Regular City Council Meeting
Agenda
Marina Event Center - 190 E. 13th Street, Riviera Beach, FL 33404
May 7, 2025
6:00 PM

Be advised, that the meeting location is subject to change. The public is encouraged to visit the City's website, www.rivierabch.com , for up to date information on meeting location and information.

Mayor
Douglas A. Lawson

Chairperson
Shirley D. Lanier - District 3

Chair Pro-Tem
KaShamba Miller-Anderson - District 2

Councilpersons
Bruce Guyton - District 1
Glen Spiritis - District 4
Fercella Davis-Panier - District 5

Administration
Jonathan E. Evans, City Manager
Debrah Hall, CMC, FCRM, Acting City Clerk
Dawn S. Wynn, City Attorney

ADA Notice

This meeting is open to the Public. In accordance with the Americans with Disabilities Act of 1990, persons in need of a special accommodation to participate in the proceedings shall contact the Office of the City Clerk at 561-845-4090 no later than 2 days (48 hours) prior to the proceedings.

To request material in accessible format, sign language interpreters, hearing impaired accommodation, or any accommodation to review any document or participate in these proceedings, please contact the Florida Relay Services 1-800- 955-8771 (TDD) or 1-800-955-8770 (voice) for assistance.

Public Comments Information

If anyone wants to speak on an agenda item, please complete a public comment card located at the front desk and give it to the City Clerk staff before the City Council takes up the item for discussion and before the public comments section is announced. In no event will anyone be allowed to submit a comment card to speak on an agenda item after the title of the item is read or considered.

Consent Agenda: Total time allotted for comment on the Consent Agenda to each member of the public is three (3) minutes.

Regular Agenda: Members of the public will be given three (3) minutes to speak on any regular agenda item.

Please note that the time limit for public comment may be reduced by a vote of the City Council based on the voluminous nature of public comment cards.

Civility and Decorum: Please be reminded that the City of Riviera Beach is committed to civility and decorum by its officials, employees, and members of the public who attend this meeting. The City Council has adopted "Rules of Decorum Governing Public Conduct during Official Meetings", which provides in pertinent part:

- Officials shall be recognized by the Chair and shall not interrupt a speaker.
- Public comment shall be addressed to the City Council as a whole and not to any individual on the dais or in the audience.
- Displays of anger, rudeness, ridicule, impatience, lack of respect and personal attacks are strictly prohibited.
- Unauthorized remarks from the audience, stamping of feet, clapping, whistles, yells and similar demonstrations shall not be permitted.
- Offenders may be removed from the meeting.
- Please mute or turn off cell phone at the start of the meeting. Failure to do so may result in being barred from the meeting.

Lobbying - Ordinance 4001 - Adopted September 2011

Lobbyist registration and reporting forms are available for you online and in print. Forms can be obtained in the Office of the City Clerk and Council Chambers. Registration and reporting forms shall be submitted to the Office of the City Clerk.

CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

AGENDA APPROVAL

Additions, Deletions, Substitutions

Disclosures

Adoption of Agenda

Comments From the Public on Consent Agenda (Three Minutes Limitation)

CONSENT AGENDA

Routine City Council Business. The Consent Agenda is approved by a single majority vote. Item(s) may be removed for open discussion at the request of the mayor or any city council member.

1. Minutes

1.a **February 19, 2025 City Council Meeting Minutes**

Debrah Hall, Acting City Clerk, (561) 845-4090

Staff recommends a Motion to approve the minutes for the February 19, 2025 City Council Meeting.
Cover Page
February 19, 2025 Regular City Council Meeting Minutes.pdf

1.b **February 25, 2025 Special City Council Meeting Minutes**

Debrah Hall, Acting City Clerk, (561) 845-4090

Staff recommends a Motion to approve the minutes for the February 25, 2025 Special City Council Meeting.
Cover Page
February 25 2025 Special City Council Meeting Minutes.pdf

1.c **March 19, 2025 City Council Meeting Minutes**

Debrah Hall, Acting City Clerk, (561) 845-4090

Staff recommends a Motion to approve the minutes for the March 19, 2025 City Council Meeting.
Cover Page
March 19, 2025 Regular City Council Meeting Minutes.pdf

1.d **April 2, 2025 City Council Meeting Minutes**

Debrah Hall, Acting City Clerk, (561) 845-4090

Staff recommends a Motion to approve the minutes for the April 2, 2025 City Council Meeting.
Cover Page
April 2, 2025 Regular City Council Meeting Minutes.asd.pdf

2. Board Appointments

2.a **Library Advisory Board Appointments**

Adam Brody, Library Director, (561) 845-4196

Staff recommends a Motion to approve the reappointments of DeNeal Cunningham and LaToya Newby, the selection of Kendrick Wyly, and that Joseph Bedford and Tyondra Slydell be elevated from alternate membership to regular membership with full rights.
Cover Page
DenealCunninghman.LibraryAdvisoryBoardApplication.3.24.2025.pdf
TyondraSlydell.LibraryAdvisoryBoardApplication.4.17.2025.pdf
JosephBedford.LibraryAdvisoryBoardApplication.4.8.2025.pdf
KendrickWyly.LibraryAdvisoryBoardApplicationInformation.3.27.2025.pdf
LatoyaNewbyLibraryAdvisoryBoardApplicationInformation.4.2.2025.pdf

2.b **Board Appointments to the City of Riviera Beach Recreation Board.**

Kacy Young, Parks & Recreation Director, (561) 845-4070

Staff recommends a Motion for City Council to approve reappointments for Joseph Bedford, Sr., Esmeralda Knowles, Shirley Madison Brooks, Joe Nubin, II, Margaret Shepherd and Eric Williams as well as the appointment of Alfred Jones, Sr. to the Recreation Board.
Cover Page
Recreation Board Application_Joseph Bedford Sr..pdf
Recreation Board Application_Esmeralda Knowles.pdf
Recreation Board Application_Shirley Madison Brooks.pdf
Recreation Board Application_Derrick McCray.pdf
Recreation Board Application_Joe Nubin II.pdf
Recreation Board Application_Margaret Shepherd.pdf

Recreation Board Application_Eric Williams.pdf

3. Resolutions on Consent

3.a **Resolution No. 47-25: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving Plat Application PA-24-0001 from Abrams Law Firm, on behalf of the owner to replat an existing lot of record (approximately 0.25 acres – 11,000 square feet of land area) in order to subdivide the subject parcel into two (2) separate lots, identified by Parcel Control Number 56-43-42-29-02-019-0220; providing for an effective date and for other purposes.**

Clarence Sirmons, Director of Development Services, AICP, (561) 845-4062

Staff recommends a Motion to approve Resolution No. 47-25.
Cover Page
Res 47-25 - 3401 RJ Hendley Ave -PA-24-0001.v4.pdf
v3-PA-24-0001 Staff Report.pdf
2. LandUse Application - Replat_v1.pdf
6. Deed_v1.pdf
PLAT_PA-24-0001_final_version.pdf
PA-24-001 Engenuity Approval Letter.pdf
1. Boundary Survey - 3401 R J Hendley Ave. (1)_v1.pdf
3. Agent Authorization Form_v1.pdf
1. Project Narative_v1 (1).pdf

3.b **Resolution No. 48-25: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving Plat Application PA-24-0008 from Schmidt Nichols, on behalf of the applicant Fort Real Estate Group, to replat an existing lot of record (approximately 0.48 acres – 20,972 square feet of land area) in order to subdivide the subject parcel into two (2) separate lots, identified by Parcel Control Number 56-43-42-28-16-000-0070; providing for an effective date and for other purposes.**

Clarence Sirmons, Director of Development Services, AICP, (561) 845-4062

City Staff recommends a Motion to approve Resolution No. 48-25.
Cover Page
Res 48-25 -PA-24-0008.v3.pdf
v4-PA-24-0008 Staff Report - 257 E 23rd St.pdf
Uniform Land Use Application-PA-24-0001.pdf
Deed - PA-24-0008.pdf
Legal Description-PA-24-0008.docx
Project Narrative-PA-24-0008.pdf
Final Platv2-PA-24-0008.pdf
Survey-PA-24-0008.pdf

Preliminary Site Plan-PA24-0008 .pdf
Site Renderings-PA-24-0008pdf
Engenuity Approval Letter.pdf
Agent Authorization Form-PA-24-0008.pdf

3.c **Resolution No. 51-25: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving payment to the Palm Beach County Supervisor of Election Office for services related to the Riviera Beach 2025 Municipal Election; authorizing the Finance Director to make payment in the amount of $44,987.16 from the City Clerk's Office election account; and providing for an effective date.**

Debrah Hall, Acting City Clerk, CMC FCRM, (561) 845-4090

Staff recommends a Motion to approve Resolution No. 51-25.
Cover Page
Riviera Beach 3.11.25 UM Election.pdf
Resolution 14-25 - Agreement with PBCSOE for Election Related Services.pdf
2025 Municipal Election Vote Processing Equipment Use and Eletions Services Agreement.pdf
Resolution 51-25 - PBC Supervisor of Elections Office.pdf

END OF CONSENT AGENDA

4. Unfinished Business

5. Petitions and Communications for Filing

6. Awards and Presentations

6.a **56th Annual Professional Municipal Clerks Week Proclamation**

Debrah Hall, Acting City Clerk, CMC, FCRM, (561) 845-4090

Staff recommends that the Mayor and City Council receive this Presentation.
Cover Page
Proclamation 56th Annual Professional Municipal Clerks Week.pdf

6.b **Development Services Updates: Comprehensive Plan Update and Enhanced Notification for Site Plans**

Clarence Sirmons, Director of Development Services, AICP , (561) 845-4062

Staff recommends a Motion that the City Council receive this Presentation.
Cover Page

7. Public Hearings

8. Ordinances on Second and Final Reading

9. Ordinances on First Reading

9.a **Ordinance No. 4280: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending Chapter 31 of the City's Code of Ordinances, entitled "Zoning," section 31-538, to include the option of a contribution in lieu of meeting the civic open space requirement for qualifying projects within the Downtown Marine zoning district; providing for severability and conflicts; providing for codification; and providing for an effective date.**

Clarence Sirmons, Director of Development Services, AICP, (561) 845-4062

Staff recommends a Motion to deny Ordinance No. 4280.
Cover Page
Ordinance_4280- Civic Open Space
Attachment A- Proposed Text Amendment Language.docx
Attachment B- Civic Open Space Jan. 15th Presentation.pptx
Business Impact Statement- Ordinance 4280.docx

COMMENTS FROM THE PUBLIC - 7:30 PM Non-Agenda Item Speakers (Three-Minute Limitation)
Public Comments shall begin at 7:30 PM unless there is no further business of the City Council, which in that event, it shall begin sooner. In addition, if an item is being considered at 7:30 PM, then comments from the public shall begin immediately after the item has been concluded.

10. Items Tabled

REGULAR AGENDA

11. Resolutions on Regular Agenda

11.a **Resolution No. 49-25: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, updating the existing Riviera Beach Education Advisory Committee (RBEAC) to include the Riviera Beach Educational Advancement Directive (READ) Program; enhancing the composition of the Board to include educator representation and authorizing the City Manager with delegated signature authority for administrative efficiency; and providing an effective date.**

Dr. Latronda Hayes, Assistant to the City Manager, PH.D., (561) 840-4826

Staff recommends a Motion to approve Resolution No. 49-25.
Cover Page

Resolution_Number_49-25_RBEAC_5.7.25_.pdf
Resolution 50-17 Education Advisory Strike 5.7.25.pdf
READ_Program_.pptx

11.b **Resolution No. 36-25: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a replat request (PA-23-0006) application from the Silver Beach Road Partners, LLC.; for the Oculina Mixed-Use Development to include: 399 condominium residential units, +/- 9,680 square feet of retail, +/- 17,120 square feet of restaurant, and +/- 11,000 square feet of office space, with a parking garage; on approximately +/-3.385 acres of land (+/- 147,452 square feet); generally located at 3700 Broadway Street; providing for conditions of approval, providing for an effective date and for other purposes.**

Clarence Sirmons, Director of Development Services, AICP, (561) 841-0203

Staff Recommends a Motion to approve Resolution No. 36-25.
Cover Page
Staff Report Oculina Replat.pdf
Agent Authorization Form_v1.pdf
Narrative_v1.pdf
Warranty Deed_v1.pdf
10386-1_PLAT__v14_FINAL_PLAT_VERSIONv2.pdf
Legal Description_v1.docx
Engenuity Plat Approval Letter - PA-23-0006.pdf
PRM Verification Letter - Oculina Plat_v1 (1).pdf
Plat Resolution for Oculina.docx

11.c **Resolution No. 17-25: A Resolution of the City Council, of the City of Riviera Beach, Palm Beach County Florida, approving the execution of a restrictive covenant agreement with Silver Beach Road Properties, LLC, to ensure compliance with the minority employment and affordable housing opportunity plan (MEAHOP) per Chapter 26 of the Land Development Code, for the development of one (1) parcel on the east side of Broadway, between Silver Beach Road and E 34th Street, in the City of Riviera Beach, as approved by Resolution Number 124-24; and providing for an effective date.**

Clarence Sirmons, Director of Development Services, AICP, (561) 845-4062

Staff recommends a Motion to approve Resolution No. 17-25.
Cover Page
Attachment A- Meahop Agreement v2.pdf
Approved Oculina Site Plan Resolution 124-24.pdf
Resolution 17-25-MEAHOP_Development
Agreement_Resolution_Oculina(1).docx

11.d **Resolution No. 50-25: Ratification of FY 2025-2028 Professional Managers and Supervisors Associations (PMSA) Collective Bargaining Agreement**

Tennille E. DeCoste, Director of Human Resources & Risk Management , (561) 840-4880

Staff recommends a Motion to adopt Resolution No. 50-25, ratifying the PMSA Collective Bargaining Agreement for the period April 1, 2025 through March 31, 2028.
Cover Page
MOU Tentative Contract Agreement 4 2025.pdf
PMSA April 2025 Salary Schedule.pdf
HR_-_Resolution 50-25 PMSA CBA.docx.pdf
PMSA and Riviera Beach Draft CBA 4.1.25 to 3.31.28.docx.pdf

12. Discussion and Deliberation

12.a **Discussion of City of Riviera Beach Paid Parking Program.**

Jonathan Evans, City Manager, MPA, MBA, FRA-RA, ICMA-CM, (561) 812-6601

The City Administration respectfully recommends that the City Council approve the revised implementation strategy and modified rate structure for the municipal parking system as detailed herein. This proposal reflects months of comprehensive stakeholder engagement, operational review, and interdepartmental planning. Staff is prepared to initiate next steps including business onboarding, validation protocol execution, community education efforts, and phased enforcement in accordance with Council directives.
Cover Page
Resolution 154-24.pdf
Resolution 3-24.pdf
Ordinance 4250.pdf
Resolution 154-24 Cover Memo.pdf
Resolution 3-24 Cover Memo.pdf
Ordinance 4250 - Cover Memo.pdf
Consolidated Data-Parking.pdf
Ocean Mall Update Proposal 3-2-2237.pdf
Paid Parking Chat Questions with Answers56.docx

13. Discussion by City Manager

14. Discussion by City Attorney

15. City Council Committee Reports

16. Statements by the Mayor and City Council

ADJOURNMENT

Appeals

If any interested person desires to appeal any decision of the City Council with respect to any matter considered at this meeting, at his or her own expense, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, F.S. The City of Riviera Beach does not prepare or provide such a record.