



**Regular City Council Meeting
Agenda
Marina Event Center - 190 E. 13th Street, Riviera Beach, FL 33404
September 21, 2022
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

Ronnie L. Felder

Chairperson

KaShamba Miller-Anderson - District 2

Chair Pro-Tem

Shirley D. Lanier - District 3

Councilpersons

Tradrick McCoy - District 1

Julia A. Botel - District 4

Douglas A. Lawson - District 5

Administration

Jonathan Evans, City Manager

Claudene L. Anthony, CMC, 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.
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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.

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 **August 22, 2022 City Council Workshop Minutes**
Claudene Anthony, City Clerk, (561) 845-4090

Staff is seeking City Council's approval of the August 22, 2022 City Council Workshop Minutes.

[Cover Page](#)

[August 22, 2022 Minutes.pdf](#)

- 1.b **August 17, 2022 City Council Meeting Minutes**
Claudene L. Anthony, City Clerk, 561-845-4090

Staff is seeking City Council's approval of the August 17, 2022 City Council Meeting Minutes.

[Cover Page](#)

[August 17, 2022 City Council Meeting Minutes](#)

- 1.c **August 25, 2022 Special City Council Meeting Minutes**
Claudene L. Anthony, City Clerk, (561) 845-4090

Staff is seeking City Council's approval of the August 25, 2022 Special City Council Meeting Minutes.

[Cover Page](#)

2. **Board Appointments**

3. **Resolutions on Consent**

- 3.a **Resolution Number 108-22: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the submittal of the State Aid to Libraries Grant Application and Agreement between the State of Florida, Department of State and the City of Riviera Beach, FL; approving the FY 2022-2023 Annual Plan of Service; authorizing the Chairperson, City Clerk and/or Director of Finance and Administrative Services to execute required documents for the submittal of the Annual State Aid to Library Funds application and agreement, and providing an effective date.**

Adam Brody, Library Director, 561-845-4195

Staff recommends City Council approval of Resolution Number 108-22.

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[Resolution No. 108-22 FY 2022-2023.pdf](#)

[State Aid Agreement FY 2022-2023.pdf](#)

[Certification of Credentials FY 2022-2023.pdf](#)

[Certification of Hours FY 2022-2023.pdf](#)

[Library Hours of Operation FY 2022-2023.pdf](#)

[Annual Plan of Service FY 2022-2023.pdf](#)

[State Aid Estimates FY 2022-2023.pdf](#)

- 3.b **Resolution Number 112-22: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the payment to Office Team dba Robert Half for providing temporary employment services to the Human Resources Department; authorizing the Director of Finance and Administrative Services not to exceed \$8,453.45 from account number 10115101-53400; and providing for an effective date.**

Barbara Orisio, Human Resources Director, 561-840-4880

Staff recommends City Council approval of Resolution Number 112-22.

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[Memo- HR Payment to Office Team.docx](#)

[Resolution No. 112-22- Payment of Invoices.docx](#)

[Robert Half Invoices.pdf](#)

END OF CONSENT AGENDA

4. **Unfinished Business**

5. **Petitions and Communications for Filing**

6. **Awards and Presentations**

- 6.a **A Presentation by Lia T. Gaines of Dickey Consulting Services, Inc., public engagement / outreach consultant team for the Port of Palm Beach, announcing the website, second survey and public information meetings to be held for the Final Public Engagement Period of the Port of Palm Beach Strategic Master Plan.**

Deirdre M. Jacobs, Assistant City Manager, 561-812-6590

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

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7. **Public Hearings**

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

- 8.a **Ordinance Number 4170: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the application (LU-18-02) from BLP Blue Heron, LLC., requesting a Future Land Use Map Amendment from an Office designation to a Commercial designation for approximately 4.91 acres of vacant land identified by Parcel Control Number 56-43-42-29-37-000-0030, and including land formerly designated as canal right of way, located north of West Blue Heron Boulevard, south of West 23rd Street, east of RJ Hendley Avenue, and west of Avenue 'O'; providing for severability, repeal of laws in conflict, and codification; and providing for an effective date.**

Clarence Simons, Director of Development Services, 561-845-4060

Staff recommends City Council approval of Ordinance Number 4170.

[Cover Page](#)

[City - BHC Presentation.pdf](#)

[LU-18-02 Ordinance.pdf](#)

[Justification Statement.pdf](#)

[Aerial.pdf](#)

[Exterior Elevations A3.1.pdf](#)

[Exterior Elevations A3.2.pdf](#)

[Exterior Elevations A3.3.pdf](#)

[Exterior Elevations A3.4.pdf](#)

[Exterior Elevations A3.5.pdf](#)

[Professional Renderings.pdf](#)

[Conceptual Engineering Plan.pdf](#)

[Traffic Statement.pdf](#)

[Uniform Land Use Application.pdf](#)

[Warranty Deed.pdf](#)

[Survey.pdf](#)

[Site Plan-1.pdf](#)

[Public Hearing Notice City of Riviera Beach, Florida.pdf](#)

[Newspaper Publication](#)

- 8.b **Ordinance Number 4169: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the Application (AB-19-02) from BLP Blue Heron, LLC., requesting the Abandonment of approximately 57,520 square feet of canal right of way located adjacent to and north of the vacant parcel of land identified by parcel control number 56-43-42-29-37-000-0030, located north of West Blue Heron Boulevard, south of West 23rd Street, east of RJ Hendley Avenue, and west of Avenue ‘O’; establishing a perpetual city utility access easement; providing for severability, repeal of laws in conflict, and codification; and providing for an effective date.**

Clarence Sirmons, Director of Development Services, 561-845-4060

Staff recommends City Council approval of Ordinance Number 4169.

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[Ordinance 4169.docx](#)

[Blue Heron Commercial Groundwater Response March 22 2022.pdf](#)

[Oct 7 2021 Memo From Thomas Tessier to Rob Rennebaum.pdf](#)

[Simmons and White Conceptual Engineering Plans 3-24-2022.pdf](#)

[UD Edits and Acceptance of Supplemental Condition Language.pdf](#)

[AB 19-02 Justification for Canal Abandonment.pdf](#)

[Civil Plans.pdf](#)

[Site Plan](#)

[Final Plat](#)

[Professional Renderings.pdf](#)

[Exterior Elevations Building B A3.2.pdf](#)

[Exterior Elevations Building C A3.3.pdf](#)

[Exterior Elevations Building D A3.4.pdf](#)

[Exterior Elevations Building E A3.5.pdf](#)

[Exterior Elevations Building A A3.1.pdf](#)

[Uniform Land Use Application.pdf](#)

[Warranty Deed.pdf](#)

[Survey.pdf](#)

[Proof of Public Hearing Mailer Notice- 8/17/22 Council Meeting](#)

- 8.c **Ordinance Number 4171: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the application (RZ-18-02) from BLP Blue Heron, LLC, requesting a Zoning Map Amendment from an “OP” Office and Professional District designation to a “CG” General Commercial District designation for approximately 4.91 acres of vacant land identified by parcel control number 56-43-42-29-37-000-0030, and including land formerly designated as a canal right of way, located north of West Blue Heron Boulevard, south of West 23rd Street, east of RJ**

Hendley Avenue, and west of Avenue ‘O’; and providing for an effective date.

Clarence Sirmons, Director of Development Services, 561-845-4060

Staff recommends City Council approval of Ordinance Number 4171.

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[Justification Statement.pdf](#)

[City - BHC Presentation 02.13.2020.pptx](#)

[Site Plan.pdf](#)

[Landscape Plan index.pdf](#)

[Landscape Plan Sheet 1 of 5.pdf](#)

[Landscape Plan Sheet 2 of 5.pdf](#)

[Landscape Plan Sheet 4 of 5.pdf](#)

[Landscape Plan Sheet 5 of 5.pdf](#)

[Civil Plans.pdf](#)

[Landscape Median.pdf](#)

[Traffic Statement Signature Report.pdf](#)

[Traffic Statement.pdf](#)

[Uniform Land Use Application.pdf](#)

[Warranty Deed.pdf](#)

[Professional Renderings.pdf](#)

[Exterior Elevations_A3.2.pdf](#)

[Exterior Elevations_A3.3.pdf](#)

[Exterior Elevations_A3.4.pdf](#)

[Exterior Elevations_A3.5.pdf](#)

[Exterior Elevations_A3.1.pdf](#)

[Survey.pdf](#)

[Landscape Plan Sheet 3 of 5.pdf](#)

[PUBLIC HEARING NOTICE CITY OF RIVIERA BEACH, FLORIDA.pdf](#)

[RZ-18-02 Ordinance final.docx.pdf](#)

[Newspaper Publication](#)

- 8.d **Ordinance Number 4168: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, Pertaining to the Cone of Silence, Amending Section 2-166 of the Riviera Beach Code of Ordinances to Restrict Communication with the Mayor, Members of the City Council and the City Manager and City Personnel at Certain Times During a Competitive Procurement Solicitation; Providing for Severability; Providing for the Repeal of Law in Conflict; Providing for Inclusion in the Code; and Providing for an Effective Date.**

Elizabeth T. McBride, Deputy City Manager, (561) 812-6590

Staff recommends City Council approval of Ordinance Number 4168.

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[Ordinance 4168](#)

9. Ordinances on First Reading

- 9.a **Ordinance Number 4198: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending Chapter 26 of the City's Code of Ordinances entitled, "Minority Employment and Affordable Housing Opportunity Plan", by adding the IHC-PUD and providing a mechanism for a height bonus; by updating definitions and clarifying the purpose of the housing trust fund; by providing a mechanism for the post construction conversion of resort hotel units to year round residential units; by increasing the per unit in lieu of contribution rate; providing for severability and conflicts; providing for codification; and providing for an effective date.**

Clarence Sirmons, Director of Development Services, 561-845-4060

Staff recommends City Council approves Ordinance Number 4198.

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[Ordinance 4198 CHAPTER 26 MEAHOP - with Franklin Comments.docx](#)

[PZB Staff Report working draft final.pdf](#)

[Presentation for PZB meeting Final.pdf](#)

[Redline Draft Chapter 26 MEAHOP.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 074-22: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving plat application (PA21-03) from BLP Blue Heron Commercial, to combine approximately 57,520 square feet of abandoned canal right of way with the adjacent vacant parcel of land to the south identified by parcel control number 56-43-42-29-37-000-0030 into one lot totaling approximately 4.91 acres in land area, for the real properties located north of West Blue Heron Boulevard, south of West 23rd Street, east of RJ Hendley Avenue, and west of Avenue 'O', identified by parcel control number 56-43-42-29-37-000-0030 and including land formerly designated as a canal right of way; providing for conditions of approval; and providing for an effective date.**

Clarence Sirmons, Director of Development Services, 561-845-4060

Staff recommends City Council approval of Resolution 074-22.

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[Resolution 74-22 Blue Heron Commercial Plat Final.pdf](#)

[Exhibit A: Plat](#)

[PZB Staff Report.pdf](#)

[Justification Statement.pdf](#)

[Professional Renderings.pdf](#)

[Engenuity Group_Peer Review Consultant_Email Correspondence_02.28.22.pdf](#)

[City Utility Engineer_Email Correspondence_03.19.22.pdf](#)

[City Engineer_Email Correspondence_02.16.22.pdf](#)

[Plat_Resubmittal_Response To Comments.pdf](#)

[Plat Uniform Land Use Application.pdf](#)

[2021 08-24 1st Plat Peer Review.pdf](#)

[2022 01-14 2nd Plat Peer Review.pdf](#)

[Site Plan](#)

[Civil Plans.pdf](#)

[Professional Renderings.pdf](#)

- 11.b **RESOLUTION NUMBER 78-22: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving an application (SP-18-13) from BLP Blue Heron, LLC. requesting Site Plan Approval to construct five commercial buildings, totaling approximately 31,286 square feet on approximately 4.91 acres of vacant land identified by Parcel Control Number 56-43-42-29-37-000-0030, and including land formerly designated as a canal right of way, located north of West Blue Heron Boulevard, south of West 23rd Street, east of RJ Hendley Avenue, and west of Avenue 'O'; providing for conditions of approval; and providing for an effective date.**

Clarence Sirmons, Director of Development Services, 561-845-4060

Staff recommends City Council approval of Resolution 78-22.

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[Resolution Number 078-22 for SP 18 13.pdf](#)

[Exhibit A: Site Plan](#)

[Exhibit B Landscape Plan index.pdf](#)

[Exhibit B Landscape Median.pdf](#)

[Exhibit B Landscape Plan Sheet 1 of 5.pdf](#)

[Exhibit B Landscape Plan Sheet 2 of 5.pdf](#)

[Exhibit B Landscape Plan Sheet 3 of 5.pdf](#)

[Exhibit B Landscape Plan Sheet 4 of 5.pdf](#)

[Exhibit B Landscape Plan Sheet 5 of 5.pdf](#)

[Exhibit C Exterior Elevations_A3.1.pdf](#)

[Exhibit C Exterior Elevations_A3.2.pdf](#)

[Exhibit C Exterior Elevations_A3.3.pdf](#)

[Exhibit C Exterior Elevations_A3.4.pdf](#)

[Exhibit C Exterior Elevations_A3.5.pdf](#)

[Exhibit D Bus Shelter Color.pdf](#)
[Exhibit D Bus Shelter design.pdf](#)
[Professional Renderings.pdf](#)
[City - BHC Presentation 02.13.2020.pdf](#)
[UD edits and acceptance of supplemental condition language.pdf](#)
[Oct 7 2021 Memo From Thomas Tessier to Rob Rennebaum.pdf](#)
[Blue Heron Commercial Groundwater Response March 22 2022.pdf](#)
[Simmons and White Conceptual Engineering Plans 3_24_2022 \(01626515xBA9D6\) \(002\).pdf](#)
[Staff Comments 1 \(SP-18-13\) Blue Heron Commercial.pdf](#)
[Staff Comments Fire Dept. \(SP-18-13\) Blue Heron Commercial.pdf](#)
[Survey.pdf](#)
[Traffic Statement Signature Report.pdf](#)
[TPS Traffic Approval Letter.pdf](#)
[Uniform Land Use Application.pdf](#)
[Warranty Deed.pdf](#)
[LEGAL DESCRIPTION.pdf](#)
[Water Management Calculations.pdf](#)
[Resubmittal Comment Responses.pdf](#)
[Resubmittal Comment Responses_Armstrong_03.17.21.pdf](#)
[Resubmittal Comment Responses_Bailey_03.17.21.pdf](#)
[Staff Comments - Engineering Review Memo 7-27-18.pdf](#)
[Building Official comments.pdf](#)

- 11.c **Resolution Number 105-22: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida awarding Bid Number 1078-22-3 for fireworks display services to Pyrotecnico Fireworks, Inc. in the amount of \$608,435.00 for the initial of a three year period with the option to renew for an additional two (2), one (1) year periods in the amount \$290,150.00 for a not to exceed amount of \$898,585.00; and authorizing the Mayor and City Clerk to execute the contract; further authorizing the Director of Finance and Administrative Services to make payment from account no. 10170102-531000 and account no. 10112102-531000; and providing an effective date.**

William Sutton, Procurement Director, 561-845-3478

Staff recommends City Council approval of Resolution 105-22.

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[City Council Memo.pdf](#)

[RESOLUTION NUMBER 105-22.pdf](#)

[Contract.pdf](#)

[ITB No. 1078-22-3 Fireworks Display Services FINAL.pdf](#)

[Recommendation for Award Memorandum.pdf](#)

- 11.d **Resolution Number 076-22: A Resolution Of The City Council Of The City Of Riviera Beach, Palm Beach County, Florida, Approving And**

Authorizing The Mayor And City Clerk To Execute That Certain Ground Lease And Development Agreement Between The City Of Riviera Beach And Foundcare, Inc., With A Limited Joinder By The Riviera Beach Community Redevelopment Agency, For A 99-Year Lease Of Certain City-Owned Property Located At 3501 Broadway, Riviera Beach, Florida, More Specifically Described In Exhibit “A” Of The Ground Lease And Development Agreement Attached Hereto, For Use As A Federally Qualified Health Center; Providing For An Effective Date; And Other Purposes.
Elizabeth T. McBride, Deputy City Manager, (561) 812-6590

Staff is seeking the City Council's approval of Resolution 076-22.

[Cover Page](#)

[Cover Memo for Ground Lease and Development Agreement with FoundCare
RESOLUTION NUMBER 076-22 Ground Lease and Development Agreement
with FoundCare.docx](#)

[Ground Lease and Development Agreement Between City and FoundCare](#)

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.