



**Regular City Council Meeting**

**Agenda**

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

**March 6, 2024**

**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

Debrah Hall-McCullon, CMC, FCRM, Acting 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 45-24: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Replat, by Race Trac Inc.; to Replat (PA-23-0007) +/-2.8 acres of contiguous lots of record into a single parcel of property totaling approximately +/- 2.8 acres (+/- 122,156 square feet) of land area located on vacant land, just north of 7071 North Military Trail, Property Control Numbers - PCNs: 56-42-42-25-41-000-0050 and 56-42-42-25-41-000-0060; 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 45-24.

[Cover Page](#)

[Racetrac Plat Staff Report.docx](#)

[Racetrac Combined Submittal Documents- PA-23-0007.pdf](#)

[Resolution\\_45-24\\_Race\\_Trac\\_Replat.docx](#)

- 3.b **Resolution Number 28-24: A Resolution of the City Council of the City of**

**Riviera Beach, Palm Beach County, Florida, authorizing the Mayor and City Clerk to execute a Professional Services Contract with JH Sprague Consulting, LLC to provide consultation services on the Marina project to facilitate the development and implementation of the Marina renovation and to develop and monitor grant application processes; authorizing the Director of Finance and Administrative Services to make payment from the Marina Fund in an annual amount not to exceed \$60,000 for said service; and providing an effective date.**

Randy M. Sherman, Director of Finance and Administrative Services, CPA, CGFO, CTP, (561) 845-4045

Staff recommends a Motion to approve Resolution Number 28-24.

[Cover Page](#)

[Resolution\\_28-24.docx](#)

[JHS\\_Contract.docx](#)

- 3.c **Resolution Number 51-24: A Resolution of the City Council, of the City of Riviera Beach, Palm Beach County Florida, approving the execution of a restrictive covenant agreement with 7920 Riviera Beach Holdings, LLC, to ensure compliance with the minority employment and affordable housing opportunity plan (MEAHOP) per Chapter 26 of the Land Development Code, for the development of seven (7) parcels on the east side of North Military Trail, between Leo Lane and Investment Lane, in the City of Riviera Beach, as approved by Resolution Number 152-23; and providing for an effective date.**

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

Staff recommends a Motion to approve Resolution Number 51-24.

[Cover Page](#)

[MEAHOP Resolution Soleste on the Trail.docx](#)

[MEAHOP Agreement- Soleste on the Trail](#)

[Resolution 152-23- Soleste on the Trail Site Plan Approval](#)

- 3.d **Resolution Number 48-24: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida authorizing payment to 24 Hours, Inc., of Palm City, Florida to provide citywide janitorial services for an additional forty-five (45) days in an amount not to exceed \$50,000.00; and authorizing the Director of Finance and Administrative Services to make payments from account number 10130103-546000; and providing an effective date.**

Roberto Travieso, Public Works Director

Tanisha Boynton, Senior Procurement Specialist, (561) 845-3479

Staff recommends a Motion to approve Resolution Number 48-24.

[Cover Page](#)

[RESOLUTION NUMBER 48-24.pdf](#)

[Notice of Award - 90 Days Janitorial Services.pdf](#)

- 3.e **Resolution Number 49-24: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida authorizing payment to A & Associates, dba A&A Security Services of West Palm Beach, Florida to provide armed security services for an additional forty-five (45) days in an amount not to exceed \$25,000.00; and authorizing the Director of Finance and Administrative Services to make payments from account number 41131103-534000; and providing an effective date.**

Roberto Travieso, Public Works Director

Tanisha Boynton, Senior Procurement Specialist, (561) 845-3479

Staff recommends a Motion to approve Resolution Number 49-24.

[Cover Page](#)

[RESOLUTION NUMBER 49-24 ARMED SECURITY OFFICER SERVICES - A AND ASSOCIATES.pdf](#)

[Notice of Award - 90 Days of Service REVISED.pdf](#)

- 3.f **Resolution Number 50-24: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida authorizing payment to Universal Security Guard Association, Inc., of Delray Beach, Florida to provide armed and unarmed security services for an additional forty-five (45) days in an amount not to exceed \$50,000.00; and authorizing the Director of Finance and Administrative Services to make payments from account number 10130101-552000; and providing an effective date.**

Roberto Travieso, Public Works Director

Tanisha Boynton, Senior Procurement Specialist, (561) 845-3479

Staff recommends a Motion to approve Resolution Number 50-24.

[Cover Page](#)

[RESOLUTION NUMBER 50-24 ARMED AND UNARMED SECURITY OFFICER SERVICES - UNIVERSAL SECURITY GUARD ASSOCIATION.pdf](#)

[Notice of Award - 90 Days of Service.pdf](#)

## **END OF CONSENT AGENDA**

### **4. Unfinished Business**

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

**6. Awards and Presentations**

**6.a Florida Bicycle Month Proclamation - March 2024**

Roberto Travieso, Public Works Director, MPA, (561) 845-4080

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

[Cover Page](#)

[PROCLAMATION - Florida Bicycle Month - March 2024.docx](#)

**7. Public Hearings**

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

**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 19-24: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Site Plan application (SP-23-0016) and Special Exception application (SE-23-0004) from Polimix Properties, LLC, to operate two concrete mixing plants with two accessory administrative and maintenance buildings consisting of 3,584 s.f. on a 2.94-acre (+/- 128,330 s.f.) parcel; the subject property (property control number [PCN] 56-42-42-25-00-000- 7060) is located at 7170 Interpace Road, which is on the east side of Interpace Road, south of State Road (SR) 710 in the City of Riviera Beach (“subject property”), having an Industrial (IND) Future Land Use designation and an Industrial General (IG) Zoning designation, providing for conditions of approval, and providing for an effective date.**

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

Staff recommends a motion to approve Resolution 19-24.

[Cover Page](#)

[Resolution Polimix Site Plan Special Exception.docx](#)

[Polimix Staff Report to City Council](#)

[Polimix Combined Submittal Materials.pdf](#)  
[Polimix Site Plan](#)  
[Polimix Ad\\_SP-SE.pdf](#)  
[Polimix Mailer\\_Feb2024.pdf](#)

- 11.b **Resolution Number 46-24: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Re-Plat; application number (PA-23-0010) from Polimix Properties, LLC. (Applicant) for a request to Re-Plat .53 acres of a +/- 2.94 acre parcel of land along the west property line of the subject site for the purpose of public right-of-way dedication to the City and creating a legal lot of record; the subject property (Property Control Number [PCN] 56-42-42-25-00-000-7060) is located at 7170 Interpace Road, which is on the east side of Interpace Road, south of State Road (SR) 710 in the City of Riviera Beach (“Subject Property”), providing for conditions of approval, and providing for an effective date.**

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

Staff recommends a motion to approve resolution 46-24.

[Cover Page](#)  
[Polimix Plat Staff Report.pdf](#)  
[Polimix Combined Submittal Materials.pdf](#)  
[Resolution\\_46-24-\\_Polimix\\_Replat.docx](#)

- 11.c **Resolution Number 47-24: A Resolution of the City Council of the City of Riviera Beach, Florida, authorizing the conveyance of certain city-owned property located at 251 W. 11th Street, Riviera Beach, Florida, PCN 56-43-42-33-06-030-0010, to the Riviera Beach Housing Authority for the development of affordable workforce housing; providing for findings of fact; providing for implementation; providing for an effective date.**

Jonathan Evans, MPA, MBA, ICMA-CM, City Manager, (561) 812-6601

Staff recommends a Motion to approve Resolution Number 47-24.

[Rosolution 47-24 Memo.docx](#)  
[1. CITY OF RIVIERA BEACH\\_Resol-RBHA 2.28.2024 FINAL.docx](#)  
[City-of-Riviera-Beach\\_letter- RBHA-CM.pdf](#)  
[Legal Memo & Attachments.pdf](#)  
[Termination of Restriction and Exhibit.pdf](#)  
[Resolution No. 77-12 Procedure for the Sale Exchange or Donation of City Owned Real Property.pdf](#)  
[Resolution 105 19 DONATION OF CITY OWNED PROPERTY.pdf](#)  
[COVER\\_MEMO\\_-](#)  
[\\_Discussion\\_on\\_Vacant\\_City\\_Lots\\_for\\_Affordable\\_Housing\[59\].pdf](#)  
[Composite\\_\\_\\_Exhibit\\_1\\_\\_\\_-Vacant\\_Lots\[26\].pdf](#)

7. Lease of Boys and Girls Club.pdf  
8. Lega Description and Boundary and Topography Survey for Boys and Girls Club.pdf  
9. Alphas Lease Res 21-18.pdf  
10. Second Lease Amendment - Alpha Educational Foundation DDL Inc. and CRB - Nov. 2023.pdf  
090306-5\_Appldocs\_469351.pdf  
090306-5\_Application\_469385.pdf  
090306-5\_DrainageRpt\_469416.pdf  
090306-5\_No Notice GP\_476272.pdf  
090306-5\_Plans\_20090306\_469417.pdf  
RBHA DEVELOPMENT DECK-10302023 PRINT MAYOR FELDER.pdf

12. **Discussion and Deliberation**
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.*