Regular City Council Meeting
Agenda
Marina Event Center - 190 E. 13th Street, Riviera Beach, FL 33404
November 17, 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**

2. **Board Appointments**

3. **Resolutions on Consent**

3.a **Resolution No. 158-25: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, Authorizing Settlement in the claim of Alesheia Redden-Daniels v. City of Riviera Beach; Authorizing Preferred Governmental Claims Solutions to make payment in the amount of Thirty Two Thousand Dollars and Zero Cents ($32,000.00) as full and final settlement; and providing an effective date.**

Dawn Wynn, City Attorney, (561) 845-4069

Staff recommends approval of Resolution Number 158-25.
Cover Page
Resolution_No.158-25-Redden-Daniels-Alesheia.pdf

3.b **Resolution Number 171-25: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the assignment of that certain Ground Lease – Retail Ocean Mall, originally dated December 18, 2006, as amended, from Ocean Walk Owner, LLC to Ocean Walk I LP, a Delaware limited partnership; acknowledging receipt of a Certificate of**

Accuracy; providing for conflicts, severability, and an effective date.

Kevin Coppin, Assistant City Manager, (561) 845-4069

Staff recommends approval of Resolution Number 171-25.
Cover Page
Resolution_171-25..docx
2025-06-20 - City of Riviera Beach - Ltr with exhibits.pdf
ENTIRE OCEAN MALL LEASE THROUGH 4TH AMEND.pdf

END OF CONSENT AGENDA

4. Unfinished Business

5. Petitions and Communications for Filing

6. Awards and Presentations

6.a **Emerging Leaders Spotlight**

Fercella Davis-Panier, Councilperson, (561) 845-3685

Staff recommends that the City Council receive this presentation
Cover Page

7. Public Hearings

8. Ordinances on Second and Final Reading

8.a **Ordinance Number 4284: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Future Land Use Change from Recreation to Community Facility, submitted by CORE and PGAL Inc., on behalf of the City of Riviera Beach, for the purpose of constructing a new Police Department Headquarters at 1621 West Blue Heron Boulevard, in the City of Riviera Beach; providing for an effective date, and for other purposes.**

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

Staff recommends approval of Ordinance Number 4284.
Cover Page
Ordinance_No_4284v3.docx
Police_HQ_Staff_Report_-LU-25-0003.pz.docx
Uniform_Land_Use_Application_RivieraBeachPolice-signed.pdf
Rivieria_Beach_Police_Narrative_v1_1_.pdf
CM Signed - Agent Authorization form - CRB Police Headquarters - Aug

2024_v1.pdf
RivieraBeach PoliceComplex PBC-Traffic Ltr_v1.pdf
RivieraBeachPD BoundarySurvey-2025-02-12_v1.pdf
RivieraBeach PoliceComplex WarrantyDeed_v1.pdf
RivieraBeachPolice South Elevation.pdf
RBPD-EVD - EXTERIOR ELEVATIONS_v1.pdf
Order_Confirmation_Liners - News Ad.pdf
Riviera Beach business-impact-estimate-Ordinance 4284.docx
RivieraPolice Mailer Affidavit CC Nov17.pdf
RivieraPolice Sign Affidavit CC Nov17.pdf

8.b **Ordinance Number 4285: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a request from CORE and PGAL, Inc., on behalf of the City of Riviera Beach, to abandon (AB-25-0002) two unutilized right of ways to allow for the construction of a new Police Headquarters, located at 1621 West Blue Heron Boulevard; 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 approval of Ordinance Number 4285.
Cover Page
Ordinance_Number_4285_AB-25-0002_Police_HQv3__1_ .docx
Police_HQ_Staff_Report_-_AB-25-0002_Abandonment_v5.docx
Uniform_Land_Use_Application_RivieraBeachPolice-signed.pdf
CM Signed - Agent Authorization form - CRB Police Headquarters - Aug. 2024_v1.pdf
14151 07 SD Perry - SS_v1.pdf
14151 07 SD Arcand - SS_v1.pdf
Rivieria_Beach_Police_Narrative_v1_2_.pdf
RivieraBeach PoliceComplex Legal_v1.pdf
14151_07 with title June25 Update - sealed_v1.pdf
Order_Confirmation_Liners - News Ad.pdf
Riviera Beach business-impact-estimate-Ordinance 4285.docx
RivieraPolice Mailer Affidavit CC Nov17.pdf
RivieraPolice Sign Affidavit CC Nov17.pdf

9. Ordinances on First Reading

9.a **Ordinance Number 4298: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, Amending City Code of Ordinances Chapter 31 (ZA-24-0008), on behalf of the Riviera Beach Community Redevelopment Agency (RBCRA) (Applicant) for approval of a Text Amendment application to allow properties within the Downtown General (DG) Zoning District to develop to a maximum height of four (4)**

stories when the project contains a mixed-use component.

Clarence Sirmons, Director of Development Services, AICP, (561) 845-4060

Staff recommends approval of Ordinance Number 4298.
Cover Page
Villa_L_Onz_Text_Amendment_Ordinance_Number_4298.5.docx
Text Change APPLICATION.pdf
Zoning Text Amendment JUSTIFICATION STATEMENT.PDF
Villa L'Onz Staff Report.docx
Project Narrative 4.12.24v1.pdf
REV CRA Consent.v1.pdf
CONSENT FROM CDC_V1.PDF
Warranty Deed 1141 1129 Ave E.v1.pdf
Warranty Deed Avenue E - Triangle Piece_v1.pdf
Warranty Deed WRIGHT STREET 2.v1.pdf
Phase II Villa L'Onz Final Site Plan.pdf
Survey.v1.pdf
SIgn 1rev.pdf
SIgn 2rev.pdf
19 - Mailer Notification affidavit 11.03.pdf
Adjacent Property Owners Radius MAP.v1.pdf
Adjacent Property Owners Mailing List.v1.pdf
19 - Mailer Notification affidavit 11.03.pdf
Riviera Beach business-impact-estimate-_Ordinance 4298.docx

9.b **Ordinance Number 4299: An Ordinance Of The City Council Of The City Of Riviera Beach, Palm Beach County, Florida; The Riviera Beach Community Development Corporation (RBCDC), And The Riviera Beach Community Redevelopment Agency (CRA), (Applicant - AB-24-0001), To Abandon A 100-Foot Portion Of An Existing 15- Foot Alley (Approximately +/- 1,500 Square Feet) That Bisects The Properties Located At 1116 Wright Street, 1117 Avenue E, And A Portion Of 1129 Avenue E; And To Abandon The Approximately 42-Feet By 73-Feet (Approximately +/- 3,066 Square Feet) Portion Of The W. 12th Street R.O.W. That Dead-Ends Within The Project Site; Providing For Applicability, Conflicts, Severability And Codification; And Providing For An Effective Date.**

Clarence Sirmons, Director of Development Services, AICP, (561) 845-4060

Staff recommends approval of Ordinance Number 4299.
Cover Page
Villa_L_Onz_Abandonment_Ordinance_Number_4299.6.docx
Abandonment APPLICATION_V1.pdf
Villa L'Onz Staff Report.docx
LETTER REQUEST FOR ALLEY ABANDONMENT 6.24.24_V1.PDF

CONSENT FROM CRA_V1.PDF
CONSENT FROM CDC_V1.PDF
Abandonment Sketch and Legal - 062725.pdf
City of Riviera Beach Abandonment Consent.pdf
City Council Sign Posting.pdf
City Council Sign Posting.2.pdf
Adjacent Property Owners Mailing List.v1.pdf
Adjacent Property Owners Radius MAP.v1.pdf
19 - Mailer Notification affidavit 11.03.pdf
14 - Installation of Notification Signs 11.03.pdf
Riviera Beach business-impact-estimate-_Ordinance 4299.docx

9.c **Ordinance Number 4300: An Ordinance Of The City Council Of The City Of Riviera Beach, Palm Beach County, Florida, Amending The City Code Of Ordinances Chapter 31 (LU-25-0001), On Behalf Of Marina Annex Housing LLC (Applicant), Approving A Land Use Amendment Application To Change The Land Use From Community Facility (CF) To Downtown Mixed Use (DMU) A +/- 3.62 Acre Site, Generally Located At 251 West 11th Street (PCN 56-43-42-33-06-030-0020),; Providing For Applicability, Conflicts, Severability And Codification; And Providing For An Effective Date And For Other Purposes.**

Clarence Sirmons, Director of Development Services, (561) 845-4060

Staff recommends approval of Ordinance Number 4300.
Cover Page
Ord_No_4300_-_LU-25-0001-Marina_Annex_v5.docx
251_W_11th_Staff_Report_to_the_City_Council.v4.docx
Marina Annex Uniform Land Use Application.pdf
Marina_Annex_Apartments_Narrative_Revised_08.16.2025_v1__1_.pdf
Marina Annex Agent Authorization Form_v1.pdf
Marina Annex Legal Description_v1.pdf
Marina Annex Apartments Survey.v1.pdf
signed notarized affidavit 102425.pdf
Marina Annex Sign Affidavit for 11.17.2025.pdf
map with radius .jpg
mailer insert 111725.pdf
Complete Adjacent Property Owners Mailing Address Files.pdf
Riviera Beach business-impact-estimate-_Ordinance 4300.docx

9.d **Ordinance Number 4301: An Ordinance of the City Council of the City Of Riviera Beach, Palm Beach County, Florida, Amending The City Code Of Ordinances Chapter 31 (ZA-25-0002), On behalf of Marina Annex Housing LLC (Applicant), approving a Rezoning Amendment Application to change the Zoning Classification from Community Facility (CF) to Downtown Core (DC) on a +/- 3.62 acre site, generally located At 251 West 11th Street (PCN**

56-43-42-33-06-030-0020); Providing for Applicability, Conflicts, Severability And Codification; And Providing For An Effective Date And For Other Purposes.

Clarence Sirmons, Director of Development Services, AICP, (561) 845-4060

Staff recommends approval of Ordinance Number 4301.
Cover Page
Ord_No_4301_-_ZA-25-0002-Marina_Annex.v3.docx
251_W_11th_Staff_Report_to_the_City_Council.v4.docx
Marina Annex Uniform Land Use Application.pdf
Marina_Annex_Apartments_Narrative_Revised_08.16.2025_v1__1_.pdf
Site Plan Revision 1_v1.pdf
Marina Annex Agent Authorization Form_v1.pdf
Marina Annex Apartments Survey.v1.pdf
signed notarized affidavit 102425.pdf
Marina Annex Sign Affidavit for 11.17.2025.pdf
mailer insert 111725.pdf
map with radius .jpg
MailingList.MarinaAnnex.pdf
Riviera Beach business-impact-estimate-_Ordinance 4301.docx

9.e **Ordinance Number 4302: An Ordinance of the City Council of the City Of Riviera Beach, Palm Beach County, Florida, amending The City Code Of Ordinances Chapter 31 (ZA-25-0005), on behalf of Marina Annex Housing LLC (Applicant), approving a Text Amendment Application to the Downtown Core Zoning Designation to remove the Building Step-Back Requirement for developments west of Avenue E, to provide for workforce housing; Providing For Applicability, Conflicts, Severability And Codification; And Providing For An Effective Date And For Other Purposes.**

Clarence Sirmons, Director of Development Services, AICP, (561) 845-4060

Staff recommends approval of Ordinance Number 4302.
Cover Page
Ordinance_No.4302-ZA-25-0005-Marina_Annex_v9.docx
Marina Annex Text Amendment Justification Statement.v1.pdf
251_W_11th_Staff_Report_to_the_City_Council.v4.docx
Marina Annex Uniform Land Use Application.pdf
Marina Annex Agent Authorization Form_v1.pdf
Site Plan Revision 1_v1.pdf
signed notarized affidavit 102425.pdf
Marina Annex Sign Affidavit for 11.17.2025.pdf
mailer insert 111725.pdf
map with radius .jpg

MailingList.MarinaAnnex.pdf
Riviera Beach business-impact-estimate-_Ordinance 4302.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. 160-25: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing and directing the Chief Financial Officer to proceed toward the issuance of the City's public improvement revenue bonds, or other debt obligations, in one or more series, in accordance with the City's Debt Management Policy, to finance a portion of the cost of the acquisition, construction, development or equipping of (A) an evidence room and firing range training facility in the City's new Police Station, (B) Parks and Recreation improvements in the City and (C) street reconstruction; declaring the official intent of the City to reimburse itself for certain capital expenditures of such acquisition, construction, development equipping by incurring debt; authorizing officials of the City to do all thing necessary or advisable in connection therewith; and providing for an effective date.**

Randy M. Sherman, Chief Financial Officer, CPA, CGFO, CTP, (561) 845-4045

Staff recommends approval of Resolution No. 160-25.
Cover Page
Resolution Number 160-25.doc
Debt Management Policy.pdf
General Obligation Bonds for New Police Station - Opinion.pdf

11.b **Resolution Number 151-25: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Site Plan application (SP-24-0025) by Paradelo-Burgess Design Studio to construct eight (8) two-story affordable apartment residential units on the property located at 109 West 14th Street (PCN 56-43-42-33-06-004-0020), in the City of Riviera Beach; providing for conditions of approval, providing for an effective date, and for other purposes.**

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

Staff recommends approval of Resolution Number 151-25.
Cover Page
Res 151-25 - SP-24-0025.v2.docx
Staff Report - SP-24-0025v2.docx
Site Plan - SP-24-0025.pdf
Landscape Plan - SP-25-0025.pdf
Project Narrative - SP-24-0025.pdf
Architectural Plans - SP-24-0025.pdf
Civil Plan - SP-24-0025.pdf
Agent Authorization Form - SP-24-0025v3.pdf
Uniform Land Use application - SP-24-0025.pdf
Drainage Calculations - SP-24-0025REV2_v1.pdf
Warranty Deed - 125 W 14TH - SP-24-0025v1.pdf
Warranty Deed - 109 W 14TH - SP-24-0025v1.pdf
Warranty Deed - 117 W 14TH - SP-24-0025v1.pdf
Plat - SP-24-0025v1.pdf
Legal Description - SP-24-0025v1.pdf
Traffic Approval Letter - SP-24-0025v2.pdf
Traffic Study - SP-24-0025v2.pdf
Photometrics - SP-24-0025v2.pdf
Survey - SP-24-0025.pdf

12. Discussion and Deliberation

12.a **Oral Presentations: ITN-1106-24-3 Municipal Hall Complex - Redevelopment Opportunity. Presenters: Forest Development, LLC and Sonnenblick Riviera Beach, LLC**

LaTonya Ammons, Procurement Director, (561) 845-4180

Staff requests for Council to determine a ranking order that may be the same or different from what was originally presented to it based on the written Evaluation Criteria. The City Council may choose to negotiate with some or all of the Respondents, whichever is in the best interest of the City.
Cover Page
Pre-Submittal Conference Presentation.pdf
Bid Tabulation (4).xlsx
Resolution_No._131-21.pdf
City_of_Riviera_Beach_City_Hall_Redevelopment_Proposal_Review_8-31-25.pdf
ADDENDUM NO. 4 - ADDITIONAL DOCUMENTS.pdf
ADDENDUM NO. 3 - Questions and Answers.pdf
ITN-1106-24-3 - ADDENDUM NO 2. - REVISION TO ADDENDA AND LOBBYING LANGUAGE.pdf
ITN-1106-24-3 - ADDENDUM NO.1 - RFI FORM.pdf

ITN-1106-24-3 - Municipal Hall Complex - Redevelopment Opportunity.pdf
Evaluation Criteria and Score Sheet - Municipal Hall Complex.pdf
Evaluation Committe Members Information Package.pdf
Sports_Facilites_Companies_-_Proposal_Document.pdf
Forest Development LLC - Proposal Document.PDF
Memorandum_re_OCI_for_City.pdf
ITN-1106-24-3_EC_Scores_Validated.pdf
Resolution_Number_81-25__City_Hall_Solicitation_Award.docx
Invitation to Negotiate - Oral Presentations.pdf
Invitation to Negotiate - Negotiations.pdf

13. **Confirmation of Direction**

14. **Discussion by City Manager**

15. **Discussion by City Attorney**

16. **City Council Committee Reports**

17. **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.