Regular City Council Meeting
Agenda

Fire Station 87 (Emergency Operations Center)
2799 Avenue H West, Riviera Beach, FL 33404

September 22, 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 begin at 5:30 PM and end promptly at 6:00 PM followed by the remainder of the regular City Council agenda.

1. Presentations, Proclamations, and Awards

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 **July 1, 2026, Regular City Council Meeting Minutes.**

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

Staff recommends a Motion to approve the Minutes for the July 15, 2026, Regular City Council Meeting.
Cover Page
July 15, 2026 Regular City Council Meeting Minutes.docx

3. Board Appointments

4. Resolutions on Consent

4.a **Resolution Number 107-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, to accept the Victims of Crime Act (VOCA) Grant Number VOCA-C-2026-City of Riviera Beach Police**

Dep-00094 for the Victim Advocate Program awarding funds in the amount of $197,195.00, from October 1, 2026, through September 30, 2027, to continue providing crisis response services focused on homicide, domestic violence, child deaths, and elderly victimization, authorizing the Mayor and City Clerk to execute the grant agreement, authorizing the Chief Financial Officer to set up the budget in Fund 226, and providing an effective date.

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

Staff recommends a Motion to approve Resolution Number 107-26.
Cover Page
Resolution Number 107-26 Victims of Crime Act Grant 2026-27.docx
VOCA Grant Contract 2026-27 - Final.pdf
2025 Victim Advocate Unit Annual Report.pdf
VOCA Grant Award Letter 2026-27.pdf
2026-2027 Match Waiver.pdf

4.b **Resolution Number 113-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the acceptance of grant funds from the U.S. Department of Justice under the 2025 BJA FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Formula in the amount of $36,034, authorizing the Chief Financial Officer to set up the budget, and providing an effective date.**

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

Staff recommends a Motion to approve Resolution Number 113-26.
Cover Page
Resolution Number 113-26 FY25 JAG Grant Acceptance.docx
FY25 JAG Grant Award Letter.pdf

4.c **Resolution Number 111-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the City of Riviera Beach Fire Rescue Department to piggyback a contract utilizing the results of a Request for Proposals (RFP) conducted by the Minnesota Service Cooperative for the purchase of two (2) 2027 John Deere Gator XUV 845M Utility Vehicles; authorizing the City Manager to execute all necessary documents for said purchase; further authorizing the Chief Financial Officer to make payment from the appropriate account in an amount not to exceed $50,000.00; and providing for an effective date.**

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

Staff recommends a Motion to approve Resolution Number 111-26.
Cover Page
Resolution_111-26_2027_Sourcewell RFP_112624.doc

Sourcewell RFP_112624.pdf
John Deere Quotes.pdf

4.d **Resolution Number 112-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the City of Riviera Beach Fire Rescue Department to utilize an approved piggyback contract with W.W. Grainger, Inc. under Sourcewell Contract Number 091422-WWG for the purchase of operational, maintenance, safety, facility, emergency-response supplies, equipment, and related commodities on an as-needed basis. authorizing the City Manager to execute all necessary documents and issue purchase orders for said purchases; authorizing the Chief Financial Officer to make payments from the appropriate account(s) in an annual amount not to exceed $50,000.00; and providing for an effective date.**

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

Staff recommends a Motion to approve Resolution Number 112-26.
Cover Page
Resolution_112-26_Grainger RFP 091422.doc
Grainger_RFP_091422.pdf

END OF CONSENT AGENDA

5. Unfinished Business

5.a **Resolution Number 46-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing the execution of a Banking Services Agreement between the City of Riviera Beach and Truist Bank, for banking services procured pursuant to Request for Proposal No. 1170-25-3, for a Five (5)-Year Term, with annual banking services fees not to exceed Sixty Thousand Dollars ($60,000.00), which fees shall be offset by applicable earnings credits; authorizing the Chief Financial Officer to make payment for any remaining banking service fees after application of applicable earnings credits, if any; and providing an effective date.**

LaTonya Ammons, M.A., CPPO, NIGP-CPP, Director of Procurement, (561) 845-4180

Staff recommends a Motion to approve Resolution Number 46-26.
Cover Page
Resolution Number 46-26_Updated.pdf
Contract for Banking Services_City of Riviera Beach.pdf
Commercial Bank Services Agreement.pdf
Treasury Terms and Conditions.pdf
Pro Forma 496475_.pdf

City of Riviera Beach - Responsiveness Memo - Banking Services.pdf
1170-RFP-25-3_Scores_Final.pdf
1170-RFP-25-3 Banking RFP.pdf
Riviera Beach Pricing Sheet_Seacoast Bank.pdf

5.b **Resolution Number 108-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Special Exception and Site Plan Request (SP-25-0002) (SE-26-0006) by Schmidt Nichols ("Agent"), on behalf of the applicant, Sheer Enterprises Inc., and Catapult LLC (Landowner) for an Assisted Living Facility entitled the "Great Blue" project in the City of Riviera Beach, Florida. The +/- 1.95-acre (+/-85,185 square feet) subject property (Property Control Number [PCN] 56-43-42-30-17-001-0010) is generally located on the north side of W. Blue Heron Boulevard, approximately +/-655 feet west of Avenue S ("subject property"). The site is currently vacant and undeveloped, providing for conditions of approval; providing for applicability, conflicts, severability and codification; and providing for an effective date and for other purposes.**

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

Staff recommends a Motion to approve Resolution Number 108-26.
Cover Page
Resolution Number 108-26 Great Blue
Staff Report Great Blue
Uniform Land Use Application
Justification Statement
Great Blue Residences Public Benefit Narrative
Architectural Elevations, Floor Plan, and Roof Plans
Site Plan
Landscape Plan
Civil Plans
Drainage Report
Photometric Plan
Survey
Taco Bell Second Easement Agreement Executed
Traffic Study
CC Mtg September 22-2026 Public Notification
Public Notification - September 22-2026 CC

6. Petitions and Communications for Filing

7. Awards and Presentations

7.a **2GHO 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 4324: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, fixing the adjusted tax valuation of real property located within the corporate limits of the City; levying a tax on all non-exempt real and personal property within the corporate limits of the City of Riviera Beach for the Fiscal Year 2026-2027 beginning on October 1, 2026 and ending on September 30, 2027 fixing the operating millage rate at 8.3500 mills thereon for said year; that the operating millage rate of 8.3500 is 4.14% higher than the rolled back rate of 8.0181; adopting the debt service millage rate for Fiscal Year 2026-2027 in the amount of 0.8000 for the General Obligation Bonds, Series 2026; providing a severability clause; 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 4324.
Cover Page
Ordinance Number 4324.docx
City of Riviera Beach FY 2027 Tentative Annual Budget (Second Reading 2026 09 22).cleaned.pdf
DR420TIF_2026_681.pdf
DR420_2026_681.pdf
DR420Debt_2026_2037.pdf
DR420MMP_2026_681.pdf

9.b **Ordinance Number 4325: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, making appropriations and establishing a budget for the Fiscal Year 2026/2027 beginning on October 1, 2026, and ending on September 30, 2027; providing a severability clause; 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 4325.
Cover Page
Ordinance Number 4325.docx
City of Riviera Beach FY 2027 Tentative Annual Budget (Second Reading 2026 09 22).cleaned.pdf

9.c **Ordinance Number 4326: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, modifying and updating the City's Five-Year Capital Projects Plan for Fiscal Years 2026/2027 through 2030/2031; providing for a severability clause; 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 4326.
Cover Page
Ordinance Number 4326.docx
5-Year Capital Improvement Plan FY 2027 to FY 2031 (Second Reading).pdf

10. Ordinances on First Reading

10.a **Ordinance Number 4323: An Ordinance of the City Council of the City of Riviera Beach, Florida, amending Chapter 12 of the City's Code of Ordinances, entitled "Offenses and Miscellaneous Provisions," by amending Section 12-21, entitled "Landing aircraft, parachuting or skydiving in city limits," to provide that an unmanned aircraft system operated in accordance with applicable federal and state law is not considered an aircraft for purposes of this section; providing for codification; providing for severability; providing for conflicts; and providing for an effective date.**

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

Staff recommends a Motion to approve Ordinance Number 4323.
Cover Page
Ordinance 4323 Sec.12-21 Amendment-Unmanned Aircraft Systems 09-15-2026.docx
Sec 12-21 Existing Code.pdf

10.b **Ordinance Number 4321: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending the Code of Ordinances, Chapter 31, entitled, "Zoning," at Article I entitled, "In General," at Section 31-1 entitled, "Definitions," to add a definition of "Religious Institution"; amending Chapter 31, entitled "Zoning," Article VI, entitled "Supplemental District Regulations," Section 31-543, entitled "Churches," to update the provisions of said Section; creating a new Section 31-543.1 to be entitled "Affordable Housing on Religious Institution Property," to implement Section 166.04151(6), Florida Statutes (2025), with a local program authorizing the administrative approval of affordable housing on certain property owned by Religious Institutions; authorizing the Director of Development Services to execute Affordable Housing Restrictive Agreements for administratively approved projects; providing for a sunset provision; and providing for conflicts, severability, codification,**

an effective date, and for other purposes.

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

Staff recommends a Motion to approve Ordinance Number 4321.
Cover Page
Exhibit 1. Ordinance 4321
Exhibit 2. FHC Report.pdf
Exhibit 3. Riviera Beach Religious Institutions Data.xlsx
Business Impact Estimate Statement for Ord. 4321-YIGBY.docx
Planning and Zoning Report.YIGBY.pdf

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

13. Discussion and Deliberation

13.a **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.b **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.c **Owner's Representative Solicitation Discussion.**

LaTonya Ammons, M.A., CPPO, NIGP-CPP, (561) 515-6484

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

Owner's Rep Memo.pdf
5-Year Capital Improvement Plan FY 2027 to FY 2031 Owners Rep 9-11-26.pdf
Owners Rep Invoice and Projection 9-11-26.pdf

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

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

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

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.