community for families and emerging members of the workforce along the revitalized Broadway corridor. Completion of Berkeley Landing is expected in late 2023. The Riviera Beach Community Redevelopment Agency provided the local government with a critical loan of \$640,000 as an initial investment to leverage the housing credits. Berkeley Landing will be built by PCDS Construction, an experienced joint venture between D. Stephenson Construction, South Florida's largest minority owned construction firm, and PC Building, LLC, Pinnacle's construction affiliate. The modern three-story community will feature a mix of 110 one-, two-, and three-bedroom affordable units and two additional market-rate units attached to the ground-floor, live/work spaces facing Broadway. Each unit will have numerous features and amenities consistent with the high-quality standard for Pinnacle and Wendover developments, which is to make affordable housing indistinguishable from market-rate development with builder-grade, durable, and energy-efficient features throughout. Apartment homes will include worry-free, impact-resistant windows and doors; Energy Star-rated appliances; builder-grade PVC blinds or solar shades for each window; and USB ports/plugs on kitchen countertops and in primary bedrooms. Amenities include a clubhouse, pool and cabanas, fitness center, cyber lounge, covered pavilion, playground, and an enclosed dog walk area. Further, art sculptures will be installed in two civic plazas dedicated to the City along Broadway and Lake Shore Drive as part of the collective effort among the City, Wendover, and Pinnacle to promote the Art in Public Places program and to beautify residential communities. Berkeley Landing is also coordinating its efforts to lease the two live/work spaces through participation in the Riviera Beach Community Redevelopment Agency's small-business incubator program. Berkeley Landing represents the largest private investment in the last 10 years that is committed to the Riviera Beach CRA. The development's financing is spearheaded through an allocation of Housing Tax Credits by the Florida Housing Finance Corporation, which was leveraged by the above contribution from the Riviera Beach CRA, investment equity raised from syndicating the credits by the National Equity Fund, and construction financing from Bank of America.

## **FoundCare - 3501 Broadway Ave.**

- A long-term ground lease and a development agreement between the City and Foundcare was approved by the City Council in September 2022. Furthermore, both parties will work collaboratively to ensure that the overall design elements are met as part of the permitting process, as well as to ensure that a modern building has been constructed that will accentuate beautification efforts the City would like to see in the Broadway corridor. The project is projected to cost \$11.4 million to construct, with the City/CRA seeing the activation of two business incubator spaces-valued at approximately \$2.85 million-constructed on behalf of and for the City/CRA to use and manage exclusively. The Foundcare project team has commenced its preliminary development activities for the required rezoning and street vacation pursuant to the ground lease. City and CRA staff have met regarding the preliminary layout and programming for the incubator space.





## Parks Master Plan

- Implementation group meetings are monthly. Conceptual plans for Inlet Grove High School partnership on athletic and recreation facilities has been developed as well as a conceptual plan for Callaway Park redevelopment. Construction at Lone Pine Park has begun as well as several other master plan related upgrades at the municipal beach, beach access areas and Dan Callaway Park. A new playground, adjacent to the Brooks Center, is planned and will be partially funded by CDBG funds from Palm Beach County.

## Avenue “E”

- The Avenue E reconstruction capital project is a collaborative effort between the City, CRA, and Utility District. The project was included in the Reimagine Riviera Beach workshops and is planned to be a component of the new City Hall project plan led to front on both Broadway and Avenue E.
- The final plan includes a comprehensive *Avenue E Corridor Streetscape* report that describes the existing physical environment of the roadway, pedestrian sidewalk system, and adjacent buildings/properties lining the corridor.
- The report offers recommendations for a potential streetscape, a zoning entitlement, design and development standards, and changes to beautify, enhance, and create an environment that attracts new investment and redevelopment that foster economic vitality within the project area.
- The report provides a thorough analysis of the nearby significant CRA and City points of interest (the Port of Palm Beach, Riviera Beach Marina, beaches, etc.) that could influence and support recommended improvements within the corridor, further supporting recommended improvements throughout the corridor.
- The report offers design options within the right-of-way to implement a comprehensive streetscape plan (potentially incorporating complete street concepts and other design solutions), as well as, property redevelopment/new development options for the existing developed and vacant properties lining the corridor.



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## Utility Burial Project

- The Riviera Beach CRA has actively proceeded in installing underground utility lines to beautify the US-1 Corridor (the Project) within the Community Redevelopment Area. The CRA, as part of the long-range plan and capital improvements for the Broadway Corridor. The Marina District, has embarked on an infrastructure improvement that will remove all overhead facilities in designated phases. Installing underground lines will beautify the US-1 Corridor and protect/harden the utility services.
- Phase I of the project has been completed for the installation of Level 3, Fiber Light Equipment and Fiber Net utilities, and the burial of overhead lines within Marina Village east of Avenue C. In addition to work associated with the Phase I relocations, significant coordination has been performed to advance the FPL and AT&T final design. The CRA, with the assistance of Chen Moore & Associates, has worked to identify facilities and receive tentative approval for easement acquisitions associated with aboveground service panels, transformers, and other facilities required for the underground relocations.
- Phase II of the project is currently underway and includes finalization of the required easements, as well as, approval of the contract with FPL for the primary underground work and pole removal. The next step of the project will be CRA Board approval of the contract with FPL. FPL is now preparing the binding cost estimate to complete the project and anticipates it will be completed in early 2023.

## Interlocal Agreement with Treasure Coast Regional Planning Council

- **CRA Plan Update:** The Treasure Coast Regional Planning Council (TCRPC) is preparing a comprehensive update to the 2011 CRA Plan. This includes updating all existing and future redevelopment initiatives, including creation of a new water-quality-enhancement section, as well as, updating drawings and plans for the future of the Community Redevelopment Area.
- **Downtown Development Regulations:** The TCRPC will review the existing Land Development Regulations for the downtown areas of the CRA and will prepare recommended revisions to those zoning regulations, including changes to the Zoning Map and Comprehensive Plan. TCRPC will work collaboratively with the City Development Services department and CRA staff to prepare the recommendations for review and adoption by the CRA Board and City Council. The work will include input from an updated 2022 Real Estate Market Analysis, which is critical to their work in preparing an update to the 2011 CRA Plan.
- **Redevelopment Incentive Program:** The TCRPC will also prepare a Redevelopment incentive Program for the CRA as a component of the incentive program; in addition, an infrastructure redevelopment incentive based on the future tax revenue of projects will be included. The Board previously reviewed the draft grant incentive but did not approve it, and the amendment will build upon this initial work and include updated incentives to stimulate development.
- **Next Steps:** The CRA Plan update is a great opportunity for the Agency to plan for the next 10 years and implement redevelopment using a strategically planned approach, based on new and current market studies with public input and Board direction.





- The TCRPC presented the above initiatives at a public workshop on March 17, 2022. The presentation is now posted on the CRA website with a link requesting additional public comments. The new components on the draft plan were presented to the CRA Board on August 24, 2022, based on input from the workshop and Board discussion the amendments will be further developed and prepared for review by the CRA Board, Planning and Zoning Board followed by final approval by the CRA Board, and City Council this summer.



## 2600 Broadway Redevelopment Site

- The CRA has successfully completed the demolition of the existing dilapidated building to prepare the site for future redevelopment. The site is currently being stabilized with sod and modest landscaping.

The CRA Board has contracted with Lambert Advisory Public Private Partnership consultants to issue an RFQ for the 2600 Broadway development site located on the northeast corner of Broadway and Blue Heron Boulevard, and to assist the CRA in negotiating a development agreement. A development analysis has calculated that a 1-2 million dollar funding gap exists to achieve an eight-story, mixed-use development and the CRA Board has approved the issuance of the RFQ by the City's Procurement Department and the review process is underway. Redevelopment of this site will have a tremendous impact on the corridor and will establish a new standard of mid-rise development for Riviera Beach.





The concept for redevelopment is shown below:



Figure – 2600 Broadway Concept Use Rendering.

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

- Located within blocks of the Intracoastal, with a view to the Broadway Corridor, the Villa L'Onze Townhouse Project is destined to set the tone for mixed-use development on Avenue "E." The project will be built in two buildings of six (6) for a total of 12 units. There will be 4, 3-story units with 3 bedrooms, 3 ½ bathrooms, 2-car garages and 8, 2-story units with 3 bedrooms, 2 ½ bathrooms, 1-car garages. The beautiful design harkens back to the region's Dutch Caribbean architectural influences. The rear-facing garages opens into an old-style alley roadway that will be lushly landscaped with attractive paver inlays. Expansive greenspace will serve as buffers and gathering spaces for families and millennials desiring to partake in the revamped, vibrant lifestyle that a re-designed Avenue "E" Corridor will offer.



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Three-story units will have a total of 2,227 SF and the two-story homes will have 1,642 SF. The project will incorporate the latest in lamination and energy-efficient components and materials, as well as attractive xeriscaped exteriors. A front stoop will lend itself to the area's walkability with new sidewalks and on-street parking.

The project has an estimated development cost of \$4 million. The Riviera Beach Community Development Corporation in partnership with the Agency will serve as developers with units sold to a mixed income clientele. The renowned firm of REG Architects are leading a team of engineering and design professionals to ensure the best project possible. The project is currently submitted for site plan approval and re-platting. The owners will enjoy the security of a homeowner's association and professional management. Villa L'Onze is Phase I of redevelopment of most of this block at 11<sup>th</sup> and Avenue "E." The site plan is under review by Development Services. The site plan is scheduled for review by the Planning and Zoning Board for its December 8<sup>th</sup> meeting. The replat, alleyway abandonment, and site plan were heard by the Planning and Zoning Board on January 12, 2023. The project was unanimously approved. The alleyway abandonment is scheduled for First Ordinance Hearing on April 19, 2023. If approved, second reading will occur thirty days later at the nearest City Council meeting along with the Site plan and Replat approval. Next steps are to complete the construction plans and submit for permit approval along with an application for construction financing.

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