Regular City Council Meeting
Agenda

Marina Event Center - 190 E. 13th Street, Riviera Beach, FL 33404

October 21, 2026
5:30 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, 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:

- Board Members shall be recognized by the Chair and shall not interrupt a speaker.
- Public comment shall be addressed to the Board 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

COMMUNITY AWARDS AND PRESENTATIONS PROGRAM

The Community Awards and Presentation Program shall occur on the third Wednesday of the month, begin at 5:30 PM, and end promptly at 6:00 PM, followed by the regular City Council agenda.

1. Presentations, Proclamations, and Awards

1.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

1.b **Proclamation from the Office of the Mayor recognizing Blind Equality Achievement Month & White Cane Safety Day.**

Douglas Lawson, Mayor, (561) 385-8991

Staff recommends that the Mayor and City Council receive this Presentation.
Cover Page
Proclamation - Blind Equality Achievement Month & White Cane Safety Day.pdf

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.

2. Minutes

2.a **August 5, 2026, Regular City Council Meeting Minutes.**

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

Staff recommends a Motion to approve the Minutes for the August 5, 2026, Regular City Council Meeting.
Cover Page
August 5, 2026 City Council Meeting Minutes.docx

3. Board Appointments

4. Resolutions on Consent

4.a **Resolution Number 114-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing subscription services with AT&T Inc. for the Office@Hand Voice over IP telephone service; authorizing the Chief Financial Officer to make three (3) annual payments of Fifty-One Thousand Eight Hundred Forty and 00/100 Dollars ($51,840) not to exceed One Hundred Fifty-Five Thousand Five Hundred Twenty and 00/100 Dollars ($155,520) based on the AT&T Master Services Agreement, Contract Number 12954 from fund account 50119101-541000; and providing an effective date.**

Ben Sheehan, Interim Chief Information Officer, (561) 845-3462

Staff recommends a Motion to approve Resolution Number 114-26.
Cover Page
Resolution_Number_114_26.docx
Riviera Beach-Office At Hand_Multiservice Contract Bundle_Contract ID 5713382.cleaned.pdf
Riviera Beach - MA - 129547 - 02052008.pdf
Riviera Beach - UA Addendum - 129547 - 10252016.pdf

4.b **Resolution Number 116-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the use of NASPO Contract 4323000-16-ACS, through Atlantics Data Security for subscription services with Fortinet Inc. for ongoing network infrastructure licenses; authorizing the Chief Financial Officer to make a payment of $227,500; and providing an effective date.**

Ben Sheehan, Interim Chief Information Officer, (561) 845-3462

Staff recommends a Motion to approve Resolution Number 116-26.
Cover Page
Resolution_Number_116_26_Fortinet.docx
Q-22092- Riviera Beach - Fortinet - Renewal 2026.cleaned.pdf

4.c **Resolution Number 118-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, declaring Environmental Systems Research Institute, Incorporated (ESRI) to be a sole source provider; approving the award of a three (3) year Enterprise Agreement (EA) renewal to ESRI for ESRI Geographic Information System (GIS) products and services for a total contract amount not to exceed One Hundred Forty Thousand Seven Hundred and 00/100 Dollars ($140,700.00) to be paid in 3 annual payments of Forty-Six Thousand Nine Hundred and 00/100 Dollars ($46,900.00) from fund account 5011901-534000; authorizing the Chief Financial Officer to make payments from fund account 5011901-534000 in a total amount not to exceed $140,700.00; and providing for an effective date and other purposes.**

Ben Sheehan, Interim Chief Information Officer, (561) 845-3462

Staff recommends a Motion to approve Resolution Number 118-26.
Cover Page
Resolution_118-26_ESRI_GIS_Software_License_Contract.docx
ESRI agreement redlined.pdf
Riviera_Beach_Licensing.pdf

4.d **Resolution Number 129-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the distribution of computer equipment to our Sister City in the City of Freeport, Bahamas; providing for conflicts, severability, and an effective date.**

Ben Sheehan, Interim Chief Information Officer, (561) 845-3462

Staff recommends a motion to approve Resolution Number 129-26.
Cover Page
Resolution_62-25_-_Sister_City_Relationship_-_Riviera_Beach_Florida_and_Freeport_Bahamas.pdf
Proclamation_-_Sister_City_Relationship_with_Freeport_Bahamas.pdf
Resolution_Number_129-26__Donation_of_Laptops.docx
Approved - Police - Surplus Laptops for Donation to Students in Freeport, Bahamas - Aug. 2026.pdf

4.e **Resolution Number 117-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Grant Agreement between the City of Riviera Beach and State of Florida, Division of Emergency Management for development of a citywide Watershed Master Plan; authorizing the City Manager to execute the Grant Agreement; authorizing the Chief Financial Officer to receive the grant funds in the amount of $135,000 and set up a grant expenditure account; authorizing matching local funds in the amount of $45,000; and providing for an effective date.**

Bernard Buxton-Tetteh, Public Works Director, (561) 845-3476

Staff recommends a Motion to approve Resolution Number 117-26.
Cover Page
Resolution_Number_117-26_Watershed_Master_Plan.docx
Watershed Master Plan Grant Agreement.pdf

4.f **Resolution Number 123-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the acceptance of a donation from The Hometown Foundation, Inc., in conjunction with Cheney Brothers, consisting of a Dual-Purpose Police K-9 and related equipment with a total value of $18,760 for use by the Riviera Beach Police Department; authorizing the City Manager or designee to take all actions necessary to accept the donation; and providing an effective date.**

Michael Coleman, Chief of Police, MS, (561) 845-4159

Staff recommends a Motion to approve Resolution Number 123-26.
Cover Page
Resolution 123-26 Donation of Police K-9 from The Hometown Foundation.docx
K-9 Donation Letter_Rivera Beach PD, FL.pdf

END OF CONSENT AGENDA

5. Unfinished Business

6. Petitions and Communications for Filing

7. Awards and Presentations

7.a **Staff will provide a status update on the progress at Dan Calloway Park.**

Terrence N. Bailey, Capital Projects Administrator, (561) 845-4000

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

8. Public Hearings

9. Ordinances on Second and Final Reading

9.a **Ordinance Number 4320: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending Chapter 26 of the Code of Ordinances, entitled "Minority Employment and Affordable**

Housing Opportunity Plan," to retitle the Chapter as the "Municipal Employment and Affordable Housing Opportunity Plan"; amending Sections 26-1 and 26-2 to revise definitions and provide for local hiring; repealing and replacing Section 26-6 with a new "First Source Hiring Component" establishing City-resident hiring, outreach, reporting, and compliance requirements for projects receiving zoning bonuses; amending Sections 26-8 and 26-11 to provide conforming revisions; providing for conflicts; providing for severability; providing for codification; 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 4320.
Cover Page
Ordinance_No_4320_MEAHOP.2nd_Reading_FINAL.docx
Summary_Report._Ordinance_4320._MEAHOP.docx
Riviera_Beach_business-impact-estimate-Ordinance_4320.docx

9.b **Ordinance Number 4279: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a zoning code text amendment (ZA-24-0005) requested by the applicant, HHC Singer Island, LLC, to amend Division 9 – RM-20 High Density Multifamily Dwelling District, Section 31-243(5)(e), Minimum Building Setbacks and creating Section 31-243 (12) (Parks and Recreation Trust Fund); 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 4279.
Cover Page
Text_Amendment_Ordinance_4279_-__Turnberry (13).docx
Revised_Turnberry_Staff_Report.v3 (1).docx
Singer Island - ULU Application 7.17.24.cleaned.pdf
Combined Sign Posting, Mailers, Radius Map and Adjacent Property Owners List.pdf
Site Plan Project Narrative 2.2025_v1 (6).pdf
Riviera_Beach_business-impact-estimate-Ordinance_4279.pdf
Petition and Letters in Opposition to this text Amendment & Site Plan.pdf
Copies of Community Meetings and Notices of Community Meetings.pdf
Text_Amendment_2.6.25_DIVISION_9.___RM_20._CLS_Edits.v3 (1).docx
Turnberry Text Amendment Advertisement.pdf
Mailer Affidavit Executed 1.pdf
Sign Affidavit Executed 2.pdf

10. Ordinances on First Reading

10.a **Ordinance Number 4319: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending the Code of Ordinances, Chapter 6, entitled "Fire Prevention and Protection," to amend, update, and clarify the rules and regulations for the City's Fire Department for its fire prevention and protection efforts throughout the City; providing for conflicts, severability, codification, an effective date, and for other purposes.**

Dr. Timothy Alvin, Acting Fire Chief, (561) 845-4104

Staff recommends a Motion to approve Ordinance Number 4319.
Cover Page
Ordinance Number 4319.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.

11. Items Tabled

REGULAR AGENDA

12. Resolutions on Regular Agenda

12.a **Resolution Number 124-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Site Plan application (SP-26-0001) and Special Exception application (SE-26-0001) by Busy Bees Scholars to allow the expansion of an existing family child care home to a large family child care home at 1585 AC Evans Street, in the City of Riviera Beach, identified by property control number 56-43-42-29-02-004-0010; providing for conditions of approval; providing for an effective date, and for other purposes.**

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

Staff recommends a Motion to approve Resolution Number 124-26.
Cover Page
Res_124-26_-Busy_Bees_-_SP-26-0001.Huff_edits.docx
Staff Report - SP-26-0001 - Busy Bees
Land Use application
Deed
Busy Bees Scholars Project Narrative
Survey
License 2026

City of Riviera Beach Business License
Notifications Affidavits CC
Res_124-26_-Busy_Bees_-_SP-26-0001.CLS_edits.docx

12.b **Resolution Number 120-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing Riviera Beach Fire Rescue to utilize a National Purchasing Partners ("NPPGov") with Municipal Emergency Equipment (MES), Inc. for the purchase of twenty-five (25) Self-Contained Breathing Apparatus (SCBA) packs and twenty-five (25) air cylinders; authorizing the City Manager to execute all necessary documents; authorizing the Chief Financial Officer to make payment from the account 30321101-564000, Fire Impact Fees-Capital; in an amount not to exceed $300,000.00; and providing for an effective date.**

Dr. Timothy Alvin, Acting Fire Chief, (561) 845-4104

Staff recommends a Motion to approve Resolution Number 120-26.
Cover Page
Resolution_Number__120-26.docx
SCBA Quote.pdf
Synopsis-RFP.pdf
3M_Scott_Warranty.pdf
MES-Life-Safety-Master-Price-Agreement.pdf
Intergovernmental-Agreement.pdf

12.c **Resolution Number 125-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the City of Riviera Beach Fire Rescue to utilize an approved piggyback contract with South Florida Emergency Vehicles LLC; (SFEV) under Sourcewell Cooperative Purchasing Agreement number 113021 for the purchases of three (3) new fire apparatus, consisting of two (2) fire engines and one (1) heavy-duty 100-foot aerial platform, from South Florida Emergency Vehicle; authorizing the City Manager to execute all necessary documents and issue purchase orders for said purchases; authorizing the Chief Financial Officer to make payment from the Fire Apparatus Project account numbers 28002, 29000 and 29001 in a total amount not to exceed $4,500,000.00; and providing for an effective date.**

Dr. Timothy Alvin, Acting Fire Chief, (561) 845-4104

Staff recommends a Motion to approve Resolution Number 125-26.
Cover Page
Resolution Number 125-26.docx
KME Pumper Proposal Packet.pdf
Sutphen Heavy Duty Pumper Proposal Packet.pdf
SPH100 Aerial Proposal Packet.pdf

RFP Sutphen.pdf

12.d **Resolution Number 121-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, acknowledging the repayment requirement of Community Development Block Grant (CDBG) funds related to the Urban Farm and Urban Agricultural Program Project; authorizing the Mayor to execute all necessary documents to facilitate repayment to Palm Beach County Board of Commissioners; authorizing the City Manager or designee to coordinate with Palm Beach County Board of Commissioners on reprogramming of eligible funds; and providing for an effective date.**

Mike Pinkney, Interim Director of Parks & Recreation Department, (561) 845-4070

Staff recommends a Motion to approve Resolution Number 121-26.
Cover Page
Resolution_Number_121-26final_v4 - 02.docx
Exhibit 1 Resolution Number 97-21
Exhibit 2 PBC Demand Letter CDBG Urban Farm

12.e **Resolution Number 122-26: A Resolution of the City Council of the City of Riviera Beach, Florida, authorizing the transfer of certain City-Owned real property to the Riviera Beach Community Redevelopment Agency (RBCRA); consolidating the property with certain CRA-Owned property for purposes of redevelopment and disposition; authorizing the RBCRA to proceed with the Purchase and Sale Agreement (Agreement) pending disposition and pending development of the property in connection with the proposed 1851 Development; authorizing a property revenue-sharing arrangement between the City and the RBCRA; authorizing the City Manager, Executive Director of the RBCRA, and other appropriate officials to execute necessary agreements and documents; providing for implementation; and providing for an effective date.**

Gedel Merzius, CRA Executive Director, (561) 844-3408

Staff recommends a Motion to approve Resolution Number 122-26.
Cover Page
Resolution_122-26_1851_Property_Transfer_City-CRA.docx
Resolution No. 2026-04 Non-Binding Term Sheet With Forest Development 1851 Broadway.pdf
Agreement - Interlocal Agreement between the City of Riviera Beach and the Riviera Beach Community Redevelopment Agency Property Transfer.pdf

12.f **Resolution Number 54-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Site Plan**

application (SP-24-0013) by the applicant, HHC Singer Island, LLC, to construct a 200-foot-tall, 52-unit high-rise residential condominium building over a two-story parking podium with 121 private garage parking spaces on the property located at 3930 North Ocean Drive (PCN 56-43-42-22-00-000-5010), 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) 845-4060

Staff recommends a Motion to approve Resolution Number 54-26.
Cover Page
Turnberry_Resolution_Number_54-26.CT Edits.docx
Site Plan Project Narrative 2.2025_v1 (6).pdf
Revised_Turnberry_Staff_Report.v3__1_ (19).docx
Singer Island - ULU Application 7.17.24.cleaned.pdf
2025.01.21_Singer Island Condo 2.4.25 Current Site Plan.pdf
2025.12.15_Singer Island setback area v2.pdf
2026.03.19_Sun study AOR.pdf
Combined Sign Posting, Mailers, Radius Map and Adjacent Property Owners List.pdf
3930 N Ocean _landscape_plan v1 (2).pdf
Survey.docx
Petition and Letters in Opposition to this text Amendment & Site Plan.pdf
Copies of Community Meetings and Notices of Community Meetings.pdf
Mailer Affidavit Executed 1.pdf
Sign Affidavit Executed 2.pdf

13. Discussion and Deliberation

13.a **Continued Update on the Amrit Resort Development.**

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

Staff recommends that City Council receive this Presentation.
Cover Page
Amrit Update Memo 7.14.26.pdf

13.b **Overview of the Florida Infill Redevelopment ACT (FIRA- F.S.163.2525).**

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

Staff recommends that City Council receive this Presentation.
Cover Page

13.c **Discussion on Singer Island Beach Renourishment Project**

Bernard Buxton-Tetteh, Public Works Director , (561) 845-3476

Staff is requesting direction on a recommendation to implement a beach renourishment project on Singer Island.

Cover Page
City of Riviera Beach ILA 10-22-2024 EXECUTED.pdf
Singer Island Shoreline Eligibility Map.pdf
Palm Beach Critically Eroded Beaches.pdf
Singer Island Dune Restoration Construction Funding 2021-2026.pdf
REVISED FINAL_Singer 1JULY2026 Literature Review and Historical Coastal Processes Assessment_w Appendices.cleaned.pdf
30 Percent Draft_Singer Island_Concept Plans 2026-06-02.pdf
Approved Permit _PB001537.pdf

13.d **Update on Proposed Timeline for the Executive Recruitment and Search Services for RFP for the City Manager Recruitment Process and Update on the Status of the Current City Manager.**

Brenda Jenkins, Director of Human Resources and Risk Management, (561) 840-4880

Staff recommends that the City Council receive this update.
Cover Page

13.e **City Attorney Goals, Metrics, Targets, and Timelines Discussion**

Shirley D. Lanier, Riviera Beach City Councilperson, District 3, (561) 845-4095

Councilperson Lanier requests that the City Council discuss the proposed document, provide input on revisions, and give direction on incorporation into the City Attorney's contract and the process for measuring performance and contract compliance.
Cover Page
City Attorney Agenda Item Response.pdf
City Attorney Metrics and Evaluation.pdf

14. Confirmation of Direction

15. Discussion by City Manager

16. Discussion by City Attorney

17. City Council Committee Reports

18. 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.