



"The Best Waterfront City in Which to Live, Work and Play."

CITY OF RIVIERA BEACH – MEMORANDUM

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: MAY 2022

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

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 It addresses old, outdated, and dilapidated facilities as well as wages, benefits, and other elements that have historically been left unaddressed.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.

Public Safety

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 groundbreaking ceremony, construction activities commenced in early March 2022. Construction is anticipated to be completed in 14 months, delivering a 31,000 square foot, state-of-the-art municipal fire station.

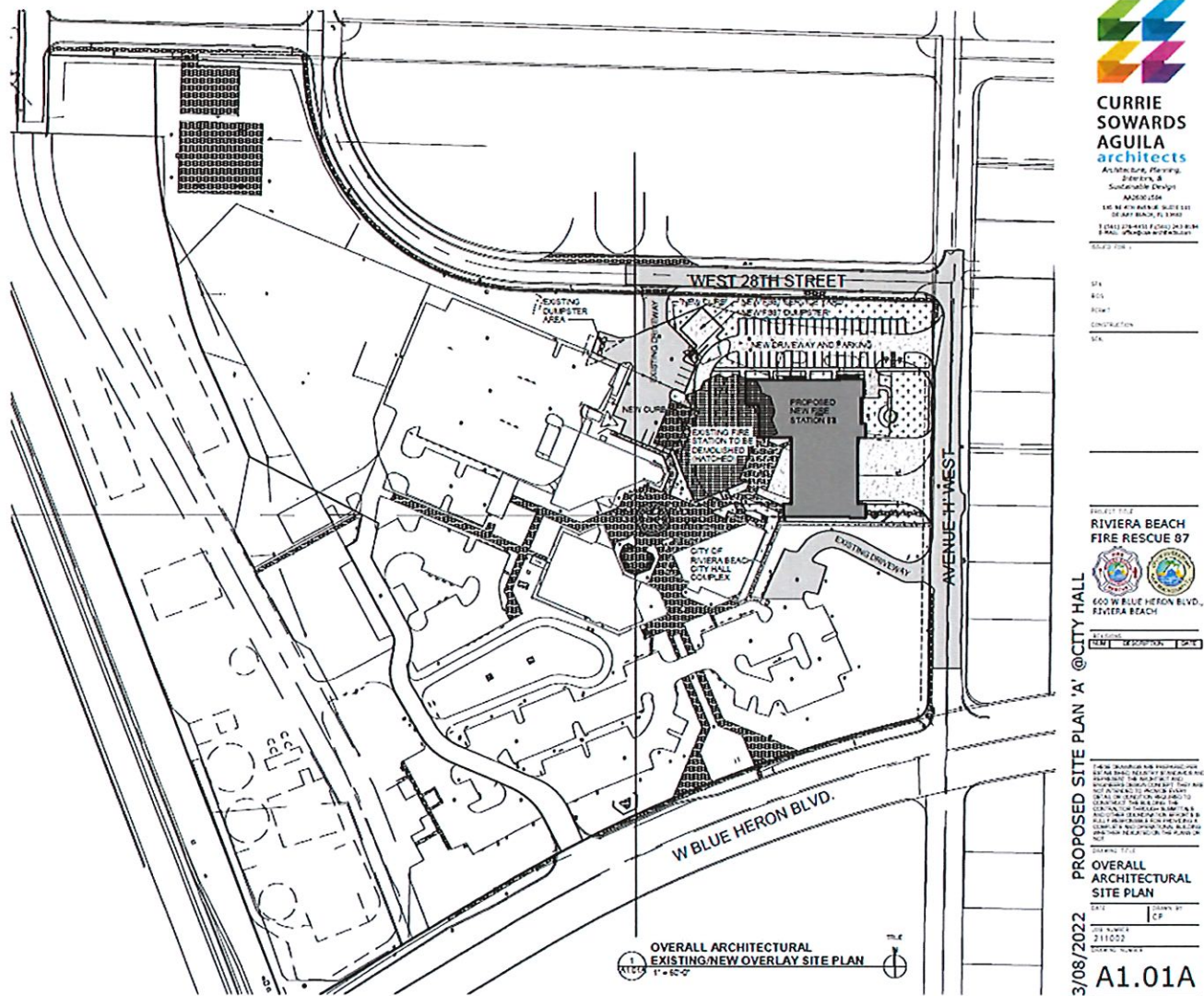


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Fire Station 87 - 600 W. Blue Heron

- 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.



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 \$3-5 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.

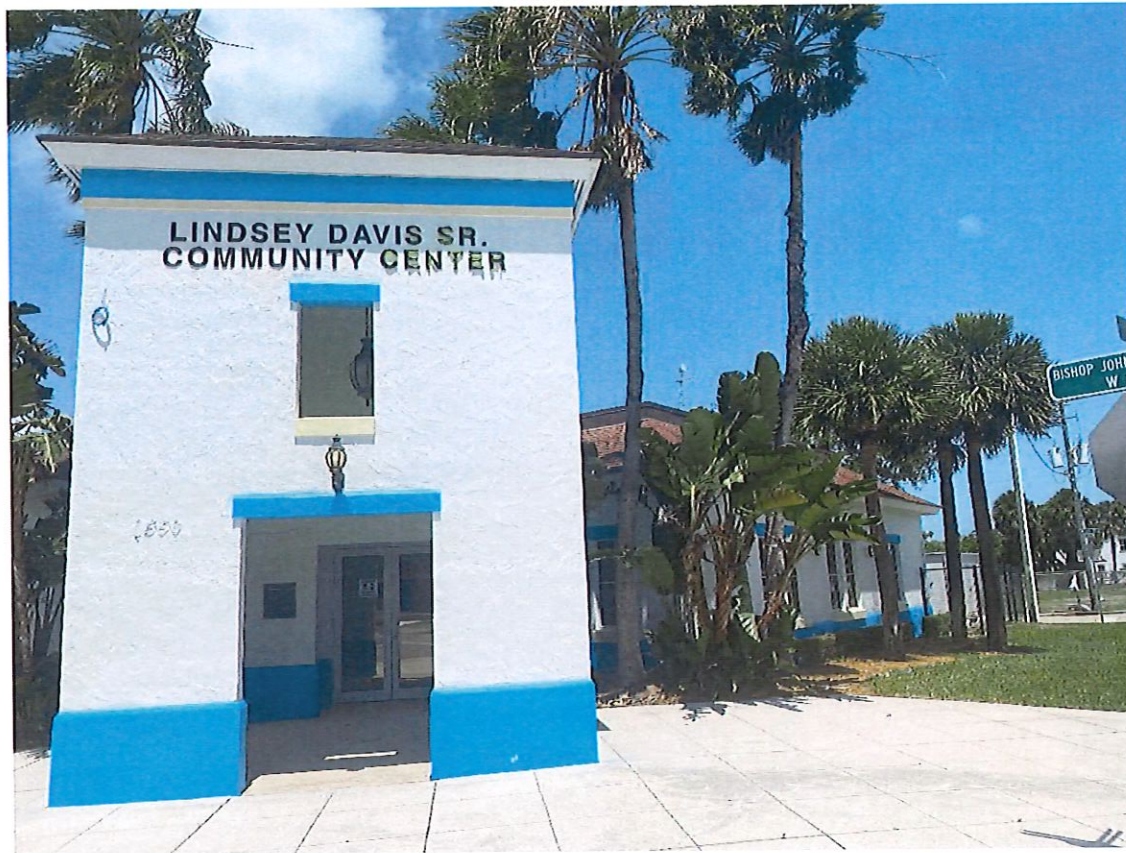
Riviera Beach - Police Department (existing site)

- 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. Development Services has provided all of the as-built drawings and historic permits associated with this site.

Riviera Beach-Police Substation -1550 W. 28th St.

- On February 16, 2022, the City Council approved Resolution 001-22 authorizing the expenditure of \$297,000 to provide for the City's first municipal police substation at Lindsay Davis. This particular property will be repurposed with the intent of addressing criminal activities within the area. While utilizing space that has been vacated since the opening of the new municipal library, with 16% of crimes occurring within the area, police officials believe this is an important and strategic location that should have a more visible and active presence within the neighborhood. Construction commenced in March and be completed in the summer of 2022. As a component of the investment in the site, the buildings are being painted to add additional vibrancy to the aesthetics. City staff is also reviewing the site plan and the existing zoning to provide a solution to the parking challenges present on the site.





Public Utilities



- Water Treatment Plant - W. Blue Heron & Ave. L. – Several discussions have been held between the District's legal team and the Haskell and CDM Smith team to finalize the legal contract to put in effect the design and construction of the water treatment plant and public works operational campus. Haskell and CDM Smith are also preparing a draft scope for the first phase of the project. It is anticipated that the contract should be ready for finalization within the next 30 days, thus resulting in subsequent actions by the City to proceed with the necessary preparation to obtain permits that facilitate site work and limited construction activities on site. The City Council and the Special District Board have approved the interlocal agreement to transfer monies received by virtue of the government vis-a-vis the American Recovery Act of \$17.5 million to the Utility Special District, as well as to assist in "seed" capital to facilitate construction of a new state-of-the-art municipal water treatment plant and Public Works Campus.

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 1st. Berkeley Landing will

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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.

- On February 9, 2022, the City Council's unanimously approved a preliminary term sheet for a ground lease with Foundcare. A long-term ground lease and a development agreement will be presented for City Council approval in the near future. 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 met with Development Services multiple times since the execution of the term sheet. During these pre-application meetings, staff has outlined the City's development process and addressed questions of the development team.





Parks Master Plan

- The City Staff has finalized a master plan for the City's Parks and Recreation Dept. The Plan has recreational amenities consistent with a survey conducted during the master planning process. On May 4, 2022, the City Council accepted the Master Plan for Parks and Recreation. Staff is now working on implementation strategy for the Plan.

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.

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 in the summer of 2022.

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 to the CRA Board at a public workshop on March 17, 2022. The presentation is now posted on the CRA website with a link requesting additional public comments. Based on input from the workshop the amendments will be further developed and prepared for review by the Planning and Zoning Board, CRA Board, and City Council beginning in May 2022.

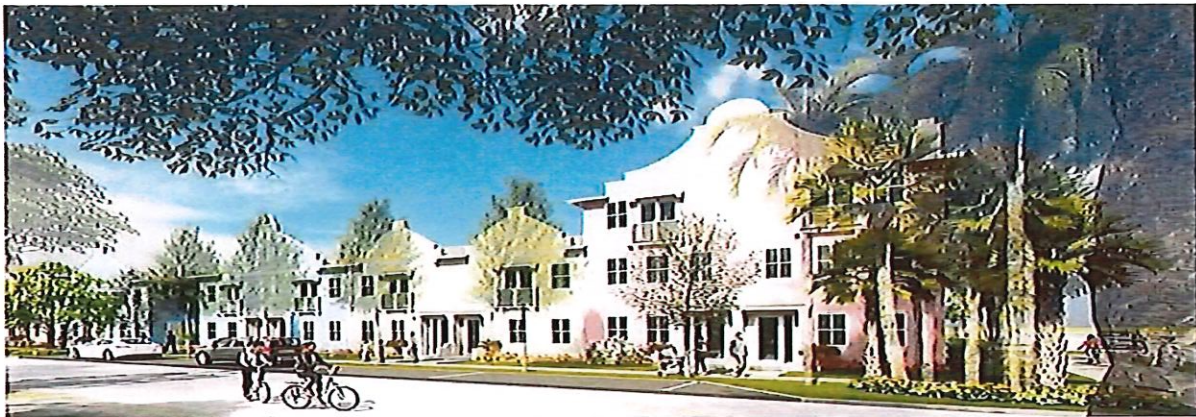
2600 Broadway Redevelopment Site

- The CRA Board has contracted with Lambert Advisory Public Private Partnership consultants to analyze the 2600 Broadway development site located on the northeast corner of Broadway and Blue Heron Boulevard. Lambert is preparing for a CRA Board workshop to determine the redevelopment goals for the site so that a competitive public opportunity to select a private redevelopment partner can be issued by the CRA Board with the appropriate incentives. The analysis has calculated that the funding gap to achieve an eight-story, mixed-use development for Board consideration includes additional options for development, as well as, an analysis of opportunities to expand the site through site acquisition. The next step is completion of the site-acquisition options, followed by a CRA Board workshop in July.



Villa L'Onze 11th 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.



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 11th and Avenue "E."

