**Regular City Council Meeting**
**Agenda**
**Marina Event Center - 190 E. 13th Street, Riviera Beach, FL 33404**
**January 21, 2026**
**6:00 PM**

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*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.*

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**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, 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 **September 17, 2025, Regular City Council Meeting Minutes.**

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

Staff recommends a Motion to approve the Minutes for the September 17, 2025, Regular City Council Meeting Minutes.
Cover Page
September 17, 2025 Regular City Council Meeting Minutes.pdf

1.b **December 3, 2025, Regular City Council Meeting Minutes.**

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

Staff recommends a Motion to approve the Minutes for the December 3, 2025 Regular City Council Meeting Minutes.
Cover Page
December 3, 2025 Regular City Council Meeting Minutes.pdf

**2. Board Appointments**

**3. Resolutions on Consent**

3.a **Amendment to Resolution Number. 124-25: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the use of the North Carolina Sheriffs' Association Cooperative Purchasing Agreement with NeoGov, under Contract No. 25-04-0222, for Technology Procurement Software Workforce Recruitment services; amending the issuance of purchase orders to increase the total amount not to exceed $126,880.00, representing an increase of $7,850.00 for Year One; providing that all other contract years remain unchanged; authorizing the Chief Financial Officer to make payments from the appropriate accounts; and providing for an effective date.**

Tennille E. DeCoste, Director of Human Resources & Risk Management, (561) 840-8440

Staff recommends a motion to approve the amended Resolution Number 124-25.
Cover Page
Resolution 124-25 - North Carolina Sheriffs' Association Cooperative Agreement with NeoGov.pdf
Amended NEOGOV Quote.pdf
HR_-_Resolution_ 124-25 Amended.docx

**END OF CONSENT AGENDA**

**4. Unfinished Business**

**5. Petitions and Communications for Filing**

**6. Awards and Presentations**

6.a **BusLink Pilot Program Update**

Jonathan Evans, City Manager, MPA, MBA, FRA-RA, ICMA-CM, (561) 845-4054

Staff recommends that the Mayor and City Council receive this presentation.
Cover Page
Riviera Beach January Presentation.pptx

6.b **December and January Emerging Leaders**

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

Staff recommends that the City Council receive this presentation
Cover Page

6.c **5th Annual MLK 5K and Divine Nine 5K Challenge and Sponsorship**

**Request**

Aladia Franks, Special Events Manager, (561) 845-3412

Staff recommends approval of the sponsorship request.
Cover Page
26-0102 Black Chamber of Commerce MLK 5K 2026 FIRE.pdf
Parks and Rec. Estimate.pdf
CORB PD Estimate - MLK 5K.pdf

## 7. Public Hearings

## 8. Ordinances on Second and Final Reading

8.a **Ordinance Number 4303: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Zoning Amendment from Single Family (RS-8) to Downtown Core (DC), submitted by Busch Canvas & Interiors, Inc., for the purpose of constructing additional parking spaces and expanding operations at 2428 Broadway in the City of Riviera Beach identify by Property Control Number 56-43-42-28-000-0020; providing for an effective date, and for other purposes.**

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

Staff recommends approval of Ordinance Number 4303.
Cover Page
Ordinance_No_4303_-_2428_Broadway_v2 (1).docx
Staff_Report_ZA-24-0007_-_2428_Broadway_v3.docx
Uniform Land Use Application - ZA-24-0007.PDF
Project Narrative - ZA-24-0007.PDF
Preliminary Site Plan - ZA-24-0007.pdf
Preliminary Landscape Plan - ZA-24-0007.pdf
Mailer Affidavit - ZA-24-0007.pdf
Post Affidavit- ZA-24-0007.pdf
Drainage Calculations - ZA-24-0007.pdf
Agent Authorization - ZA-24-0007.PDF
Warranty Deed 2428 Broadway - ZA-24-0007.PDF
Survey 25 E 25th St - ZA-24-0007.PDF
Riviera Beach Business Impact Estimate Ordinance 4303.docx
Mailers_and_Sign_Affidavit_CC_Dec_17_v2.pdf
Notification Affidavits Busch Canvas CC Jan 21.pdf
NEWS AD - BUSCH CANVAS CC JAN21.pdf

## 9. Ordinances on First Reading

9.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
Order_Confirmation_Liners - 2026-01-06T142017.677.pdf
RivieraPolice_PGAL_SignNotificationaffidavitREV4_EXECUTED.pdf
RivieraPolice_PGAL_MailerNotificationaffidavitREV4_EXECUTED.pdf

9.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
Riviera Beach business-impact-estimate-Ordinance 4285.docx
RivieraPolice_PGAL_MailerNotificationaffidavitREV4_EXECUTED.pdf
RivieraPolice_PGAL_SignNotificationaffidavitREV4_EXECUTED.pdf
Order_Confirmation_Liners - 2026-01-06T142017.677.pdf

**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 Number 14-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Site Plan application (SP-25-0011) and Special Exception application (SE-25-0003) by DDK Learn and Play Center to allow the establishment of a large family child day care home at 1409 West 35th Street, in the City of Riviera Beach identified by Property Control Number 56-43-42-29-03-007-0030; providing for conditions of approval, providing for an effective date, and for other purposes.**

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

Staff recommends approval of Resolution Number 173-25.
Cover Page
Res 14-26 DDK SP-25-0011.v2.docx
Staff Report -SP-25-0011.docx
Uniform Land Use Application - SP-25-0011 - SE-25-0003.pdf
FDOH License SP-25-0011.pdf
Project Narrative - SP-25-0011 - SE-25-0003.pdf
Survey - SP-25-0011 - SE-25-0003.pdf
Warranty Deed - SP-25-0011-SE-25-0003.pdf
Floor Plan-SP-25-0011-SE-25-0003.pdf
Planning Board Notices Affidavit - SP-25-0011-SE-25-0003.pdf
Notification Affidavits City Council Jan 7.pdf
SP-25-0011 Notification Affidavits CC-DDK.pdf

11.b **Resolution Number 13-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Site Plan application (SP-25-0012) and Special Exception application (SE-25-0005) by Bear Necessity Family Day Care LLC, to allow the establishment of a large family child day care home at 350 West 28th Street, in the City of Riviera Beach, identified by Property Control Number 56-43-42-28-05-001-0120; providing for conditions of approval, providing for an effective date, and for other purposes.**

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

Staff recommends approval of Resolution Number 174-25.
Cover Page
Res 13-26 BEAR_NECE SP-25-0012.v3.docx
Staff Report -SP-25-0012.docx
Uniform Land Use Application - SP-25-0012 - SE-25-0005.pdf
Project Narrative - SP-25-0012 - SE-25-0005.pdf
Survey 350 W 28th - SP-25-0012 - SE-25-0005.pdf
Floor Plan - SP-25-0012 - SE-25-0005.pdf
Lease Agreement - 350 W 28th St.pdf
FDOH License.pdf
Warranty Deed - SP-25-0012-SE-25-0005.pdf
Planning Board Mailers and Sign Affidavits - SP25-0012-SE-25-0003.pdf
SP-25-0012 Notification Affidavits CC-Bear.pdf

11.c **Resolution Number 15-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, on behalf of 4142 Leo Lane LLC., in partnership with Sinatra & Company (Applicant) (SP-25-0014), to approve a Site Plan application to construct a 36-unit, townhouse style multifamily residential community; The subject site is a +/- 2.51 acre vacant parcel located at 4142 Leo Lane (PCN 56-42-42-25-00-000-1170); providing for applicability, conflicts, severability and codification; and providing for an effective date.**

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

Staff recommends that the City Council approve Resolution Number 15-26.
Cover Page
Resolution 15-26.docx
Site Plan Staff Report 4142v3.docx
Site Plan 9.13.25_v1.pdf
Landscape Plan.pdf
ARCHITECTURAL updated PLAN 9.5.2025.pdf
Universal Application SIGNED.pdf
Leo Lane Narrative 9.13.25_v1.pdf
4142 Leo Lane - Survey_v1.pdf

Warranty Deed_v1.pdf
Leo Lane Paving and Drainage Plan.pdf
Geotech Report_v1.pdf
Traffic Impact Statement.pdf
Signage Affidavit 1-5.pdf
Mailing Affidavit 1-5.pdf

11.d **Resolution Number 155-25: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the execution of an Armed and Unarmed Security Services Agreement between the City of Riviera Beach and Centurion Security Group, LLC, to provide armed and unarmed security services obtained through Request for Proposal No. 1173-25-3, for an initial one (1) year term with the option to renew for four (4) additional one (1) year renewal periods; authorizing the Chief Financial Officer to make payment; and providing an effective date, with a total contract value of $3,433,397.48 over five (5) years, allocated as follows: Year One – $670,467.20; Year Two – $670,467.20; Year Three – $690,581.22; Year Four – $690,581.22; and Year Five – $711,300.64.**

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

Staff recommends approval of Resolution Number 155-25.
Cover Page
Award Recommendation.pdf
Exhibit A RESOLUTION NUMBER 155-25.pdf
Exhibit B Signed Contract.pdf
Exhibit C Centurion Price Proposal.xlsx
Exhibit D Centurion Security Group Technical Proposal.pdf
Exhibit E Responsive Checklist.xlsx
Exhibit F Initial Evaluation Committee Scores.xlsx
Exhibit G Reconvene Evaluation Committee Scores.xlsx
Exhibit H Sign in Sheet.pdf
Exhibit I SecurTec Bid Bond.pdf
Exhibit J A Associates - City of Riviera Beach - Bid Bond Letter.pdf
Exhibit K Bright Light Security Services Bid Bond.pdf
Exhibit L Centurion Bid Bond.pdf
Exhibit M Choice One Bid Bond.pdf
Exhibit N Dynamic Integrated-Bid Bond for City of Riviera Beach.pdf
Exhibit O Attachment A Forms - Bid Bond.pdf
Exhibit P BID BOND GIDDENS SECURITY.pdf
Exhibit Q Universal Security Bid Bond.pdf
Exhibit R Giddens Price Sheet.xlsx
Exhibit S Solicitation.pdf
Exhibit T 1173-RFP-25-3_Historical Memo_Securtec.pdf
Exhibit U SecurTec Protest Email.pdf
Exhibit V 1173-RFP-25-3_Response to Protest_12302025.pdf

11.e **Resolution Number 161-25: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the execution of a Citywide Janitorial Services Agreement between the City of Riviera Beach and American Janitorial Inc., for Citywide Janitorial Services procured pursuant to Request for Proposal No. 1174-25-3, for an initial one (1)-year term, with a minimum contract expenditure of Five Hundred Forty-Three Thousand Nine Hundred Fifty-Three Dollars and Thirty-Seven Cents ($543,953.37), with an option to renew for four (4) additional one (1)-year terms; authorizing the Chief Financial Officer to make payment for such services; and providing an effective date.**

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

Staff recommends approval of Resolution Number 161-25.
Cover Page
RESOLUTION NUMBER 161-25_Updated_01122026.pdf
1174-RFP-25-3_Contract_Signed.pdf
AJI Response - Technical Proposal - 1174-RFP-25-3, Citywide Janitorial Services.pdf
1174-RFP-25-3_Attachment B-Price Proposal_AJI Response.pdf
1174-RFP-25-3_Scores.pdf
Responsive Checklist_(SG).pdf
1174-RFP-25-3_Pre-Proposal Sign In Sheet.pdf

11.f **Resolution Number 11-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the Landlord's Consent and Estoppel Certificate to Ocean Walk I, LP, and authorizing a Fifth Amendment to the Ocean Mall Ground Lease-Retail to include a Maintenance Agreement; and providing an effective date.**

Kevin Coppin, Assistant City Manager, (561) 515-6986

Staff recommends approval of Resolution Number 11-26.
Cover Page
Resolution Number 11-26_Fifth_Amendment_Ocean_Mall_Lease.doc
Fifth Amendment Ocean Mall Ground Retail Lease (EXECUTED).pdf
Consent to Assignment - Ocean.pdf

11.g **Resolution Number 01-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the Mayor and City Clerk to execute Amendment Two to the Flex Services Agreement between the City of Riviera Beach and SoundThinking, Inc. (formerly ShotSpotter, Inc.); authorizing the Chief Financial Officer to make annual payments in the amount of $221,601; and providing an effective date.**

Michael Coleman, Chief of Police, (561) 845-4128

Staff recommends a Motion to approve Resolution Number 01-26.
Cover Page
Resolution Number 01-26 SoundThinking Agreement - Amendment Two.docx
Riviera Beach - SoundThinking Flex Services Agreement - Amendment Two 01-06-2026.pdf
Riviera Beach, FL - Flex Services Agreement 01.29.2014.pdf
Riviera Beach - Flex Services Amendment One -09-16-2020.pdf

**12. Discussion and Deliberation**

12.a **Discussion and Deliberation of Ordinance Number 4295: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending a series of codes which will address matters regarding the advisory board appointment process, specifically pertaining to the Library Advisory Board, Education Advisory Committee, and the Recreation Board. The specific codes in question consist of Article Three, Section 2-42 Code 1957, Section 2-12.2.1 and Article Three, Section 2-76, code 1957, Section 2-12.3(a). The proposed amendments include district representation, staggered terms, and an evaluation of experience and composition of prospective board members.**

Kacy Young, Director of Parks & Recreation, CPRP, 561 845-4070

Staff recommends that City Council provide direction on Ordinance No. 4295.
Cover Page
City of Riviera Beach Advisory Boards Presentation.pdf
Ordinance 4295 Advisory Board Amendments draft.pdf
Library Advisory Board ByLaws.pdf
Riviera Beach Education Advisory Committee Bylaws.pdf
Recreation Board Bylaws.pdf
List of City of Riviera Beach Advisory Boards.pdf
Advisory Board Report Memo.pdf
Riviera Beach Advisory Board Application.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.*