Regular City Council Meeting
Agenda
Marina Event Center - 190 E. 13th Street, Riviera Beach, FL 33404
May 20, 2026
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
Bruce Guyton - District 1

Chair Pro-Tem
Glen Spiritis, Ph.D - District 4

Councilpersons
KaShamba Miller-Anderson - District 2
Shirley D. Lanier - District 3
Fercella Davis-Panier - District 5

Administration
William E. Wilkins, Interim City Manager
Debrah Hall, MMC, FCRM, City Clerk
Dawn S. Wynn, Esq., 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 **March 18, 2026, Regular City Council Meeting Minutes.**

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

Staff recommends a Motion to approve the Minutes for the March 18, 2026, Regular City Council Meeting Minutes.
Cover Page
March 18, 2026 Regular City Council Meeting Minutes.docx

2. Board Appointments

3. Resolutions on Consent

3.a **Resolution Number 68-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing payment for the attorney's fees and costs to Stumphauzer Kolaya Nadler & Sloman, PLLC in the amount Nine Thousand One Hundred Twenty Nine Dollars and Zero Cents ($9,129.00) for the representation of Councilwoman Shirley Lanier; and providing an effective date.**

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

Staff recommends a Motion to approve Resolution Number 68-26.
Cover Page
05152026_Resolution No. 68-26.docx
invoice_10059-LanierS.pdf

END OF CONSENT AGENDA

4. Unfinished Business

5. Petitions and Communications for Filing

6. Awards and Presentations

6.a **Emerging Leader Spotlight**

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

It is recommended that the Mayor and City Council receive this Presentation.
Cover Page

7. Public Hearings

8. Ordinances on Second and Final Reading

8.a **Ordinance Number 4305: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending Chapter 22 of the Codes of Ordinances Entitled Buildings and Building Regulations Article VI, Entitled Road Impact Fee by updating and revising Section 22-187 entitled Computation of the amount of road impact fee providing for severability; and providing an effective date.**

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

Staff recommends a Motion for the City Council to approve Ordinance Number 4305.
Cover Page
Ordinance Number 4305.docx
Ordinance Number 4305 - Attachment A.pdf
Demonstration of Extraordinary Circumstances.pdf
Ordinance Number 2977 and Report 2004.pdf
Ordinance Number 2988 Report Update 2005.pdf
Ordinance Number 3000 Impact Fees 2005.pdf
Ordinance Number 4201.pdf
Ordinance Number 4219.pdf
Advertisement.pdf
Ordinance 4305 Fiscal Impact Statement.docx

Advertisement 4305.pdf

8.b **Ordinance Number 4304: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending the Schedule of Fees contained in Ordinance 2977, Section 8 entitled "Computation of the amount of the Impact Fee" providing for severability; and providing an effective date.**

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

Staff recommends a Motion to approve Ordinance Number 4304.
Cover Page
Ordinance Number 4304.docx
Ordinance Number 4304 - Attachment A.pdf
Demonstration of Extraordinary Circumstances.pdf
Ordinance Number 2977 and Report 2004.pdf
Ordinance Number 2988 Report and Update 2005.pdf
Ordinance Number 3000 Impact Fees 2005.pdf
Ordinance Number 4201.pdf
Ordinance Number 4219.pdf
Advertisement.pdf
Ordinance 4304 Fiscal Impact Statement.docx
Advertisement 4304.pdf

8.c **Ordinance 4310: 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-24-0006), on behalf of the Riviera Beach Community Redevelopment Agency (CRA), Related Urban, the BH Group and Tezral Partners (Applicants), to approve a Rezoning Amendment Application to rezone a +/- 2.448 acre parcel generally located between West 13th Street to the North and East 12th Street to the South, on the east side of Broadway Boulevard, between Broadway Boulevard and Avenue C, consisting of 15 tax parcels (a complete legal description, survey, and parcel control numbers are available for public inspection), from a Downtown Core (DC) District to an Inlet Harbor Center-Planned Unit Development (IHC-PUD) zoning district; 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 a Motion to approve Ordinance Number 4310.
Cover Page
Ordinance_Number_4310_Rezoning_Element_7__2_ (5).docx
Staff_Report.Element7.V4.docx
Uniform Land Use Application.pdf
Marina Village - Element 7 - Justification Statement - 2026.01.15_v1 (1).pdf

Riviera_Beach_business-impact-estimate-_Ordinance_4310.docx
Element 7 - Survey - 2025.10.15_v1.pdf
Combined Radius Map, Sign Posting, Mailers.pdf
WarrantyDeeds.pdf
May 20, 2026 Newspaper Adv.pdf
Second Reading Element 7 - Affidavit of Mailed Notice - 2026.05.04 [NOTARIZED](39690162.1).cleaned.pdf
Second Reading Element 7 - City Commission Mailer - 2026.05.20.pdf

9. Ordinances on First Reading

9.a **Ordinance Number 4313: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a City initiated Code of Ordinance amendment, amending the City's Code of Ordinances Chapter 13, Parks and Recreation, adding Article V, entitled City of Riviera Beach Mooring Code; adding sections 13-101 through 13-153 City of Riviera Beach Mooring Code; providing purpose and intent; providing for authority to regulate; providing for duties and responsibilities of the harbormaster; providing for public mooring fields and anchorages; providing for mooring to City property, bridges, fender systems, public bank, etc., prohibited; emergency exception; providing for public property abutting water; use restricted; providing for enforcement; providing for assignment or subletting by licensees; providing for non-licensee vessels prohibited from entering mooring field; providing for facility rules and regulations; providing for environmental; providing for vessel equipment requirements; providing for commercial use of moorings prohibited; providing for mooring of the vessel; providing for order of mooring assignment; providing for length of stay; providing for illegal activities prohibited; providing for enforcement of Florida laws, rules and lease permit conditions; providing for waste management, marine pollution; providing for dinghy dock at Riviera Beach Marina mooring field, uses, permits; providing for fueling prohibited within mooring field; providing for unsightly or badly deteriorated vessels; providing for responsibilities of licensees, no liability on use of mooring facilities; providing for safe operation of vessels; providing for use of pump-out vessel, pump-out facilities; providing for major repairs prohibited; providing for discharge of waste, removal of trash; providing for prohibited activities; providing for manatees and protected species, feeding of wildlife; providing for non-licensee use of moorings prohibited; providing for navigation; providing for unauthorized departure of vessels; providing for maritime liens and nonjudicial sale; providing for tying alongside of dinghies, kayaks, canoes; providing for no motorized vessels within marked limited access area at Riviera Beach Marina mooring facility; exception; providing for reporting of fuel/oil spills; providing for vessel cleaning; providing for non-tenant use of moorings prohibited; providing for water in bilges; providing for use of parking lot; providing for amenities use of upland laundry, restrooms and showers;**

providing for grandfathered vessels; providing for unauthorized departure of vessels; providing for hurricane and storm preparedness; providing for sovereignty submerged lands lease; providing for general rules and regulations; providing for derelict vessels; providing for procedure for removal or relocation; providing for administrative hearings to disposition of derelict vessels; providing for special assessment lien for costs of removal and disposition of derelict vessels; providing for appeal, providing nonexclusivity of remedy; providing for severability, repeal of laws in conflict, codification; and providing for an effective date.

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

Staff recommends a Motion to approve Ordinance Number 4313.
Cover Page
Ordinance Number 4313.docx
Justification for Additional Marine Unit Personnel Memo.pdf
Phil Foster Mooring Letter.pdf
Central Lake Worth Inlet Letter.pdf
Phil Foster Mooring Field Map.pdf

9.b **Ordinance 4284: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Small Scale Future Land Use Map amendment to change the land use designation from Recreation (REC) to Community Facility (CF), submitted by Core and PGAL, Inc., on behalf of the City of Riviera Beach, for the purpose of constructing a new Police Department Headquarters, generally located at 1621 West Blue Heron Boulevard and identified by Property Control Numbers 56-43-42-29-04-007-0181, 56-43-42-29-04-007-0010, and 56-43-42-29-04-008-0010 along with two (2) abandoned public rights-of-way; providing for an effective date, and for other purposes.**

Clarence Sirmons, Director of Development Services, AICP, (561) 845-4067

Staff recommends approval of Ordinance 4284.
Cover Page
Ordinance_No_4284_.docx
Staff Report-PoliceHQ.docx
Uniform Land Use Application.pdf
Project Narrative.pdf
Warranty Deed.pdf
Legal Description.pdf
Survey.pdf
Plat.pdf
Site Plan.pdf
TPS Letter.pdf
Agent Authorization.pdf

RivieraPolice_PGAL_SignNotificationaffidavitREV_9 Notorized.pdf
RivieraPolice_PGAL_MailerNotificationaffidavitREV_9_Notorized.pdf
Riviera Beach business-impact-estimate-Ordinance 4284.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 Number 50-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Site Plan and Special Exception Request (SP-24-0014) (SE-24-0004) on behalf of the Riviera Beach Community Redevelopment Agency (CRA), Related Urban, the BH Group and Tezral Partners (Applicants) to construct a mixed-use market rate housing development consisting of 418 residential units with associated amenities, a nine level structured parking garage and +/-3,000 square feet of office and +/-3,300 square feet of retail; on approximately +/-2.448 acres of land; generally located between West 13th Street to the North and East 12th Street to the South between Broadway Boulevard and Avenue C; authorizing the City Manager to execute such documents as necessary to facilitate the real property exchange with the Rivera Beach Community Redevelopment Agency (CRA) as shown in Exhibit 2; providing for conditions of approval, 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 a Motion to approve Resolution Number 50-26.
Cover Page
Resolution_Number_50-26_Site_Plan_CLS_Edits___2_ (1).docx
Exhibit 1: Marina Village Signage Plans.jpg
Revised Staff Report.v1.docx
Uniform Land Use Application.pdf
Marina Village - Element 7 - Justification Statement - 2026.01.15_v1 (1).pdf
Marina Village - Element 7 - Site Plan - 2026.01.08_v6_v1 (6).pdf
Marina Village - Element 7 - Architectural Plans - 2026.01.08_v5_v1 (9).pdf
Marina Village - Element 7 - Landscape Plans - 2025.12.10_v4_v1.pdf
Agreement for Exchange of Lands.clean copy.docx
Letter of Consistency Report.pdf

WarrantyDeeds.pdf
Ordinance 4142 -13th street abandonment.pdf
Marina Village - Element 7 & 8 - Traffic Impact Statement - 2024.10.28_v2_v1.pdf
Marina Village - Element 7 & 8 - PBC Traffice Performance Standards Letter - 2024.09.10_v2_v1.pdf
Marina Village - Element 7 & 8 - Civil Plans - 2025.12.16_v4_v1.pdf
Element 7 - Survey - 2025.10.15_v1.pdf
Second Reading Element 7 - Affidavit of Mailed Notice - 2026.05.04 [NOTARIZED](39690162.1).cleaned.pdf
Second Reading Element 7 - City Commission Mailer - 2026.05.20.pdf

11.b **Resolution Number 48-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the execution of a Third-Party Marina Management Agreement between the City of Riviera Beach and Seven Kings Holdings, to provide Third-Party Marina Management Services for the operation of the Marina; procured pursuant to Request for Proposal No. 26-002 for an initial Three (3)-Year Term with Two (2) One (1)-Year Renewal Options, with an annual management fee, equal to the greater of $30,000 or 5% of gross revenues and for operating expenses as outlined in the agreement; 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 a Motion to approve Resolution Number 48-26.
Cover Page
Resolution Number 48-26_05112026.pdf
05082026_Marina Management Services Agreement Between Seven King v1.pdf
Appendix A.pdf
Appendix B.pdf
Appendix C.pdf
Responsive Checklist.pdf
25 Complete proposal.pdf
26-002_Scores_Final.pdf
Appendix D - Seven Kings area of responsibility.pdf

11.c **Resolution Number 63-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving an Employment Agreement with William E. Wilkins as Interim City Manager commencing May 7, 2026, until September 4, 2026, or until a new City Manager is hired, whichever comes first; authorizing the Mayor and the City Clerk to execute the Agreement; and providing an effective date.**

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

Staff recommends a Motion to approve Resolution Number 63-26.
Cover Page
Interim City Manager Employment Agreement.docx
Resolution_Number_63-26 Interim City Manager Agreement.docx

12. Discussion and Deliberation

12.a **Discussion on Implementing Direct Payments to Local Vendors.**

Bruce Guyton, Chair, (561) 845-3686

Chair Guyton is requesting that the City Council engage in discussion and provide direction on subsequent actions.

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.