



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

CITY OF RIVIERA BEACH

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

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

SUBJECT: REIMAGINE RIVIERA BEACH – UPDATE MEMORANDUM (December)

DATE: DECEMBER, 2023

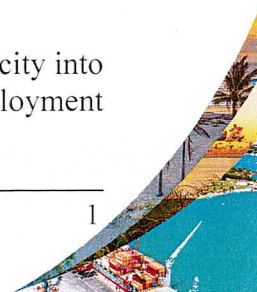
In 2019, the Mayor and City Council of Riviera Beach established Riviera Beach 2030, a bold, ten-year strategic vision for the city. Stemming from this comprehensive dialogue, the Board identified five overarching goals to meet the city’s crucial needs. These goals are achieving a sustainable economy, building exceptional neighborhoods, accelerating operational excellence, enhancing governmental stewardship, and strengthening community engagement. These five core objectives serve as the foundation for the aims and ambitions across all the City’s departments.



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

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 This includes the revitalization of old, outdated, and dilapidated facilities, as well as addressing wages, benefits, and other historically neglected elements.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

This integrated approach is intended to pool resources and talents from all agencies for the city’s advancement. The era of working in isolated silos, which leads to redundancy and confusion, is over. Instead, a streamlined and efficient operational model will be the modus operandi, designed to make significant progress presently and in future endeavors.

“Reimagining Riviera Beach” is more than just a mantra; it is a vision that propelled the city into its centennial year, with the aim of incorporating modern amenities, facilities, major employment





centers, and other community benefits that have traditionally been overlooked in economic-development initiatives. This inclusive strategy is intended to overcome systemic obstacles by implementing intentional steps to ensure that businesses, residents, and investors all have equitable opportunities for economic and social growth in the community they have chosen to invest in. In this way, “Reimagining Riviera Beach” guarantees that everyone has a proverbial seat at the table while driving some of the city’s most ambitious development and redevelopment projects in a generation.

City Hall Update

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

The City terminated negotiations with OHLA Infrastructure, Inc. October 20, 2023 as negotiations were unsuccessful. The proposal received from OHLA Infrastructure, Inc. was rejected and the solicitation was canceled in accordance with the City Procurement Code 16.53-67 – Cancellation of invitations for bids or request for proposals.

Agenda Item No. 128-23 was presented and approved by City Council on November 1, 2023 requesting approval to piggyback off of State of Florida Contract No. DMS-12/13-007 and enter into a master contractor/services agreement with CBRE, Inc. for broker and real estate consulting services. CBRE, Inc. will assist the City with the development of the solicitation and advertisement through various media platform to increase outreach. Through CBRE, Inc. this project should garner more interest. City and CBRE staff will continue to work closely together during this process. It is anticipated that this Project will be re-advertised early January 2024.



Fire Station 89 - 7501 N. Military Trail

Chief Curd reports that the City is currently leasing property for Fire Station 89 from the federal government, specifically at the VA Hospital. The lease contract is set to expire on November 8, 2029. After discussions with the VA Administration, it has been confirmed that the VA will not extend the current lease under any circumstances.

On November 1, 2023, staff presented multiple options to council as it relates to long range planning for the station. At the conclusion of the presentation council provided direction to staff for relocation of crews and the implementation of a traffic signal preemption system. Staff will be coming back to council for approval of the funding and outline of the final plan and dates.

Fire Station 88 - 1920 W. Blue Heron (Final Report)

Chief Curd reports that the City of Riviera Beach’s Fire Station 88, a \$20 million project, was realized through a collaborative partnership aimed at providing a health-first, supportive space for



first responders. Designed to address risk factors, such as exposure to carcinogens, mental health challenges, PTSD, and sleep deprivation, this new facility establishes a responder-centric safety and health standard for the city and its neighboring communities.

Spanning 30,981 square feet, the two-story, four-bay drive-through station features climate air-balanced zones to minimize the cross-ventilation of airborne volatile contaminants. Upon returning from a call, firefighters pass through a decontamination room outfitted with boot and equipment wash stations, gear extractors, and personal showers before reentering the living environment. An additional air-balanced vestibule offers direct access from the living quarters to the apparatus bay and includes amenities for mental and physical wellness, such as energy pods, cycling detox saunas, a physical conditioning room, a day lounge, and a large community kitchen. Circadian rhythm LED lighting has been installed to promote natural sleep cycles and relaxation.

The facility also incorporates a zoned alert system with ramp-up tones and light signals designed to awaken only those responders required for a call, thereby reducing stress on the heart. A three-story training tower supports on-site training activities and provides easy rooftop access for equipment maintenance. The tower's architectural elements protect sensitive equipment while adding aesthetic value.

Built to withstand a category V storm due to its coastal location, the station features structural hardening and a 100% building-backup generator. The floor elevation surpasses FEMA's designated 500-year floodplain criteria, and the building is designed for a life cycle exceeding 50 years. Fire Station 88 serves as the inaugural project in the city's infrastructure improvement program and is highly visible to the community, situated at a main city intersection. Notably, the station also showcases a prominent 9/11 memorial. Exterior design elements convey a reimagined Riviera Beach, positioning the station as an essential community building.

Chief Curd reports that the City Council adopted Resolution 134-21, amending the Series 2021 Project bond issuance and renaming it the Revised Series 2021 Project. This change facilitated the transfer of funds from Fire Station 86 to the construction activities associated with Fire Station 87. Staff is currently submitting a reimbursement request for \$1,000,000 to cover the initial design costs, an award granted by the State of Florida.



Fire Station 87 – 600 W. Blue Heron Blvd

Chief reports that Fire Station is currently under construction. It is anticipated that the station will be completed in the first quarter of 2025.

Fire Station 86 – 5010 N. Ocean Dr.

Chief Curd reports that staff is currently collaborating with the Utility District on plans to replace and rebuild the water tank and Fire Station 86 located at 5010 N. Ocean Dr. The station is in extremely poor condition and has reached the end of its useful life, necessitating additional steps by staff to find alternative shelter for public safety personnel. A Request for Proposals (RFP) was sent out on September 28, 2023, and submissions were due by November 30, 2023.

On November 1, 2023, staff presented multiple options to council as it relates to long-range planning for the station. It was decided that the city would enter into a lease agreement at a facility



on Singer Island until the demolition and reconstruction of the station is completed. Staff will be coming back to City Council for approval of the funding and the outline of the final plan and dates.

In accordance with Sec. 2 - 166 of the Code of Ordinances, the City Council of Riviera Beach has enacted a cone of silence that prohibits oral and written communications about all formal solicitations for goods and services issued by the City. This cone of silence commenced following the deadline to submit a proposal, bid, or other response to a competitive solicitation, namely November 30, 2023, and will remain in effect until a contract is awarded/approved, all bids or responses are rejected, or the solicitation process is otherwise concluded. Please be reminded that any contract entered into in violation of this provision shall be considered null and void.

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

The Request for Qualifications (RFQ) was advertised on September 27, 2023. The Pre-SOQ Conference was conducted on October 16, 2023, and the Statement of Qualifications were due by November 30, 2023, by 3:00 p.m. via Demandstar. The City's Cone of Silence is in effect for this procurement process.

Riviera Beach Police Department Consolidated Update



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

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

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

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

On September 29, 2023, the Request for Qualifications (RFQ) for the provision of a progressive design-build of the New State of the Art Police Complex at 1621 West Blue Heron Boulevard was released. During this process, the respondents must submit a Statement of Qualifications (SFQ)



which will include a conceptual building design, cost analysis, and financial plan for the project. The solicitation closed on November 29, 2023, at 3:00 p.m. Once all submittals have been received, an RFQ submittal panel will be conducted for ranking of the submittals.

Furthermore, in alignment with the City's commitment to transparency and regulatory compliance, the City Council of Riviera Beach has enacted a cone of silence, in accordance with Sec. 2 - 166 of the Code of Ordinances. This cone of silence prohibits any oral and written communications concerning all formal solicitations for goods and services issued by the City. It commenced as of the November 29, 2023, deadline to submit a proposal, bid, or other response to the RFQ and will remain in effect until a contract is awarded/approved, all bids or responses are rejected, or the solicitation is otherwise concluded. Please be aware that any contract entered into in violation of the cone of silence provision is considered null and void.

By consolidating all of these elements, this update serves as a comprehensive overview of the steps the City is taking to bolster the Riviera Beach Police Department's efficiency and effectiveness. A Request for Qualifications (RFQ) solicitation was released on September 29, 2023. The Pre-Statement of Qualifications Conference was held on October 16, 2023, with the City's Cone of Silence in full effect for this procurement process.


Water Treatment Plant Update

Utility Director Low reports that negotiations with South Florida Water Management District (SFWMD) over the necessary revisions to the Consumptive Use Permit are moving forward to a conclusion. The SFWMD has indicated a small increase in the allocation from the surficial aquifer from 9.08 to 9.26 MGD will be allowed. They have also reduced the level of modelling required. The two issues outstanding are the unaccounted water loss reporting and the conservation planning. The latter has impacts on the landscaping ordinances which may need to be updated to emphasize zero scaping to minimize potable water use for irrigation. It is anticipated that the permit should be available by the end of the year.

The Basis of Design Report was issued and a review meeting held with the JV Design Team. There was also an internal meeting with the Owner's Representative team to prepare comments for our response. These have been finalized and submitted to the Design Team for their review. Additional workshops are being scheduled for surficial aquifer and floridan aquifer well design, structural design and the chemical feed system design. Final decisions on the required systems will come from the pilot plant results.

The pilot plant is being impacted by oxygen entrainment at the raw water wells. This is reacting with iron that is in solution in the raw water, and precipitating out as fine particles which have to be removed to protect the membranes. The ongoing effort to rehabilitate the wells is going to be prioritized as it is anticipated that this will probably solve the problem and eliminate the need for additional processes in the new plant. The work has to be completed anyway prior to commissioning of the new plant.

Fencing of the site was completed during the week of November 13, 2023, and the plastic screen added shortly after. The fueling station will be shut down in January and demolition will start immediately thereafter. Work on site clearance has already started and ground penetrating radar



surveying is underway. The JV team is also working on an early package to build the water storage tank, the two surficial wells that are already permitted and a test well into the Floridan aquifer. Due to the nature of the safety considerations during construction of the water tank it needs to be one of the first thing constructed on the site. The plan is to start this work soon after the site demolition is complete.

Berkeley Landing Update



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

Scheduled for completion in late 2023, Berkeley Landing is intended to serve as a destination community for families and emerging members of the workforce, especially along the rejuvenated Broadway Corridor. The CRA facilitated this project by providing an initial loan of \$640,000, which served as leverage for obtaining housing credits.

Berkeley Landing is under construction by PCDS Construction, a joint venture between D. Stephenson Construction—South Florida's largest minority-owned construction firm—and PC Building, LLC, an affiliate of Pinnacle. The state-of-the-art, three-story community will feature 110 affordable one-, two-, and three-bedroom units, along with two additional market-rate units. These market-rate units will be part of the ground-floor live/workspaces facing Broadway. The design is intended to offer features and amenities consistent with the high-quality standards Pinnacle and Wendover have set. These standards are focused on making affordable housing indistinguishable from market-rate developments. Amenities include impact-resistant windows and doors, Energy Star-rated appliances, builder-grade PVC blinds or solar shades for each window, and USB ports on kitchen countertops and in primary bedrooms.

Residents will also have access to a range of amenities, including a clubhouse, pool with cabanas, fitness center, cyber lounge, covered pavilion, playground, and enclosed dog walk area. Additionally, art sculptures will be installed in two civic plazas along Broadway and Lake Shore Drive. This is part of a collaborative effort among the City, Wendover, and Pinnacle to support the Art in Public Places program and enhance residential communities' aesthetic appeal.

On the commercial front, Berkeley Landing is actively engaged in leasing two live/workspaces through the Riviera Beach CRA's small-business incubator program. These tenants will be able to access program funds for rent subsidy, signage, marketing assistance, and loan packaging assistance. With an investment of \$35 million, this represents the largest private investment in the Riviera Beach CRA in the past decade. The project's financing is secured through an allocation of housing tax credits from the Florida Housing Finance Corporation. This financial package is further bolstered by an investment from the Riviera Beach CRA, equity raised from syndicating the credits by the National Equity Fund, and construction financing Bank of America has provided.



The Property Management will locate on site in late October and release information on the tenant application process at the CRA Board meeting on November 8. Meanwhile, for more information on units' availability, please visit www.berkeleylandingapts.com and join their interest list.

Parks and Recreation Master Plan

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

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

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



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

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

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

FoundCare

Deputy City Manager McBride and Director Sirmons reports the City Council approved a long-term ground lease and a development agreement with FoundCare in September 2022. Both parties are collaborating to meet all design elements stipulated in the permitting process. The objective is to construct a modern building that will enhance beautification efforts along the Broadway corridor. The estimated construction cost for the project stands at \$11.4 million.



Within this budget, the City and the CRA are focusing on the activation of two business incubator spaces. These spaces, valued at approximately \$2.85 million, are being constructed explicitly for the City/CRA to manage and use exclusively.

FoundCare's project team is well underway with development approval activities. These activities include the necessary rezoning and street vacation stipulated in the ground lease agreement. Additionally, a Future Land Use Map Amendment, Plat, and Site plan are required to entitle this project. Simultaneously, City and CRA staff are meeting to discuss the preliminary layout and programming for the incubator spaces.

In parallel developments, FoundCare is progressing through the site plan approval process, with the expectation for a December 2023 appearance before the Planning and Zoning Board. Additionally, the CRA engaged an architect to help program the buildout required for the incubator spaces. Conservatively, the CRA anticipates that these spaces can accommodate 2 to 4 businesses, with projected buildout costs amounting to \$1.4 million. The CRA has released a Request for Proposals to identify potential small business operators for these spaces. Selection is expected to take place in late January or early February. Further approvals from the City Council are forthcoming.

Avenue E

The Riviera Beach CRA Planning and Development Director Evans reports on the vital role of Avenue E in the broader vision for the City of Riviera Beach. Avenue E is not just another road in the City; it serves as a major corridor and a crucial north-south connector. This artery links essential community services and key points of interest, including schools, healthcare facilities, and commercial zones. As a pivotal part of the Reimagining Riviera Beach initiative, Avenue E will also be prominently featured in the new City Hall project. The hall will front Broadway and this important corridor, affirming its role as a civic axis.

Mr. Evans highlights a comprehensive Avenue E Corridor streetscape report, conducted by external consultants, that lays the foundation for enhancing this crucial artery. The report includes multifaceted recommendations for streetscape improvements, zoning entitlements, design standards, and aesthetic enhancements. These recommendations have been synthesized from a thorough analysis of the roadway, pedestrian systems, and adjacent properties. Additionally, the report situates Avenue E within the broader context of the City and the CRA's strategic points of interest, including the Port of Palm Beach and the Riviera Beach Marina. These are seen as significant levers that could augment the success of the proposed improvements along this vital stretch of roadway.

In alignment with these insights, Mr. Evans states that the City is contemplating several specific enhancements for Avenue E. These proposals include the introduction of bike lanes and sidewalks to promote active transportation, upgrading the lighting system for increased visibility and security, implementing traffic-calming measures, such as speed bumps and roundabouts, and revamping the drainage infrastructure to mitigate flooding issues. Funding strategies are being explored, with an estimated rebuild cost of approximately \$15 million. Various funding avenues, including federal and state grants, private partnerships, and bond issuances, are under consideration to finance these ambitious improvements.



Utility Burial Project

CRA Planning and Development Director Evans reports that the Riviera Beach CRA will be actively installing underground utility lines to enhance the aesthetic and functional aspects of the US-1 Corridor within the Community Redevelopment Area. This initiative is an integral part of the long-range plan and capital improvements designed for the Broadway Corridor and the Marina District. As such, the CRA has embarked on an infrastructure project to remove all overhead facilities in designated phases, thereby beautifying the US-1 Corridor and fortifying the utility services. Crucially, the CRA has successfully acquired the appropriate easements to facilitate these improvements.

The first phase of the project is complete and includes the installation of level 3 fiber light equipment and fiber net utilities, as well as the burial of overhead lines east of Avenue C in Marina Village. In addition to Phase I activities, the CRA, with technical assistance from Chen Moore & Associates, has been in significant coordination to advance the final design of utility components in conjunction with Florida Power and Light (FPL) and AT&T. This includes identifying necessary facilities and securing tentative approval for the acquisition of easements associated with aboveground service panels, transformers, and other essential infrastructure components.

Currently, Phase II of the project is underway. The City Council has endorsed an interlocal agreement with the CRA for project funding, and contracts with FPL have been formalized. Meetings with FPL have begun to initiate construction coordination.


Interlocal Agreement with Treasure Coast Regional Planning Council

The Riviera Beach CRA Planning and Development Director Evans reports that the Treasure Coast Regional Planning Council (TCRPC) has completed a comprehensive update to the 2011 CRA Plan. This major update will be considered on December 6, 2023, for approval by the City Council. The Plan includes revising current and future redevelopment initiatives and adding a new section dedicated to water quality enhancement. In addition, the TCRPC is updating existing drawings and plans for the CRA's future. Collaborating with the City Development Services Department and CRA staff, the TCRPC is undertaking a review of the existing land development regulations for the CRA's downtown areas. This review will culminate in recommended revisions to the zoning map and the comprehensive plan. All efforts are being coordinated with the ongoing comprehensive plan update, a critical strategic measure for setting the City's direction for the next decade.

2600 Broadway – Redevelopment Site

The Riviera Beach CRA Planning and Development Director Evans reports that the CRA site along Blue Heron Boulevard and Broadway has been stabilized with the addition of sod and modest landscaping. The 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 the development of the 2600 Broadway site, located at the northeast corner of Broadway and



Blue Heron Boulevard. These consultants are also tasked with helping the CRA negotiate a development agreement. A development analysis revealed a funding gap of \$1 to \$2 million for the realization of an eight-story, mixed-use structure. To address this shortfall, the CRA Board approved the issuance of a request for proposals, which the City's Procurement Department released on September 11, 2023. The redevelopment of this site promises to enhance the corridor significantly and establish a new standard for mid-rise development in Riviera Beach.

The Request for Proposals (RFP) was advertised on September 13, 2023. The Pre-Proposal Conference was conducted on October 13, 2023, and proposals are due December 22, 2023, by 3:00 p.m. via Demandstar.

Villa L'Onze 11th Street Townhouse Project

The Riviera Beach CRA Director of Neighborhood Services, Ms. Jenkins, reports that the Villa L'Onze Townhouse Project is set to redefine mixed-use development standards on Avenue E. 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. Planned 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 boast 2,227 square feet of living space, while the two-story units will provide 1,642 square feet. The design embraces cutting-edge energy-efficient technologies and materials, such as laminated structural components and xeriscaped exteriors. The inclusion of front stoops will enhance walkability, complemented by the addition of new sidewalks and on-street parking.

With an estimated development cost of \$4 million, the Riviera Beach Community Development Corporation will partner 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 an association and professional management services.

Villa L'Onze represents the first phase in the comprehensive redevelopment of the block at 11th and Avenue E. With City Council's approval obtained in June 2023 and the replat recorded, the construction plans are finalized. The team is gearing up to apply for permits and secure construction financing. Marketing is scheduled to begin on December 30, 2023, with groundbreaking anticipated in early January of the following year.