



**Regular City Council Meeting**

**Agenda**

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

**June 7, 2023**

**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](http://www.rivierabch.com) , for up to date information on meeting location and information.*

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**Mayor**

Ronnie L. Felder

**Chairperson**

Douglas A. Lawson - District 5

**Chair Pro-Tem**

Shirley D. Lanier - District 3

**Councilpersons**

Tradrick McCoy - District 1

KaShamba Miller-Anderson - District 2

Julia A. Botel - District 4

**Administration**

Jonathan Evans, City Manager

Tawanna Smith, Interim City Clerk

Dawn S. Wynn, City Attorney

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### **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.

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### **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.
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### **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.

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## **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 Number 65-23: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a replat, from the Riviera Beach Community Redevelopment Agency (CRA) and the Riviera Beach Community Development Corporation CDC), to replat three (3) contiguous lots of record into one parcel of property totaling approximately +/- 0.51 acres (+/- 22,156 square feet) of land area, regarding properties located at 130 W. 11th Street, 120 W. 11th Street, and 1101 Avenue 'E', identified by parcel control numbers 56-43-42-33-06-017-0170, 56-43-42-33-06-017-0142, and 56-43-42-33-06-017-0141; and 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 Number 65-23.

[Cover Page](#)

[Resolution Villa L Onz Plat Final.docx](#)

[Villa\\_L\\_Onze\\_PZB\\_Staff\\_Report\\_to\\_City\\_Council.docx](#)

[Villa L'Onz Plat \(05-31-23\).pdf](#)

## **END OF CONSENT AGENDA**

### **4. Unfinished Business**

### **5. Petitions and Communications for Filing**

### **6. Awards and Presentations**

- 6.a **A Presentation by Clinton Forbes, Executive Director and Yash Nagal, Transit Planner of Palm Tran Public Transportation to present the Palm Tran Bus Shelter Improvement Program.**

Ronnie Felder, Mayor, 561-812-6590

Staff recommends that the Mayor and City Council receive this Presentation.

[Cover Page](#)

[Palm Tran - Bus Shelter Improvement Program \(Flyer\).pdf](#)

[Palm Tran Memo.pdf](#)

- 6.b **Proclamation declaring the week of June 5-9, 2023 as Code Enforcement Officer Appreciation Week.**

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

Staff recommends that the Mayor and City Council receive this Proclamation.

[Cover Page](#)

[Proclamation Code Compliance Appreciation Week.docx](#)

- 6.c **Proclamation Declaring June 19, 2023 as Juneteenth Day.**

Adam Brody, Library Director, on behalf of the 2023 Juneteenth Committee, 561-845-4195

It is recommended that the Mayor and City Council receive this Proclamation.

[Cover Page](#)

[JuneteenthProclamation.For.6.7.2023.pdf](#)

### **7. Public Hearings**

### **8. Ordinances on Second and Final Reading**

- 8.a **Ordinance Number 4225: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending the city's adopted Comprehensive Plan, to establish the property rights element (to adopt a new property rights element), and amending all elements as necessary, in**

**order to provide consistency with current statutory requirements per Section 163.3177, Florida Statutes, providing for conflicts and severability; and providing for an effective date.**

Clarence Simons, Director of Development Services, AICP, 561-845-4062

Staff recommends a motion to approve Ordinance Number 4225 on second reading.

[Cover Page](#)

[Ordinance Number 4225-Property Rights Element\\_Final.docx](#)

[Staff Report](#)

[Exhibit A- Proposed Element Language.pdf](#)

[06-09-22 P&Z Minutes.pdf](#)

[Comprehensive Plan Amendment Proof of Publication on 11.29.22.pdf](#)

[DEO No Comment Letter- Riviera Beach 23-01ESR.pdf](#)

[TCRPC Letter of no Objection- Riviera Beach 23-01ESR.pdf](#)

[State Receipt of Transmittal letter- Riviera Beach 23-01ESR Ack Letter.pdf](#)

[DEP No Objection- Riviera Beach.pdf](#)

[FDE-City of Riviera Beach 23 No Objection.pdf](#)

[FDOT-City of Riviera Beach 23- No Comment Letter.pdf](#)

[Proof of Publication](#)

## **9. Ordinances on First Reading**

### **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 76-23: A Resolution of the City Council, of the City of Riviera Beach, Palm Beach County Florida, approving plat application number PA-22-0006 from 1800 West Blue Heron OPCO LLC. (applicant); to replat the following parcels of record; parcel control numbers [PCNs] 56-43-42-30-28-000-0032 and 56-43-42-30-28-000-0050 (approximately 2.03-acres +/- 88,272 square feet); generally located along the north side of west Blue Heron Boulevard, just east of the north Congress Avenue and west Blue Heron Boulevard intersection for future development; and 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 076-23.

[Cover Page](#)

[Resolution No. 076-23 Mint Eco Car Wash Plat.docx](#)

[Mint Eco Car Wash P&Z Report to City Council for Re-Plat PA-22-0006.docx](#)  
[Plat](#)

[PA-22-0006-Mint Eco Re-Plat Combined Packet](#)

- 11.b **Resolution Number 84-23: A Resolution of the City Council, of the City of Riviera Beach, Palm Beach County Florida, on behalf of WMG Development LLC (Applicant), requesting a Special Exception use approval (Application No. SE-23-0003) and a Major Site Plan Amendment (Application No. SP-22-0017) for the Mint Eco Car Wash Blue Heron Project in the City of Riviera Beach, Florida; the 2.03-acre (88,272 Square Foot) Subject Property (Property Control Numbers [PCNs] 56-43-42-30-28-000-0032 and 56-43-42-30-28-000-0050) is generally located along the north side of west Blue Heron Blvd, just east of the north Congress Avenue and West Blue Heron Boulevard Intersection, in the General Commercial – CG Zoning District, having a Commercial (COM) Future Land Use Designation; the proposed site development on the currently unimproved parcel consists of a one lane 4,414 square foot automated car wash with a projected build-out in 2026; 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 a Motion to approve Resolution Number 84-23.

[Cover Page](#)

[Site\\_Plan\\_Resolution-\\_Mint\\_Eco\\_Car\\_Wash](#)

[Mint Eco Car Wash Staff-Planning Zoning Board Report.docx](#)

[Site Plan](#)

[Elevations](#)

[Eco Mint Carwash - Full submittal Packet combined.pdf](#)

[Mint Eco Car Wash Blue Heron\\_Affidavit of Completeness & Accuracy\\_Executed P.pdf](#)

[Order\\_Confirmation\\_Liners - 2023-05-24T200510.044.pdf](#)

## **12. Discussion and Deliberation**

- 12.a **Discussion of the Disposition/Redevelopment of City-Owned vacant lots for affordable housing.**

Elizabeth T. McBride, Deputy City Manager, 561-845-6595

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

Cover Page

COVER MEMO - Discussion on Vacant City Lots for Affordable Housing.docx

Composite Exhibit 1 - Vacant Lots.pdf

Composite Exhibit 2 -- Vacant Lots Memo.pdf

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.*