

**CITY OF RIVIERA BEACH
REGULAR CITY COUNCIL MEETING
November 4, 2020
6:00 p.m.**

PRESENT AT MEETING¹:

MAYOR RONNIE FELDER	MAYOR FELDER
CHAIRPERSON JULIA A. BOTEL, DISTRICT 4	CHAIRPERSON BOTEL
CHAIR PRO TEM DOUGLAS A. LAWSON, DISTRICT 5	HAIR PRO TEM LAWSON
COUNCILPERSON TRADRICK MCCOY, DISTRICT 1	COUNCILPERSON MCCOY
COUNCILPERSON SHIRLY D. LANIER, DISTRICT 3	COUNCILPERSON LANIER
COUNCILPERSON KASHAMBA MILLER- ANDERSON, DISTRICT 2	COUNCILPERSON MILLER-ANDERSON
CITY MANAGER JONATHAN EVANS	CITY MANAGER EVANS
CITY CLERK CLAUDENE L. ANTHONY	CITY CLERK ANTHONY
CITY ATTORNEY DAWN S. WYNN	CITY ATTORNEY WYNN

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¹ List of City Employees, Public Speakers and Others on Page 97

**CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FLORIDA
MINUTES OF THE CITY COUNCIL MEETING
HELD NOVEMBER 4, 2020, 6:00 p.m.**

(The following may contain unintelligible or misunderstood words due to the recording quality.)

[Gavel]

CALL TO ORDER

Chairperson Botel: I call to order... I call to order the Regular Riviera Beach City Council meeting on November 4th. The time is 6:01 p.m.

ROLL CALL

Chairperson Botel: Madam Clerk.

City Clerk Anthony: Mayor Ronnie Felder?

Mayor Felder: Here.

City Clerk Anthony: Chairperson Julia Botel?

Chairperson Botel: Here.

City Clerk Anthony: Chair Pro Tem Douglas Lawson?

Chair Pro Tem Lawson: Here.

City Clerk Anthony: Councilperson Tradrick McCoy?

Councilperson McCoy: Here.

City Clerk Anthony: Councilperson KaShamba Miller-Anderson?

Councilperson Miller-Anderson: Present.

City Clerk Anthony: Councilperson Shirley Lanier?

Councilperson Lanier: Here.

City Clerk Anthony: City Manager Jonathan Evans?

City Manager Evans: Present.

28 **City Clerk Anthony:** City Clerk Claudene Anthony is present. City Attorney Dawn
29 Wynn?
30 **City Attorney Wynn:** Here.
31 **City Clerk Anthony:** You may proceed.
32 **Chairperson Botel:** Thank you.
33

34 **INVOCATION**

35 **PLEDGE OF ALLEGIANCE**

36 **Chairperson Botel:** We'll have a moment of silence, followed by the Pledge of
37 Allegiance led by Councilperson McCoy.

38 [Moment of silence]

39 [Audio skipped]

40 **Chairperson Botel:** ANY PERSON WHO WOULD LIKE TO SPEAK ON AN
41 AGENDA ITEM, PLEASE COMPLETE A PINK PUBLIC COMMENT CARD LOCATED
42 AT THE FRONT DESK PRIOR TO THE ITEM BEING TAKEN UP BY CITY COUNCIL
43 FOR DISCUSSION. MEMBERS OF THE PUBLIC WILL BE GIVEN A TOTAL OF
44 THREE MINUTES TO SPEAK ON ALL ITEMS LISTED ON THE CONSENT AGENDA
45 AND THREE MINUTES TO SPEAK ON EACH REGULAR ITEM. THE TIME LIMIT FOR
46 PUBLIC COMMENT MAY BE REDUCED BY A VOTE OF THE CITY COUNCIL BASED
47 ON THE VOLUMINOUS NATURE OF THE PUBLIC COMMENT CARDS. IN NO EVENT
48 WILL ANYONE BE ALLOWED TO SUBMIT A COMMENT CARD TO SPEAK ON AN
49 AGENDA AFTER THE RESOLUTION IS READ OR ITEM IS CONSIDERED.

50 **AGENDA APPROVAL**

51 **ADDITIONS, DELETIONS, SUBSTITUTIONS**

52 **Chairperson Botel:** Do we have any additions, deletions or substitutions from the
53 Manager, the Mayor, or the Council?

54 **City Manager Evans:** [Audio skipped].

55 **Chairperson Botel:** Thank you.

56 **DISCLOSURES**

57 **Chairperson Botel:** Do we any disclosures by City Council or the Mayor? Thank
58 you. Could someone..., would someone like to make a motion to adopt the Agenda?

59 [Audio skipped]

60 **Councilperson Miller-Anderson:** Second.

61 **Chairperson Botel:** Thank you. Madam Clerk.

62 **City Clerk Anthony:** Councilperson [audio skipped]. Councilperson Miller-
63 Anderson?

64 **Councilperson Miller-Anderson:** Yes.

65 **City Clerk Anthony:** Councilperson Lanier?

66 **Councilperson Lanier:** Yes.

67 **City Clerk Anthony:** Pro Tem Lawson?

68 **Chair Pro Tem Lawson:** Yes.

69 **City Clerk Anthony:** Chair Botel?

70 **Chairperson Botel:** Yes.

71 **City Clerk Anthony:** [Audio skipped].

72 **Chairperson Botel:** Thank you.

73 [Audio skipped]

74 **CONSENT AGENDA**

75 **ALL MATTERS LISTED UNDER THIS ITEM ARE CONSIDERED TO BE ROUTINE**
76 **AND ACTION WILL BE TAKEN BY ONE MOTION. THERE WILL BE NO SEPARATE**
77 **DISCUSSION OF THESE ITEMS UNLESS A COUNCILPERSON SO REQUESTS, IN**
78 **WHICH EVENT, THE ITEM WILL BE REMOVED FROM THE GENERAL ORDER OF**
79 **BUSINESS AND CONSIDERED IN ITS NORMAL SEQUENCE ON THE AGENDA.**

80 **MINUTES**

81 **RESOLUTIONS**

82 **COMMUNITY BENEFITS**

83 **2. FAITH DELIVERANCE - \$2,500.00 - COUNCILPERSON TRADRICK MCCOY -**
84 **FAITH DELIVERANCE FOOD PANTY AND COMMUNITY PROGRAMMING.**

85 **3. SHE SPEAKS INTERNATIONAL - \$500.00 - COUNCILPERSON TRADRICK**
86 **MCCOY - COMMUNITY BENEFITS FUNDS WILL BE USED TO SUPPORT SHE**
87 **SPEAKS INTERNATIONAL'S ANNUAL THANKSGIVING DRIVE IN CONJUNCTION**
88 **WITH PROJECT THANKSGIVING.**

89 **Chairperson Botel:** Madam Clerk, my Consent Agenda [audio skipped] provided
90 to me. The Consent Agenda verbiage is not here but we could..., could someone like to
91 make a motion to approve the Consent Agenda?

92 **Councilperson McCoy:** [Audio skipped] pull No. [audio skipped].

93 **Chairperson Botel:** Okay. Mr. McCoy would like to pull No. 1. Anything else on
94 the Consent Agenda? Would someone make a motion to approve the Age'..., the Consent
95 Agenda with Item No. 1 pulled?

96 **Councilperson McCoy:** So moved.

97 **Councilperson Miller-Anderson:** Second.

98 **Chairperson Botel:** Madam Clerk.

99 **City Clerk Anthony:** Madam Chair, we do not have any public comment cards on
100 the Consent Agenda.

101 **Chairperson Botel:** Good.

102 **City Clerk Anthony:** The acceptance of public comment cards for the Consent
103 Agenda is now closed. Councilperson Miller-Anderson?

104 **Councilperson Miller-Anderson:** Yes.

105 **City Clerk Anthony:** Councilperson Lanier?

106 **Councilperson Lanier:** Yes.

107 **City Clerk Anthony:** Councilperson McCoy?

108 **Councilperson McCoy:** Yes.

109 **City Clerk Anthony:** Pro Tem Lawson? [Pause]. Pro Tem Lawson? [Pause].
110 Chair Botel?

111 **Chairperson Botel:** Yes.

112 **City Clerk Anthony:** That motion is approved with Councilperson Lawson out.

113 **END OF CONSENT AGENDA**

114 **1. Chairperson Botel:** No. 1.

115 **City Clerk Anthony:** **RESOLUTION NUMBER 100-20 A RESOLUTION OF THE**
116 **CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY,**
117 **FLORIDA, AUTHORIZING SETTLEMENT IN THE CASE OF DEBORAH MAKI, ET AL.**
118 **V. THE CITY OF RIVIERA BEACH, ET AL., CASE NO.: 9:20-CV-80326-DMM;**
119 **AUTHORIZING GALLAGHER BASSETT TO MAKE PAYMENT IN THE AMOUNT OF**
120 **ONE HUNDRED AND TWENTY THOUSAND DOLLARS (\$120,000.00) AS FULL AND**
121 **FINAL SETTLEMENT; AND PROVIDING AN EFFECTIVE DATE.**

122 **DAWN WYNN, CITY ATTORNEY, 561-845-4069**

123 **Councilperson Miller-Anderson:** So moved.

124 **Councilperson McCoy:** Second.

125 **Chairperson Botel:** Thank you.

126 **Councilperson Lanier:** So moved.

127 **Chairperson Botel:** We have a motion and a second. Thank you. Mr. Manager,
128 will Attorney Wynn be making this presentation?

129 **City Attorney Wynn:** Good evening, Mayor, Chair, City Council.

130 The Item before you now is something that I called you all about and sent you a
131 memo on it. It is a settlement in the case of Debora Maki, et al. v. The City of Riviera
132 Beach. The facts of this case are that, on or about February 3, 2020, the plaintiffs filed a
133 lawsuit against the City alleging that our police officers violated their Constitutional Rights
134 by unlawfully entering their home, detaining them, searching and seizing them while using
135 excessive force. We had mediation on this matter on October 9th and both the City, Risk
136 Management, Gallagher Bassett agree that the settlement in the amount of \$120,000 is
137 in the City's best interest and the plaintiffs all concurred. There were seven plaintiffs in
138 this matter, so the \$120,000 amounts to a little over \$17,000 per plaintiff.

139 If you have any questions, I'll be happy to entertain them.

140 **Chairperson Botel:** Thank you. Any questions from Council?

141 **Councilperson McCoy:** Yes.

142 **Chairperson Botel:** Mr. McCoy, you're recognized.

143 **Councilperson McCoy:** So, thank you for sharing that. Would someone share with
144 me who our Risk Manager is? I think that's probably someone I've not heard or met.

145 **City Attorney Wynn:** Yes. Our Risk Manager is Mr. Steve Shields. I believe he's
146 been with the City now for about a month. He participated in the mediation as well.

147 **Councilperson McCoy:** Okay. Thank you, Ms. Wynn. Madam Chair and
148 Councilwoman Miller-Anderson, the reason I wanted to pull this Item is because it seems
149 to be a pattern that we are settling lawsuits rel'.., involving the Police Department and
150 allegations of violation of an individual's Constitutional Right. And, I don't want to make
151 it a habit that we just start off settling cases. You know, my, my comments, I wanted to
152 bring it publicly to the body so that, you know, we all understand, and you can understand
153 my concerns. And I did share them with Ms. Wynn, and also Chief Osgood. But I also
154 wanna bring this to the Manager's attention. I don't wanna make it a common practice
155 that whenever somebody makes an allegation against the Police Department, that we
156 have to fight it all the way to a courthouse. You know, if there is some times where some
157 officer or officers, and I'm not certainly saying that this is the case...

158 [Background noise]

159 **Councilperson McCoy:** ...have been alleged to have done something wrong, you
160 know, it seems that that's the first option that we do is, take it to trial. I mean, there's not
161 a opportunity for this to be resolved beforehand.

162 But in any event, the bigger issue is there isn't.., is lack of training, a disregard of
163 the law, and the Constitution. But, in any event, I would expect, because I'm literally
164 reading some of these cases and I'm really.., and, you know, obviously, the complainant
165 can raise whatever allegations they can, but if true, if taken as true, it's a little, if I can use
166 the words of Justice John Roberts, chilling to hear what some of these folks are alleging
167 is being done by our Police Department. And if it is true, and I'm not saying that it is, I
168 don't agree with it and I don't support it. And for that reason, I won't be supporting this
169 settlement.

170 That's all I have, Madam Chair.

171 **Chairperson Botel:** Any other questions or comments? [Pause]. Madam Clerk.

172 **City Clerk Anthony:** Councilperson Miller-Anderson?

173 **Councilperson Miller-Anderson:** Yes.

174 **City Clerk Anthony:** Councilperson McCoy?

175 **Councilperson McCoy:** No.

176 **City Clerk Anthony:** Councilperson Lanier?

177 **Councilperson Lanier:** Yes.

178 **City Clerk Anthony:** Pro Tem Lawson?

179 **Chair Pro Tem Lawson:** Yes.

180 **City Clerk Anthony:** Chair Botel?

181 **Chairperson Botel:** Yes.

182 **City Clerk Anthony:** That motion is approved with Councilperson McCoy
183 dissenting.

184 **UNFINISHED BUSINESS**

185 **PETITIONS AND COMMUNICATIONS FOR FILING**

186 **AWARDS AND PRESENTATIONS**

187 **4. City Clerk Anthony:** Next, Madam Chair, will be Item No. 4. Awards and
188 presentations.

189 **City Clerk Anthony:** PRESENTATION OF REIMAGINE RIVIERA BEACH
190 **VISIONING SESSION**

191

192 **JONATHAN EVANS, CITY MANAGER, 561-812-6590**

193 **City Clerk Anthony:** Madam Chair, Members of the Board, we do not have any
194 public comments on this Item. The acceptance of public comment cards on this Item is
195 now closed.

196 **Chairperson Botel:** Thank you. [Audio skipped] Evans.

197 **City Manager Evans:** [Audio skipped] Members of the Board, this Item before you
198 this evening is to discuss some options that were shared with you previously but more in
199 a refined state. During your workshop on August 22, 2019, when we had our strategic
200 workshop with regards to the City facilities and reimagining Riviera Beach, we talked
201 about some of the challenges that are present in some of our facilities. We have aging
202 infrastructure, we have City facilities that don't perform in the 21st Century and we know
203 that we need to make some substantial investments as it relates to those facilities.

204 So, under your leadership and guidance, City Staff was able to facilitate one on
205 one meetings with the Council, to get your opinion and feedback working with the architect
206 firm BEA. BEA is the architectural firm that the City worked with when we talked about
207 moving forward with the Library around 2016-2017. They have a vast understanding and
208 experience with regards to the City and the City's needs. And so, when we engaged
209 them, we provided them a basic framework as to what we wanted to accomplish and then
210 you all, as the elected officials, were able to provide your insight and feedback with
211 respect to how do we move forward.

212 We have four proposals that are gonna be shared with you this evening by
213 representatives from BEA, that is a culmination of the work that you put in during your
214 individual visioning sessions. Staff is looking for two to three options that we can take to
215 the community to get their input and feedback. Once we obtain that information, then we
216 would like to move forward with hosting community charettes and getting the community's
217 feedback, input and perspective and bringing that back to you with a mechanism to come
218 forward with an option that can look for the City to move forward with a P3 arrangement
219 or another mechanism to help facilitate some of the construction projects.

220 You will see in these options, there are multiple municipal facilities, as well as
221 facilities that can be utilized by the private sector. Well, well whether it's office space or
222 commercial space or even residential space, some of the designs do incorporate that.

223 So, without further ado, Madam Chair, I'm gonna turn it over to Mr. Truillo to make
224 the presentation on behalf of the City and, based on the information that you provided
225 during your individual sessions with the architect.

226 **Chairperson Botel:** Thank you.

227 **Mr. A. Truillo:** Good evening.

228 **Chairperson Botel:** Welcome.

229 **Mr. A. Truillo:** If I may, I'm gonna remove this.

230 **Chairperson Botel:** Yes.

231 **Mr. A. Truillo:** Let me find it. It's hard to speak and to breathe. So, my name is
232 Armando Truillo. I am with BEA Architects, mentioned. And, we pre'.., we have prepared
233 some site visioning options, based on the conversations that we had with the Council
234 Members, and with the Mayor last month.

235 Just by way of background, I'll, I'll mention that we had done quite a bit of work
236 back around 2016, 2017 for your, your new Library and [stammer] we got to the point of
237 discussing with the City where would you like to locate the Library? Will it be on, on the
238 northside of, of Blue Heron Boulevard, or on the southside, or... The, the, the discussion
239 grew into a much larger project than just the Library, it became a discussion about a, a
240 consolidated Civic Center, Cultural Center, recreational facilities, the possibility of having
241 a train station with [stammer], with a parking structure and then bringing in, also, the public
242 private venture, public private partnership to develop part of the site with retail office,
243 housing, whatever the public'.., private sector might find marketable. And.., the idea being
244 that that venture, public private venture, would generate funding for the City to, to build a
245 Civic Center and recreational facilities, and the cultural components that we have
246 identified.

247 So, that was back in 2017. We prepared some options and time past and there
248 was new Council Members, new Mayor that wanted to basically update the vision that
249 was from 2017 and to bring new input into the, the, the visioning.., I, I wanna call it
250 planning or designing, it really [inaudible] visioning of, of how your Civic Center might be
251 developed and how your sites, your current City sites on both sides of, of Blue Heron
252 Boulevard, might be developed.

253 So, let me just go slowly through some of the, some of the background. Upon
254 discussion with City Staff and with the Council Members, we identified some, some
255 general ideas. Right? Well, one of them is that the City intends to relocate the existing
256 Utility District to a new site, which would free up a, a portion of the existing north site.
257 And, if, if that's the case, then the possibility of putting the, the proposed train station on
258 the north site is.., becomes quite feasible. The, the idea is that that relocation of the
259 existing Utilities would occur some'.., some.., in a timeframe of maybe five to seven years.
260 It's hard to say, but hopefully, that timeframe would coincide with the proposed
261 development of the, of the site. So, that's something that'll have to be really looked at in
262 more detail, as, as planning progresses.

263 Another concern that was raised was that the existing neighborhood, immediately
264 east of the, the, the [stammer] the existing recreation area, Wellness Center and so forth,
265 that they, they be buffered from new development activities. So, we, we thought that we,

266 we needed to strengthen the landscaping buffer along Avenue H, I believe? Yeah. And,
267 so, we, we began our, our conversations with the Council Members.

268 Get our first image up here. [Pause]. It'll come up. [Chuckle]. There we go. It
269 looks good. Okay. So, this is the diagram which shows the overall view of the, of the
270 City. It shows the Atlantic Ocean on the right side and I-95 on the left side, it shows
271 Barack Obama Highway down the middle, intersecting with Blue Heron Boulevard, and
272 the, the two site locations that we're focusing on.

273 Go to the next site now. The next slide. Yeah. So, what we're, what we're showing
274 here is, first of all, the, the, the existing Wells Recreational Center site. And, and then on
275 the north side, north of Blue Heron Boulevard, is the existing Civic Center Complex. And
276 those are the two sites. When we talk about the south side and the north side, those are
277 the two sites that we're really addressing.

278 So, we'll go to the first option that was discussed. Okay. So now, this is turned
279 sideways actually, so that north is to your left, south is to the, to the right. [Stammer] this
280 ,this Exhibit A, Site Visualization Plan, Option A, is very similar to the Option A that we
281 presented in 2017 in many, many respects. But we took some of the comments that were
282 made with, with our interviews with, with the Council Members and we find this option.
283 But, let me just quickly describe this. This Exhibit looks similar to Option A, as I
284 mentioned. The Civic Center, which will be two to six stories in height will be located on
285 the south parcel, south of West Blue Heron Boulevard. So, if you look at the, the building
286 numbers, and this is kind of the, the level of detail that you really..., you just need to sit
287 down and look through your hard copy. But, for example... Just a moment. [Pause].
288 When, when we talk about the Civic Center, we're talking about buildings seven, ten and
289 nine. These representing more or less the locations for the Library, City Hall, assembly
290 and office space. We have also plazas and public areas around those, those buildings.
291 We have, in, in the center, crossing Blue Heron drive [stammer] we have..., Blue Heron
292 Boulevard, we have an internal drive which helps us bring circulation to these areas. And
293 then, we have some surface parking. And then, on the left-hand side, number fifteen, is
294 a proposed location for a train station, which would link up to the, hopefully, to the
295 Brightline service, or whatever other ser'..., rail service is coming through the region...,
296 regional train service. And, we have a train station. We'll also have parking..., a parking
297 structure above the, the train station. And we're showing, for example, we can have solar
298 panels on top of the parking station.

299 On the north side of, of the two sites, is the public private buildings that we have.
300 For example, mid high rise, mixed use building. We have... What's the... These are all
301 mixed-use buildings. Mixed use buildings means that it can be office, retail, it can have
302 housing, it can have any kind of commercial function. We don't really attempt to identify
303 what those are, because that would be something the developers and the future, future
304 planning would, would identify.

305 And then, something else that we..., you're gonna see in most of these schemes is
306 on the extreme righthand side, at the..., where the, where the site narrows, sort of into a
307 triangle, you have the buildings that are the fire, fire station, police station, that are

308 proposed emergency operation center. And, this cluster of buildings appears on, I think,
309 three out of the four options that we have. That we're showing. So, this was basically
310 Option A.

311 And then... Let's move on now to Option B. So let's...

312 **Chairperson Botel:** Could I just ask a question? On Option A, where..., it, it lists
313 Item No. 18, solar panels. Where are they on the drawing? Where's, where's...

314 **Mr. A. Truillo:** Okay.

315 **Chairperson Botel:** ...Item, item...

316 **Mr. A. Truillo:** If you look...

317 **Chairperson Botel:** ...No., 18?

318 **Mr. A. Truillo:** ...at number, building number, number...

319 **Councilperson McCoy:** 17?

320 **Chairperson Botel:** 13? Or...

321 **Mr. A. Truillo:** You see this sort of dark rectangle?

322 **Chairperson Botel:** Wait a minute. Building number...

323 **Mr. A. Truillo:** On top of this...

324 **Chairperson Botel:** ...which?

325 **Mr. A. Truillo:** Thirteen is [inaudible]...

326 **Councilperson McCoy:** On top of the train station.

327 **Mr. A. Truillo:** ...parking structure.

328 **Unk.:** Right where [inaudible comment]

329 **Chairperson Botel:** Oh, I see it. I see it. Thank you. Thank you.

330 **Mr. A. Truillo:** Yeah. So, it's just a proposal that, you know...

331 **Chairperson Botel:** Okay.

332 **Mr. A. Truillo:** ...could introduce a significant amount of solar panels in that...

333 **Chairperson Botel:** Okay.

334 **Mr. A. Truillo:** ...location.

335 **Chairperson Botel:** Thank you.

336 **Mr. A. Truillo:** Okay. So, Option B. I'm sorry. Let me go back to here. Option B,
337 specifically, we, we, in our conversations with Council Member Miller-Anderson, there
338 were some specific concerns about the, the adjacent neighborhood and that our project
339 not encroach upon, you know, basically their.., the harmony of the neighborhood. So, we
340 wanted to emphasize in this scheme that you have, first of all, a, a buffer separating, you
341 know, a landscape buffer. And then the majority of the site is, is remains recreational
342 open space areas.

343 When, when you look at these site plans too, we show a little bit of water here and
344 there, and those are intended to be retention ponds in case you have flooding or.., not
345 flooding, but just normal rain, you know, there's a place for the water to go to. And those,
346 those are really just shown as nominal.., water feature and retention ponds.

347 Another concern regarding this.., the use of this parcel is that there not be any
348 buildings that exceeded two stories. So, the buildings that we show as Item No. 3, which
349 are this, sort of, long buildings, parallel to Blue Heron.., West Blue Heron Boulevard, are
350 intended to be two story retail spaces, a low rise, sort of... It, it will have shops,
351 restaurants, whatever the retail spaces may be, but it would not be a, a six or eight story
352 building, as some of the other schemes have. And there will be parking, surface parking
353 in the back of that particular building, and then the surface parking would be shared with
354 the recreational functions for the open green space. And again, you see the police station,
355 fire station and emergency operation center, EOC, on the extreme righthand side of the
356 drawing.

357 In this scheme, we are showing that the Civic Center will be built right at the current,
358 the current location of the existing [stammer] Civic Center. And that's an important
359 distinction as some of these schemes because when you're building your new buildings
360 at the same place where you have your existing buildings, you, you will incur the additional
361 problem of taking your existing office functions, your City Hall, your Library, your offices
362 elsewhere, putting up temporary buildings, temporary infrastructure. And, as long as it
363 takes to demolish the existing Civic Center and build a new one, you're gonna have to
364 maintain those temporary functions at the temporary buildings. And that could be a
365 significant expense. The alternative to that is, as we originally thought of in, in Option A,
366 and in some of the other options, is that the Civic Center would be on the southside of
367 West Heron Boulevard, so that you could build your new Civic Center, keep your existing
368 Civic Center in function and then, once you relocate to the new buildings, then you can
369 demolish and do whatever you need to do, to do on the northside.

370 So anyway, this scheme was based on keeping the buildings to two stories,
371 keeping the retail functions at also the two stories and not a big public private venture,
372 just a smaller one. And again here, we show the, the relocation of the parking garage
373 and train station, to the location where you currently have your Utility.., Utility functions.
374 So, that was your Option B.

375 So, let's go on to Option C. [Pause]. Option C...

376 **Councilperson Miller-Anderson:** Madam Chair?

377 **Chairperson Botel:** Yes.

378 **Councilperson Miller-Anderson:** On C, when you were doing your presentation,
 379 is there a City Hall, Library and Admin building on here? Or, am I overlooking it?

380 **Chairperson Botel:** That's a good question. I had the same question.

381 **City Manager Evans:** Madam Chair, in, in the note section, in this particular option,
 382 it says City Hall and the Library can be relocated offsite. So, in some of the...

383 **Chairperson Botel:** Oh. Okay.

384 **City Manager Evans:** ...diagrams that you're being shown, please look at the note
 385 section because it does provide additional details on the...

386 **Councilperson Miller-Anderson:** [Inaudible].

387 **Chairperson Botel:** The back page.

388 **Councilperson Miller-Anderson:** Yes. Thank you.

389 **Chairperson Botel:** The back page has notes.

390 **Councilperson Miller-Anderson:** [Inaudible].

391 **Chairperson Botel:** Thank you.

392 **Mr. A. Truillo:** Yeah. As, as [stammer] excuse me, just for a second I was going...
 393 sort of getting my bearings on what I was looking at, but yes indeed, this is the unique
 394 proposal which calls for City Hall and the Library, and all your City functions, to be
 395 relocated offsite. Probably somewhere along the Broadway Boul'.., Broadway corridor.
 396 We're not venturing to say what.., where that might be or how that might look, but we're
 397 just saying it's gonna be offsite. So, what, what this scheme is showing is that you have
 398 the southside of, of the site pretty much designated for open space, recreational uses.
 399 We're.., you know, also, we'll.., when you have the open spaces, we show an
 400 amphitheater so you can also have cultural events and so forth. And, in this case, we're
 401 also showing a new Wellness Center, Building No. 20, in the center of this, this large park
 402 area.

403 And then, on the northside of the site, in this particular function, we're looking at,
 404 again, your public private partnership to bring in mixed use buildings. So that's, that's
 405 what you, you have here in this particular scheme. And I think it's.., ;it'd be important for
 406 the, the Council, Mayor and City in general to decide, is that something you wanna do?
 407 Do you want to have a central, centrally located site with all of your City Hall functions

408 together? Or do you want to move some of these functions to another area of the City
409 and use this site in, in a different way? So, so Option C is different from Options A, B and
410 D in that regard.

411 So, we'll move on to Option D. And, Option D has, again, it has a strong public
412 private component. Well no, I take it back. It has a, a public private component focused
413 on housing, which we're showing as these, sort of like 'L' shaped buildings along Avenue
414 H. There are.., they could be.., they could be pulled in a little bit or moved over
415 somewhere but that's where we're sorta showing public housing. Then, we're showing,
416 on the northside, the Civic Center...

417 **Councilperson McCoy:** Madam Chair?

418 **Mr. A. Truillo:** ... and the...

419 **Councilperson McCoy:** Madam Chair?

420 **Mr. A. Truillo:** ...City Hall, Library...

421 **Chairperson Botel:** Mr. McCoy, you're recognized.

422 **Councilperson McCoy:** So, is it Armando?

423 **Mr. A. Truillo:** Yes, sir.

424 **Councilperson McCoy:** Did you say public housing?

425 **Chairperson Botel:** No.

426 **Councilperson Miller-Anderson:** Yes, he did.

427 **Councilperson McCoy:** He said public housing...

428 **Chairperson Botel:** [Inaudible]...

429 **Councilperson McCoy:** ...but I wanna make sure you clarify...

430 **Mr. A. Truillo:** I may or may not have spoken that correctly but it's just a housing
431 component.

432 **Councilperson McCoy:** Okay. That's a better, that's a...

433 **Councilperson Miller-Anderson:** Yeah.

434 **Councilperson McCoy:** ...better explanation.

435 **Councilperson Miller-Anderson:** Yeah.

436 **Councilperson McCoy:** Thank you.

437 **Councilperson Miller-Anderson:** Yes.

438 **Chairperson Botel:** [Inaudible] that's...

439 **Mr. A. Truillo:** Yeah.

440 **Councilperson Miller-Anderson:** How many, how many floors is that?

441 **Councilperson McCoy:** He said public housing.

442 **Councilperson Miller-Anderson:** How many stories?

443 **Mr. A. Truillo:** I'm sorry?

444 **Councilperson Miller-Anderson:** How many stories are those buildings?

445 **Councilperson McCoy:** [Inaudible background comment].

446 **Councilperson Miller-Anderson:** For 22?

447 **Mr. A. Truillo:** I think, those we were proposing maybe, maybe three-story building.
448 It, they ha'..., hasn't really been designed. It's, it's not a large..., it, it's not a six to eight
449 story building.

450 **Councilperson Miller-Anderson:** What's the difference between it saying low rise
451 and midrise?

452 **Mr. A. Truillo:** Hold on a second.

453 **Councilperson Miller-Anderson:** It says housing project.

454 **Mr. A. Truillo:** A mid-rise. Yeah. Well a mid-rise could be as much as six stories,
455 to be frank with you.

456 **Councilperson Miller-Anderson:** Okay.

457 **Mr. A. Truillo:** Yeah. It could be..., a low-rise is usually two to three. A mid-rise
458 might be six...

459 **Chairperson Botel:** In the backup, I think it says six to eight stories.

460 **Mr. A. Truillo:** It's..., that's a general term.

461 **Chairperson Botel:** And I think the term would be public private housing. May'...,
462 maybe he meant to say public private, which would be a, like, a P3 collaboration.

463 **Councilperson Miller-Anderson:** Mhmm.

464 **Unk.:** Okay.

465 **Mr. A. Truillo:** Alright. So, in, in this, this particular scheme again, we have the, the
466 Civic Center on the northside. And again, that implies that the existing bui'..., exiting
467 function would, would, would have to be moved to a temporary facility, during
468 construction. We're also showing the, the, the sort of lower scale retail mixed use building
469 along the Blue Heron Boulevard, similar to scheme B.

470 So, those are the four basic options that we came up with based on the discussion
471 that we had with, with the Council Members. And, it's..., some of them, you know, have
472 multiple ideas on them, from [stammer] from various Council Members, and some of them
473 have specific ideas from a single Council Member, as in, as in Option C where the, the
474 public fac'..., the Civic Hall..., the City functions are taken offsite altogether. So that's
475 basically what we have here.

476 **Councilperson McCoy:** Madam Chair?

477 **Chairperson Botel:** Mr. McCoy, you're recognized.

478 **Councilperson McCoy:** Mr. Armando, so, that's not the presentation I was provided
479 with.

480 **Mr. A. Truillo:** I'm, I'm sorry?

481 **Councilperson McCoy:** So, none of these options are what I was provided with. In
482 fact, I remember distinctly, and I just reviewed it yester'... Just so I'm clear, what I'm
483 looking at right now is not something that I was provided with when I met with you. In
484 fact, there was..., neither one of the options suggested the train station being north of Blue
485 Heron. And, even when I look at it, right? I remember specifically we talked about
486 potential mixed use where the current Utility site is. And, I talked about..., and I even
487 mentioned the fact that, is this even gonna be a good option? Because I remember some
488 years ago when there was a train that derailed right there next to our Utility District site,
489 and why would we put, you know, mixed use and residential housing right up against the
490 railroad tracks? And, that was on at least three of the options.

491 The other option that I distinctly remember was the train station being south of Blue
492 Heron Boulevard, and the parking was connected to City Hall and to the assembly. That
493 option is not presented here in front of us. So, tell me how you guys reduced down and
494 provided, I guess, a whole new set of options that was not shared with me before.

495 **Mr. A. Truillo:** Okay.

496 **Councilperson McCoy:** Because, clearly, you've taken the sentiments of
497 Councilwoman Miller-Anderson and I'm trying to see that... I, I'm guess I'm here right
498 now seeing something that I've never seen before.

499 **Mr. A. Truillo:** Okay. When, when we, when we met, obviously we had not
500 prepared these, these options. These options are, are the product of our, our
501 conversations with Council Members. So we..., you're right. This..., these were not...
502 You, you did not see these before. Now, you're seeing these for the first time.

503 **Councilperson McCoy:** So..., okay. So, when I made a suggestion and I thought that
504 this was a better idea, like, who eliminates that? Is that what you do?

505 **Mr. A. Truillo:** Well, we, we're, we're not necessarily eliminating...

506 **Councilperson McCoy:** Well, it's not in front us, so what do you mean you're not
507 eliminating it?

508 **Mr. A. Truillo:** We're showing..., we're showing different variations and other... We
509 have an option, for example, Option D...

510 **Councilperson McCoy:** So...

511 **Mr. A. Truillo:** ...which show'...

512 **Councilperson McCoy:** No, no, no. No, no. I reclaim my time. My question is, who
513 makes this decision? Is this you? Is this Administration? Who exactly makes the decision
514 because the options that I've seen before are not in front of me.

515 **Mr. A. Truillo:** Well...

516 **Councilperson McCoy:** It's very simple.

517 **Mr. A. Truillo:** The, the decision... The production of these [inaudible] are BEA's...

518 **Councilperson McCoy:** Okay.

519 **Mr. A. Truillo:** With flexibility.

520 **Councilperson McCoy:** Alright. Good enough.

521 **Mr. A. Truillo:** Okay.

522 **Councilperson McCoy:** My next question is, on three of the options, I particularly am
523 concerned. I think it's A, B and C, is when you have the railroad tracks, I would think from
524 a transportation standpoint, you wouldn't want a train traveling northbound to stop
525 immediately after the railroad crossing. Because, you have no idea exactly how many
526 cars are gonna be on it, and it seems like the'..., it says it's not to scale but it doesn't seem
527 like it would make a whole lotta sense if you would have a railroad crossing, and then
528 have a train station right exactly next to it. So, like, for in'..., for instance, you could have
529 six cars and two engines, how do you now prevent that from now blocking the roadway?
530 Like, were considerations of, of those kinda elements taken in...

531 **Mr. A. Truillo:** Well, and that, that's a...

532 **Councilperson McCoy:** ...in, in consideration?

533 **Mr. A. Truillo:** That, that is a valid point, however, these are not design drawings,
534 these are just visioning diagrams, basically. So we're not.., those are issues that will be
535 addressed when the projects are actually going to a design phase, or planning phase.

536 **Councilperson McCoy:** So, what exactly is expected of us? Because what I thought
537 we seen before, was what we was gonna have some discussion about. But, I guess we
538 have new, I guess, conceptual ideas, so what are we.., what, what's the expectation, Mr.
539 Jonathan Evans?

540 **City Manager Evans:** Madam Chair, if I may? The...

541 **Chairperson Botel:** Yes.

542 **City Manager Evans:** The diagrams and the proposed site plans that are in front of
543 you are to get your input and feedback for the purposes of taking this to the community
544 to have a communitywide discussion with regards to these facilities, the location of these
545 facilities and the appetite from the community to support moving forward in these. And
546 so, the diagrams that we had previously used were iterations that previous Boards had
547 gone through, the discussion phase and it really stopped at this point.., at that point. We
548 want to take.., we used that as a baseline and then with conversations that you all had
549 individually with architect to provide us new, new ideas, new perspectives, new insight,
550 and then allow for us to take these diagrams, in whatever iteration you tell us, whether it's
551 two or three, or making tweaks and modifications to the community to get their feedback,
552 and then ultimately, bring you back the feedback and the information that the community
553 has provided us, with the purposes of then moving into the next phase of the process to
554 see about a public private partnership, or the City moving forward with looking to fund
555 these projects in, in its entirety.

556 **Councilperson McCoy:** Follow up.

557 **Chairperson Botel:** Go ahead.

558 **Councilperson McCoy:** So, Mr. Armando, and Mr. Evans, the proposals that were
559 presented to us in our one on one's, can we have those reincorporated? Because I
560 particularly had some that I favored. Is that possible?

561 **City Manager Evans:** If it's the pleasure of the Board to make any tweaks and
562 modifications to any of the options that are before you...

563 **Councilperson McCoy:** Well, why is it the pleasure of the Board when I just asked Mr.
564 Armando who reduced down what we had before? It wasn't the Board that did it.

565 **City Manager Evans:** But we're trying to find consensus from the Board to move
566 forward.

567 **Councilperson McCoy:** So Mr. Evans, let me back up and explain this again. I met
568 with you guys... Well, you weren't there but I met with him, he presented me with options.
569 None of them are here before me. Who makes the unilateral decision, because it wasn't

570 the Board, to go and change those options and bring us back something different? Now
571 you're telling me it's a consensus of the Board. Did the Board not get to consider what
572 was presented to us individually? Because, like, literally, we're starting over right now,
573 Mr. Evans.

574 **Mr. A. Truillo:** No. To, to clarify, the, the drawings that we sat with you and
575 reviewed were the drawings from 2017. Those were the old, the old visioning plans that...

576 **Councilperson McCoy:** Okay. So...

577 **Mr. A. Truillo:** ...we had.

578 **Councilperson McCoy:** ...what was the purp'... Wait a minute. Am I... Wait a minute.
579 Today is November the 4th. What was the purpose of me meeting with you and then I
580 specifically selected a option, what was that for?

581 **Mr. A. Truillo:** Well...

582 **Councilperson McCoy:** Because I'm, I'm..., I seem to be not getting it. Like, I literally
583 was asked which option do I choose and which one do I think is the better option. And,
584 it's not on your paper but I'm trying to understand what it., like, what was the purpose of
585 the meeting?

586 **Mr. A. Truillo:** Well...

587 **Councilperson Miller-Anderson:** Madam Chair?

588 **Chairperson Botel:** Go ahead.

589 **Mr. A. Truillo:** The purpose of the meeting was to gath'..., to gather input from all the
590 Commission Members., Council Members, sorry. And, we documented our
591 conversations. We, we published our Minutes from, from those meetings. And, if., I
592 could go back to, specifically, the conversations that we had with you, and we can go
593 through it. And...

594 **Councilperson McCoy:** Okay. But that's...

595 **Mr. A. Triullo:** ...[inaudible] points...

596 **Councilperson McCoy:** You, you don't have to. What., I, I just was...

597 **Mr. A. Truillo:** But...

598 **Councilperson McCoy:** ...trying to figure out what was the...

599 **Mr. A. Truillo:** We had, we had...

600 **Councilperson McCoy:** ...[inaudible].

601 **Mr. A. Truillo:** The, the, the options that you looked, back then, were the 2017
602 options. These are new versions. These are updates.

603 **Councilperson Lanier:** Madam Cahir?

604 **Councilperson Miller-Anderson:** Madam Chair?

605 **Chairperson Botel:** Mr. McCoy, I'm gonna go to Councilwoman Miller-Anderson,
606 and then I'll come back to you. You're recognized.

607 **Councilperson Miller-Anderson:** So, I know when I met with them, they presented
608 the old plans. And so, we went through them and, from my understanding what we were
609 gonna do was, once they met with all of the Councilpeople, they would take everybody's
610 ideas and incorporate it in some sort of way to create these new options here. That may
611 very well have included some of the old things that were on the old plans, but it was more
612 of a combination of what we all said. He mentioned that one thing about the, the building
613 being very low in front. That is, like, the only thing that I may have noticed on this plan
614 that has any resemblance of what I talked about. So, this is not based on what I wanted.
615 'Cause there's a lotta things on here that I didn't agree with but it's here because that was
616 from the conversation of all of us. And that was my understanding going into that, is they
617 would incorporate all of our ideas to come up with these different options.

618 And so, today, I'm understanding that, if there's something we don't want, then this
619 is the time to share that or to try to come to a consensus to see how we're gonna move
620 forward in terms of having options for the community to vote on.

621 **Chairperson Botel:** Thank you.

622 **Chair Pro Tem Lawson:** Madam Chair?

623 **Chairperson Botel:** Yes. You're recognized, Mr. Lawson.

624 **Chair Pro Tem Lawson:** Thank you, Madam Chair.

625 Mr. Evans, I know the direction of the Board is to, to determine what we're going
626 to move forward with, but I do believe that this should be an item that we workshop so we
627 can outline. 'Cause there's a, a list, a laundry list of questions that I have and concerns
628 that I wanna add to this. So, I guess the, the, the first step would be to see if my
629 colleagues would be interested to workshop this, 'cause to get through this in tonight's
630 meeting to give directions is gonna difficult with the differences of opinions that we have
631 with the presentation that was given [inaudible].

632 **Chairperson Botel:** Thank you. Mr. McCoy, anything else?

633 **Councilperson McCoy:** Well, I, I just.., that wasn't very clear. I think it was.., when I
634 met, that wasn't very clear because I was specifically asked for an option and it was
635 written down. So, I guess I didn't come in here expecting that we have a whole new set

636 that's been reconfigured., So, I mean, perhaps that's on my..., that's on me. So, you
637 know, I...

638 **Chairperson Botel:** No. I, I, I can understand where you're coming from 'cause
639 the'..., these are new to us and my understanding is that they took the original drawings
640 that ha'..., took into consideration the changes that we thought we wanted to see. For
641 example, we know that Mr. Law'..., I believe rather, that Mr. Lawson was the one who had
642 the idea of moving things off..., moving City Hall offsite. Right? We've had that
643 conversation. And I know that Councilwoman Miller-Anderson was concerned height
644 [inaudible]. So, they took all of that input from our meeting with them and incorporated it
645 into these new drawings. However, if you don't see in here the recommendations that
646 you made, based on the original drawings, I think this is, this is the time..., or, a workshop,
647 is the time for you to have that conversation so that your ideas can be incorporated, so
648 that we have a consensus about what it is we wanna present to the public. So, that, that,
649 that was gonna be our goal for tonight, was to come to consensus about what we wanted
650 to present to the public, but it sounds like we might wanna consider having a workshop.
651 How do we feel about that? Would you like to have a workshop on this issue?

652 **Councilperson McCoy:** I, I guess that's fine. Yeah, that's fine.

653 **Chairperson Botel:** Councilwoman Miller-Anderson?

654 **Councilperson Miller-Anderson:** Yes. I'm fine with that.

655 **Chairperson Botel:** Councilwoman'..., Councilwoman Lanier, would you like to
656 have a workshop on this so we can bring together all of our ideas again, and make sure
657 that we got everything?

658 **Councilperson Lanier:** No. I don't, I don't need a workshop. I think that the
659 presentation was very clear in terms of all of the opinions, all of the meetings that we had
660 with the architects. There were several options that were given to us at the time. We
661 each chose the ones..., in fact, I chose, like, two different ones and said that we can have
662 an amalgamation of everybody's ideas for [stammer] a finished product.

663 So, no. I don't, I don't need to see a..., or a have a workshop in regards to it.

664 **Chairperson Botel:** Okay. Councilman Lawson, how about you? It was your idea,
665 I think. Mr. Lawson?

666 **Chair Pro Tem Lawson:** Yes, Madam Chair. I do agree that I think we needs to have
667 a workshop as..., with the laundry list of questions in regards to the Comprehensive Plan,
668 the status of where we are with the School Board on that northern property, where are
669 we gonna be temporarily relocating Broadway to? There's just some concerns and a lot
670 of things that would take us hours to go through tonight because this is probably the most
671 important project the City has seen in the last ten years. So, I think that we need to take
672 the time to workshop it, to come up the product before we take this to the public that is
673 not gonna be something that we have differences of opinions about. At least we can all
674 have different options to present, 'cause there's a lot of missing items that myself,

675 Councilman McCoy have addressed today, Councilwoman Miller-Anderson has
676 addressed, and I know that they've just taken bits and pieces but this hasn't completely
677 identified exactly what we're looking for on this dais, individually, 'cause this our first time
678 seeing it. So, I think workshopping would be the best approach, if we can have this Item
679 quickly done, so that we can move forward with getting it to the public.

680 **Chairperson Botel:** Thank you. Mr. Evans, it sounds like we have consensus on
681 the Council that we'd like to have a workshop to really get all the ideas out. And, I think
682 at that time, perhaps, Mr. McCoy could bring the drawing that... Mr. McCoy? I think when
683 we have a workshop, you might wanna bring the drawing that you favored so that we can
684 be sure that your ideas are incorporated likewise.

685 **Councilperson McCoy:** Thank you.

686 **Chairperson Botel:** The rest of us could bring whatever it is that we have..., that
687 we wanna be sure... You know, some of us felt passionately about some things and we'd
688 like to have that., those ideas recognized.

689 So, we can set that?

690 **Mr. A. Truillo:** Yes, Madam Chari.

691 **Chairperson Botel:** Thank you so much, Mr. Truillo, for being with us this evening.
692 Appreciate it.

693 **Mr. A. Truillo:** That's it.

694 **Chairperson Botel:** Thanks., That's it.

695 **Mr. A. Truillo:** Thank you very much.

696 **Councilperson Miller-Anderson:** Thank you.

697 **Chairperson Botel:** Thank you.

698 **5. City Clerk Anthony:** Madam Chair, Members of the Board, we're now on to
699 Item No. 5.

700 **Chairperson Botel:** Yes.

701 **City Clerk Anthony:** **RESOLUTION NUMBER 101-20 A RESOLUTION OF THE**
702 **CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY,**
703 **FLORIDA, APPROVING A SITE PLAN APPLICATION FOR THE ISLAND COVE**
704 **RESIDENTIAL DEVELOPMENT (SP-13-13), COMPRISED OF THREE BUILDINGS,**
705 **EACH THREE STORIES IN HEIGHT, WITH 53 TOTAL RESIDENTIAL UNITS,**
706 **LOCATED ADJACENT TO 2900 BROADWAY, WEST OF LAKE SHORE DRIVE, ON**
707 **THE EASTERN PORTION OF THE PROPERTY KNOWN BY PARCEL CONTROL**

708 **NUMBER 56-43-42-28-19-000-0170, WITHIN THE DOWNTOWN RESIDENTIAL**
709 **ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

710 **CLARENCE SIRMONS, DEVELOPMENT SERVICES, 561-845-4060**

711 **City Clerk Anthony:** Madam Chair, Members of the Board, we do have..., we do not
712 have public comment on this Item and the acceptance of public comments on this Item is
713 now closed. However, Madam Chair and Members of the Board, I do want to
714 acknowledge an email that received from a Mr. Richard, I'm gonna mess up this word,
715 this last name, Toporur [sp].

716 **Chairperson Botel:** Mhmm. Right.

717 **City Clerk Anthony:** I believes it was..., he sent it to you, hold on. He said he sent
718 it to all of the elected officials. And, it must have been an email that he may have sent to
719 you all today. I'm not for certain.

720 **Chairperson Botel:** Yes. Thank you. So, we have a presentation?

721 **Councilperson Miller-Anderson:** So moved.

722 **Chairperson Botel:** We... Thank you. We need a second. [Pause]. Do we have
723 a second from either Councilwoman Lanier or Lawson?

724 **Councilperson Lanier:** Second.

725 **Chairperson Botel:** Thank you. Mr. Evans, we have a presentation by Mr.
726 Sirmons?

727 **City Manager Evans:** Yes, Madam Chair. If I can have Director Sirmons, Director
728 of Development Services make this presentation.

729 **Chairperson Botel:** Thank you.

730 **Chair Pro Tem Lawson:** Second.

731 **Chairperson Botel:** [Chuckle]. Thank you.

732 **Development Services Director Sirmons:** Good evening, Madam Chair and
733 Members of the Board. I am before you to present the Resolution for the Site Plan of
734 Island Cove.

735 [Pause]

736 [Inaudible discussions]

737 **Development Services Director Sirmons:** Next slide, please. Alright. On the
738 screen before you, you can see the parcel in question for this Resolution. This parcel is
739 identified by the address of 2900 Broadway, as well as the Parcel ID number shown on

the screen above. Next slide, please. This is a, a closer visual of the property. And you can see the highlighted portion here is what is subject to the Resolution before you for development of the fifty-three-unit, residential units, to be titled Island Cove.

Again, the parcel control number is before you, the parcel size is 6.32 acres. Of that entire parcel... I'm sorry, [stammer]. Of that entire parcel, 1.88 acres are being proposed for redevelopment. The existing use is commercial, and retail uses with surface parking. The existing zoning is included.., this property is included in the boundaries of three different zoning districts, including downtown core, downtown general and downtown residential. The portion to be redeveloped is fully within the Downtown Residential Zoning District. The Future Land Use map of the Comprehensive Plan designates this entire parcel as downtown mixed use.

Project background. September 3, 2015, this project was originally reviewed by the CRA Board. Subsequently, it was re'.., heard by the Planning & Zoning Board on October 8, 2015. The Item was tabled, and no recommendation was made at that time. Then, September 3rd of 2020, this year, the Site Plan was reviewed by the Planning & Zoning Board. It was recommended for approval with the condition that security concerns be addressed by the developer. And then, here we are today with the Council hearing this Item for approval.

On the screen is the proposed Site Plan for the project. As you can see, the entry to the project is off of Lake Shore Drive. It has been fully enclosed with a security fence, as, as conditioned by the Planning & Zoning Board. Both sides, there are gate accesses to the property, as well as a pedestrian fence. And parking is onsite with some additional spaces to be set aside for parking for this project in the box to the left of the screen. Next slide, please. Before you now, is the proposed Landscaping Plan for the project. [Pause]. Before you now, are the proposed elevations for the project. Again, there are three separate buildings, and they would all have similar elevations to.., for each.

Before you now, are the proposed amenities for the project stemming from our conversations related to this project with the Planning & Zoning Board. I subsequently had conversations with the developer and, and we challenged them to add mor amenities and common areas for the potential residents of this project, and they came back with a proposal for the dog park on the roof, as well as a, a, a shared common space on the rooftop with lounge chairs, barbecue grills and other areas for relaxation for future residents of the property. And again, this will be on the rooftop of all three of these condominium buildings. Next slide, please.

Staff recommendations. Staff recommends City Council approve the subject application to construct the three buildings, three stories having.., in height, having fifty-three total residential units within the Downtown Residential Zoning District with the following conditions. The first several are standard. One, a two-year landscaping performance bond for a hundred and, and ten percent of the value of the landscaping and irrigation; two, construction of landscaping and improvements must be initiated within eighteen months of this Resolution or it will be deemed expired. Next slide, please. Three, City Council authori'.., authorizes Staff to approve future amendments to the Site

782 Plan administratively, so long as the changes do not deviate more than five percent from
783 what's before you today; four, the development must receive final Certificate of
784 Occupancy within five years of the approval of this Resolution or the Resolution shall be
785 considered null and void, requiring the applicant to resubmit; five, all future advertising of
786 the site must state that the project is within the City of Riviera Beach; six, once approved,
787 this Resolution shall supersede any previous site plan approvals associated with this
788 property. And two additional ones are seven and eight. Seven is that to increase
789 neighborhood stability, all units sold must be owner occupied for the first year after the
790 initial sales date, and this is consistent with the other multi-family [stammer] projects that
791 have been approved within the corridor, such as Riviera Code that was recently approved.
792 And then eight, any parking easements shall be recorded prior to the issuance of permits
793 for this project.

794 And that concludes Staff's presentation for this. The developer for the project is
795 available through audio in case there any questions for him.

796 **Chairperson Botel:** Thank you. Any questions? Mr. McCoy, you're recognized.

797 **Councilperson McCoy:** Thank you. Mr. Sirmons, did you..., were you able to find a
798 response regarding the item that I brought up to you in the Staff report about being
799 reviewed by the CRA:?

800 **Development Services Director Sirmons:** Correct. I found the recap of the CRA's
801 review of this project. It is included in the Staff report. They did not need to rereview it
802 as the, the substantial elements of this project haven't changed since they looked at it in
803 terms of the use, the density and the, the overall layout of the Site Plan, had not changed
804 substantially since they initially reviewed this project.

805 **Councilperson McCoy:** Follow up.

806 **Chairperson Botel:** Go ahead.

807 **Councilperson McCoy:** So, Mr. Sirmons, you presented this as fifty-three
808 condominiums. Is that not considered a different use than apartments, even though
809 they're both considered residential?

810 **Development Services Director Sirmons:** The, the Code allows condominiums as
811 well as apartments in this Zoning District. The developer is proposing this as a
812 condominium community, and in his..., their statement, they have written how they handle
813 the absorption of those units, how they would like to handle the absorption of those units
814 into the market.

815 **Councilperson McCoy:** So, I mean, you said a lot. My questions is, is there any
816 differentiation between a condominium and apartment when it comes to the use?

817 [Inaudible comment]

818 **Development Services Director Sirmons:** No.

819 **Councilperson McCoy:** Okay. Thank you. My next question is, the condition that you
820 had up just a moment ago that it has to be maintained by one year, there's a specific
821 provision in Florida statute 718 that allows a condominium, or condominium, to be
822 dissolved if developer or owner owns more than fifty percent of it. And it has to be
823 approved by, I think it's the Department of Business and Professional Relations. How is
824 this any different, and how can we even maintain or ensure that these don't get turned
825 into apartments? Because that was what it was proposed as.

826 **Development Services Director Sirmons:** I would have to review that law in more
827 detail to be able to provide an answer for that.

828 **Councilperson McCoy:** Okay. So, the parking elements haven't changed since 2015?
829 Because it was reviewed five years ago by the CRA. Did you review the parking from five
830 years ago on that Site Plan that was submitted?

831 **Development Services Director Sirmons:** From what I can tell, the only changes
832 for parking is that they expanded the area to be set aside for this project.

833 **Councilperson McCoy:** Okay. And that's something that you were able to review just
834 as recent as we discussed? Since we discussed this?

835 **Development Services Director Sirmons:** Yes.

836 **Councilperson McCoy:** Okay. 'Cause I, you know, I tried looking it up. I just wasn't
837 sure.

838 The other item that I brought up to you is regarding the combustible patios, and
839 having grills on combustible patios. You know, I think I pointed to you that our [stammer]
840 Code calls for no grills being allowed on balconies, but if that is ind'.., any indication of
841 what they're gonna have with that, I believe it was artificial turf, that's definitely
842 combustible. And, arguably, if you're at the rooftop, you can consider that a balcony.
843 Wouldn't you agree? I mean, especially if you're looking at the top left corner.

844 **Development Services Director Sirmons:** I would not consider it a balcony, no.

845 **Councilperson McCoy:** So, well, what would be considered a balcony? Does it, does
846 it have to extend away from the building? Is that what you would consider a balcony?

847 **Development Services Director Sirmons:** I think we would check our Code and
848 the definition in there. If we have a definition for a balcony, then I would defer to that, but
849 based on what we have before us right now, no, I would not consider this a balcony.

850 **Councilperson McCoy:** Okay. Alright. That's all I have for now, Madam Chair.

851 **Chairperson Botel:** Thank you. Any questions or comments?

852 **Chair Pro Tem Lawson:** Madam Chair?

853 **Chairperson Botel:** Yes. You're recognized, Mr. Lawson.

854 **Chair Pro Tem Lawson:** Thank you, Madam Chair.

855 Mr. Sirmons, the only concerns I believe I spoke with you about is gonna be the,
856 the optic., where the., just the visual.. I can't even think of the word, the appearance of
857 the building. Because it's gonna be in our downtown corridor, right there in between Lake
858 Shore and Broadway, a block away from the intracoastal, I just want this to be the crème
859 de la crème of buildings, properties. I want it to look good. I want it to be aesthetically
860 pleasing. And, I'm not really sold on the color scheme. I do like the rooftop option and
861 the balconies that you added on, or spoke with the developers about, but I wanna make
862 sure. And this also for Mr. Evans as well, that every building that comes down Broadway
863 and our downtown corridor, is going to just kinda have the, the pop to it that we really
864 want. We wanna have that downtown feel, we wanna have the optics, we wanna have
865 the Arts in Public Places in place to make sure that it's aesthetically pleasing. So, it looks
866 like just a regular apartment building and, because it's behind the shopping plaza, it, it
867 kinda gets a pass right now but anything that we're building and developing on Broadway,
868 we wanna make sure that it's just., it, it pops, it really has that, that, that feeling of, 'Oh
869 wow, this is a downtown corridor that we're in.'

870 So, thank you, Mr. Sirmons, for, for making those adjustments to it with the rooftop
871 feel, with the balconies and seeing what else we can push to get some additional
872 amenities added so that it can really get cracking because we have ninety townhouses
873 that are, that are built on Broadway at the [inaudible] site, just approved another project
874 that is gonna be another block away from there. So, there's gonna be a lotta housing
875 going up but I wanna make sure that they're attractive and it's a cohesive group so that
876 the, the buildings flow together. Because I don't wanna just start piecemealing, one
877 apartment complex here, one shopping plaza here. I want us to really kinda focus on that
878 downtown and make sure it, it, it flows.

879 **Development Services Director Sirmons:** And, Council'.., Council Member
880 Lawson, and since the P&Z meeting, we have been working with the developer and
881 challenged them to bring the best product possible to our City. And, they have been very
882 open to those changes and is., that is why this product is, in my opinion, much better
883 than what was presented to the P&Z Board. And so, as far as the, the color and the
884 façade, I'm, I'm sure the developer would be open to us having additional discussions
885 about changing some potential colors or things to make it more visually appealing. But,
886 Mr. Farahmandpour, is on the line and he should be able to respond to if they are open
887 to continuing discussions about the, the façade colors and other treatments.

888 **Mr. M. Farahmandpour:** We are. Thank you very much. I do appreciate you making
889 that case for us. We have talked to Councilman Lawson, as well as Mr. Sirmons, and Mr.
890 Gagnon before him. We, we will be happy to take a look at some other options for the
891 elevations. The intent has always been to try to blend it in and have a cohesive look with
892 the shopping center development, hence the colors and the materials selected to reflect
893 the same kind of architecture. I do realize that times have changed, and the aesthetics

894 have changed somewhat, and the color selections may have to change, but that's fairly
895 cosmetic and we'll be happy to work with you to, to make sure everyone is satisfied.

896 **Chairperson Botel:** Thank you. Anything else, Mr. Lawson?

897 **Chair Pro Tem Lawson:** No, Madam Chair. Thank you so much.

898 **Chairperson Botel:** Councilwoman Lanier, do you have any questions?

899 **Councilperson Lanier:** Yeah. Madam Chair, I was waiting to hear public comment
900 about this. There was a public comment that was sent to me from a resident and I wanted
901 to ma'..., and I sent it to the City Clerk's office to make sure that it was read but I have not
902 heard any public comment for...

903 **Chairperson Botel:** Because we are...

904 **Councilperson Lanier:** ...[inaudible].

905 **Chairperson Botel:** Because we are meeting in person now, public comments are
906 no longer read or accepted by way of email. However, I have a copy of the gentleman's
907 letter..., email to us and I was gonna ask some of those questions on his behalf. So.

908 **Councilperson Lanier:** Okay.

909 **Chairperson Botel:** I can go ahead and do that now if you'd li'..., if you like, Mr.
910 Sirmons. One of the questions was, security is a problem because the project is not
911 fully gated. But I think you addressed that. You said that it is a gated project. Okay.

912 **Development Services Director Sirmons:** Correct.

913 **Chairperson Botel:** The other thing was, the building is way too big for the lot. It
914 doesn't meet the standard setbacks. Does it meet the standard setbacks?

915 **Development Services Director Sirmons:** Yes, it does. And...

916 **Chairperson Botel:** Okay.

917 **Development Services Director Sirmons:** ...we subsequently rereviewed it to
918 ensure that it does meet those...

919 **Chairperson Botel:** Okay.

920 **Development Services Director Sirmons:** ...since we saw that email.

921 **Chairperson Botel:** It sa'..., he says the project is almost all parking lot and building
922 with very green'..., little green area. It sounds like you've addressed that with the rooftop
923 and so on.

924 **Development Services Director Sirmons:** Correct.

925 **Chairperson Botel:** And, not enough parking spaces within the project itself. The
926 developer is designing parking spaces in the Island laza shopping to meet the
927 requirement. Is that the case?

928 **Development Services Director Sirmons:** Yes. They are proposing a portion of
929 the required parking in the shopping portion of the site. However, it is all on parcel, so
930 they are meeting the requirements by...

931 **Chairperson Botel:** Okay.

932 **Development Services Director Sirmons:** ...having all the parking spaces on, on,
933 on site.

934 **Chairperson Botel:** Okay. The gentleman has concern about additional traffic on
935 Lake Shore Drive. Was a traffic study done? Or?

936 **Development Services Director Sirmons:** This was reviewed by our
937 Engineering...

938 **Chairperson Botel:** Okay.

939 **Development Services Director Sirmons:** ...Department and they did not bring up
940 any concerns.

941 **Chairperson Botel:** Thank you. His concern is that allowing apartment on this
942 parcel will affect the zoning on vacant lots to the north, and these lots extend from US-1
943 to Lake Shore Drive. They could become apartment projects instead of shops for
944 downtown stalled development. So, I guess this is something that we need to consider
945 moving forward, that we don't., I, I think what Mr. Lawson had just said, we just., we
946 don't want a string of apartment buildings, we wanna have some mixed use buildings in
947 that area as well. So, I'm sure that's something we can take into consideration going
948 forward.

949 **Development Services Director Sirmons:** Yes, it is.

950 **Chairperson Botel:** I think that's the only...

951 **Councilperson McCoy:** Madam, Madam Chair?

952 **Chairperson Botel:** Councilwoman Lanier, did you see anything else in that
953 gentleman's email that you think we should address?

954 **Councilperson Lanier:** No. I, I just., I had the gentleman's email and I had some of
955 the similar concerns in regards to the traffic. Anytime, anytime a resident or a... The
956 gentleman has been living in the area for forty years. Anytime a resident has some
957 concern about development in the area, I take it very seriously. So, I wanted to...

958 **Chairperson Botel:** Sure.

959 **Councilperson Lanier:** ...make sure that those issues were addressed.

960 **Chairperson Botel:** Thank you. Mr. McCoy, you're recognized.

961 **Councilperson McCoy:** Thank you, Madam Chair.

962 Mr. Sirmons, can you get the Site Plan back up for me? And, you know, I, I must
963 respond and say this while that's getting to the..., queued up. You know, Madam Chair,
964 in my opinion, this is nothing more than apartments. Right? If you look at the [stammer]
965 Justification Statement inside the back of..., the backup, it says exactly that. If the
966 marketing conditions don't change, which I believe is the developer's option, then they
967 have a right to take half of them and turn them into apartments and then it'll be reviewed
968 later. And it's like, you know, I just so happen to be sitting on the P&Z five years ago and
969 they came to P&Z and that's the farthest they went. There were so many concerns, and
970 I can see the main one, the actual Site Plan... Can we keep going back to the Site Plan?
971 [Pause]. I can see... Right there. I can see none of them have been addressed. Now,
972 we all know, this is the..., where it was Save A Lot and now I think it's Family Dollar, and
973 one of the concerns we had was, the only way that you can get a commercial vehicle to
974 access that building for deliveries or what have you, is through the rear. There is no
975 possible way you can get a tractor trailer around the building, in that sharp ninety-degree
976 turn. And that was the main concern.

977 Now, my question is, this parcel..., and thank you for pointing out to me today, Mr.
978 Sirmons, was one... Well, this is one parcel, so this isn't two separate parcels and I
979 imagine it will be severed at some point. Correct?

980 **Development Services Director Sirmons:** To my knowledge, they are not
981 proposing subdivision of this.

982 **Councilperson McCoy:** Even worse, because how do you now get a tractor trailer to
983 access the rear of this building with a sharp ninety-degree turn? And, this is not to scale
984 and, if it is, I can't even determine... Oh, twenty-two feet wide on one side and then the
985 turn radius is twenty feet. There is no possible way that a tractor trailer is gonna turn that
986 corner, to get behind that building. And, even so, I remember five years ago when we
987 served on the P&Z and we had this illustration and there was some sort of simulation of
988 a tractor trailer, in no kinda way that it was proposed that it was gonna work.

989 Now, what I was hoping to see, and I know that this is gonna create a problem, I
990 don't want this developer to come on the backend and say, okay, now we wanna provide
991 ingress to the Family Dollar by going up East 20'..., is that East 23rd Court? Well, we don't
992 see it from the Site Plan, but I would hate that now we got tractor trailers now gonna try
993 to gain access through the residential neighborhood. That'll definitely be a problem for
994 me. But I can tell you right now, there's no, no tractor trailer that's gonna be able to turn
995 that corner, in reverse and go down there. And even if go in headfirst, how do you come
996 out?

997 So, while I'm making those comments, I will go back and say this, the Justification
998 Statement..., I, I don't even know if it's even consequential because, I think Mr. Sirmons

999 indicated, there's no difference in our Code. Or, not even in our Code under the use,
1000 there's no change in use, meaning whether it was considered apartments initially or it's
1001 considered condominiums now. But I've seen this movie before, where they come in as
1002 condominiums, and when you have a developer, they have the authority under the state
1003 law, to take..., if they own half of them and then turn them into apartments. I give you one
1004 prime example, the Tiffany Lakes community is one of them. The developer owned over
1005 half of them and they were able to invoke that statute 714 and basically take over and
1006 remove the condominium association, and many of them are now apartment rentals.

1007 So, I, you know, I'm... I'm stuck., I don't think I can support this. I didn't support
1008 it five years ago, and the plan is the exact same plan by Mr. Sirmons own admission, and
1009 it just doesn't work. There's no way you're work. So, I just, you know, I don't know how
1010 we prepare for it but I think we know where this is and, unless somebody can tell me
1011 something so convincing as to how you, you know, navigate that, it's not gonna work.

1012 **Councilperson Miller-Anderson:** Madam Chair?

1013 **Chairperson Botel:** Yes, [Inaudible] Miller-Anderson.

1014 **Councilperson Miller-Anderson:** Well, Mr. Sirmons, do you have an answer
1015 regarding the tractor trailer, or large trucks, coming to that area? Has that been thought
1016 about?

1017 **Development Services Director Sirmons:** When we followed up to the Planning &
1018 Zoning Board meeting with the design specialist for this, they, they mentioned some of
1019 the changes they would have to make on the west end of the residential development
1020 and allowing circulation there. However, they proposed that it is one owner for the
1021 commercial buildings, as well as the residential, so if the owner proposed this and I, I
1022 believe he's confident that he can still run both of his operations. But I will defer to the,
1023 the site planner if he has any comments on the circulation for the commercial parts of
1024 this.., of the site.

1025 **Mr. M. Farahmandpour:** Thank you. We have looked at the circulation. We were told
1026 by the property manager that there are no semi-trailers, tractor trailers...

1027 [Inaudible background noise]

1028 **Mr. M. Farahmandpour:** ...backing up into that area. And that all of the deliveries, so
1029 far in the history of the shopping center and the use...

1030 **Chairperson Botel:** Excuse me.

1031 **Mr. M. Farahmandpour:** ...have been with...

1032 **Chairperson Botel:** Excuse me. I'm sorry for interrupting you but...

1033 **Mr. M. Farahmandpour:** ...[inaudible].

1034 **Chairperson Botel:** ...we're having...

1035 [Background noise]

1036 **Chairperson Botel:** We're, we're having te'..., someone has a television on.

1037 **Councilperson Miller-Anderson:** [Chuckle].

1038 **Councilperson McCoy:** Wait, wait. Did they call the election?

1039 **Chairperson Botel:** Oh stop.

1040 **Councilperson Miller-Anderson:** [Chuckle].

1041 **Chairperson Botel:** Some'..., could, could we just have silence [stammer] except...
 1042 Thank you very much.

1043 **Councilperson Miller-Anderson:** She was trying to do it, but she couldn't get it to
 1044 stop.

1045 **Chairperson Botel:** Who was? [Pause]. Go, go ahead. I'm sorry. Go ahead.

1046 **Mr. M. Farahmandpour:** Okay. So, the deliveries, so far, have been through box
 1047 trucks, which are much shorter, of course. They don't have that bending portion in the
 1048 middle, and they're just basically one unit. They have been able to maneuver in the back.
 1049 It is, it is tight, no question about it but, unfortunately, we can't move the shopping center
 1050 over. If I could, I would've done that.

1051 That's really all I can say. And, I think Mr. Sirmons is correct that we..., it is not in
 1052 our best interest to create a situation where our biggest tenant is gonna be leaving the
 1053 shopping center. So, that, that remains a concern and we will make sure that that is
 1054 done..., that that, that they can actually access and that the tenants are happy. As part of
 1055 the Site Plan approval for the Planning Commission, we did make some revisions to that
 1056 particular area, the west end of the residential, in order to create gates and the fencing.
 1057 We also moved some parking spaces out, out of that area to create a larger space in that
 1058 end.

1059 **Councilperson Miller-Anderson:** Madam Chair?

1060 **Chairperson Botel:** You're recognized.

1061 **Chair Pro Tem Lawson:** Madam Chair?

1062 **Councilperson Miller-Anderson:** Had, had there been...

1063 **Chairperson Botel:** I'll be right with you, Mr. Lawson. Commissioner Miller-
 1064 Anderson is speaking first. Thank you.

1065 **Councilperson Miller-Anderson:** Had there been a consideration to not have as
1066 many condos, or apartments, on that site? I know that, obviously, is a money thing but
1067 to alleviate some of the, the crowdedness. I mean, I, I can't understand how all of those
1068 cars would come out and that not create some kind of traffic issue. Was an actual traffic
1069 study done, or the engineer..., our engineer? Which engineer? It's, it's ours?

1070 **Development Services Director Sirmons:** Our, our Public Works and Engineering
1071 Department does review the site plans and they, they look at those aspects of the project
1072 to make sure there aren't any concerns, as our City are...

1073 **Councilperson Miller-Anderson:** At what point would we ask for an actual traffic
1074 study though?

1075 **Development Services Director Sirmons:** I am not certain of the thresholds that,
1076 that the City..., Public Works and Engineering Department uses to make that
1077 determination.

1078 **Councilperson Miller-Anderson:** Okay. Anybody here from Public Works? No?

1079 **City Manager Evans:** As it relates to, you know, the City initiating a traffic study, that
1080 can, that can be something that we initiate. Most..., in most cases, with any type of
1081 development over a certain size of units, that there's an automatic element that's
1082 contained in, in some of your codes that allow for a traffic study to be completed as part
1083 of the, the approval process. Now, I don't know if this reaches a certain threshold based
1084 on the number of units, but that, that's something that we can certainly look at, if it's the
1085 Board's pleasure to go forward with such an initiative. But the architect can probably
1086 provide additional information or if a such study was conducted prior to getting to this
1087 particular point in the process.

1088 [Inaudible comment]

1089 **Councilperson Miller-Anderson:** Go ahead.

1090 **Mr. M. Farahmandpour:** Hi. May...

1091 **Chairperson Botel:** Yes. Go ahead. And then Mr. Lanier..., excuse me, Mr.
1092 Lawson, and then Mr. McCoy. Go ahead.

1093 **Mr. M. Farahmandpour:** Thank you. Please bear in mind that we are not creating a
1094 new use for this land. This is already being used as parking and for cross access from
1095 Lake Shore Drive to Broadway by some of the residents in the area, as well as commercial
1096 traffic, that finds it convenient to come one way and go out the other. So, there is already
1097 traffic. If anything, I believe fifty-three residential units with an average of two trips per
1098 day, are much less traffic intensive than the existing commercial traffic that's allowed to,
1099 to filter through this whole parcel. And we have presented that to the, to the Staff and I
1100 believe that they found that to be an acceptable explanation.

1101 **Councilperson Miller-Anderson:** I'm pretty sure, currently, there's not a whole lot
1102 of traffic coming through, as opposed to what will be there when, when people move in.
1103 That's not happening. I don't see that amount of people coming through there. Never
1104 have. Because most of those buildings, those buildings have been unoccupied, so, there
1105 have been..., really, people just drive through, they're trying to get to that area but we're
1106 talking about having additional people that are living there and that would be coming
1107 through and that..., we've never seen it like that before. So, I wouldn't, I wouldn't minimize
1108 it to say that, that that's already happening 'cause I don't believe that's already happening.

1109 **Chairperson Botel:** Okay.

1110 **Development Services Director Sirmons:** Madam Chair...

1111 **Chairperson Botel:** Mr. Lawson...

1112 **Councilperson Lanier:** Ma'...

1113 **Chairperson Botel:** I'm sorry. Mr. Lawson, you're recognized.

1114 **Chair Pro Tem Lawson:** Thank you, Madam Chair.

1115 I did actually forget I wanted to add a disclosure, that I did meet with Mr. Mehran
1116 about a year ago, December, January of last year, when I first spoke to him about the
1117 project. And then, instructed him to reach out to Staff about this project. So, I wanted to
1118 add that disclosure first thing.

1119 And, second thing was note wise, Mr. Sirmons, when was the last time this plan
1120 was actually reviewed by Staff?

1121 **Development Services Director Sirmons:** The last time was probably around four
1122 to six weeks ago, when working with Mr. Farahmandpour. They submitted their revised
1123 Site Plans and roof plans and, and other aspects of the submittal packet. So, probably
1124 around four to six weeks ago.

1125 **Chair Pro Tem Lawson:** And, follow up, Madam Chair?

1126 **Chairperson Botel:** Go ahead.

1127 **Chair Pro Tem Lawson:** Mr., Mr. Mehran, when this project was originally presented,
1128 weren't there additional units? 'Cause I think you cut down the size of the units to fifty-
1129 three residential condos versus a larger number that had concern with some of the traffic,
1130 some of the parking? So, I think you did reduce it based upon what was previously
1131 presented a few years back.

1132 **Mr. M. Farahmandpour:** Yes. We started this project..., we started looking at this
1133 project and platting it in 2013. Over the years, we have looked at several different options,
1134 two long buildings, more units, four floors, and we have knocked it back down basically
1135 to fifty-four at one point. That was the..., that was 2017, I believe. And, since then, the

1136 then City Manager suggested we should have at least one apartment taken out and
1137 provide some additional, management office and, and maybe a workout area. So, we did
1138 that as well. We are down to fifty-three. At this point, you know, there, there is a, from a
1139 developer's perspective, and I'm sure you all are familiar with this, there is a sort of a
1140 bottom line that has to be met in order for a community to work. Fifty-three is not exactly
1141 the, the best.., the best number to work with. Most develop'.., most residential
1142 developments would like to have a hundred plus units so they have a synergy, and they
1143 can justify having the common areas and, and amenities that hey provide and, and make
1144 it feel like more of a community. It also has to work economically for the developer, there
1145 has to be enough margin available for, for them to.., to be able to take on the risk.

1146 So, I think we are.., we are there. We have been there for the last couple of years
1147 I believe. And, and accepting that that's what we have left.

1148 **Councilperson McCoy:** Point of clarification.

1149 **Chair Pro Tem Lawson:** [Inaudible].

1150 **Councilperson McCoy:** Can he answer the question of how man'...

1151 **Chairperson Botel:** Can...

1152 **Councilperson McCoy:** I'm raising a point...

1153 **Chairperson Botel:** Let me make sure...

1154 **Councilperson McCoy:** ...of clarif'...

1155 **Chairperson Botel:** ...that Mr. Lawson is done first. Mr. Lawson, are you finished?

1156 **Chair Pro Tem Lawson:** No, Madam Chair.

1157 **Chairperson Botel:** We'll just let him finish. Thank you. Go ahead.

1158 **Chair Pro Tem Lawson:** Thank you, Madam Chair. Well, Mr. [stammer].., Mr. Mehran,
1159 thank you so much for bringing back the project. Colleagues, I, I do appreciate these
1160 developers. This is actually one of the best-looking complexes on Broadway. They put
1161 money and invested into the community. This housing project, they've got it down to the
1162 bare bones, so development wise, they've cut it down to a certain number of units that
1163 would work within our community. I do believe that a traffic study would be essential just
1164 to make sure that while the number of units that they've assed and based upon the
1165 location and what they've actually added amenities, I'd love to push for some more, Mr.
1166 Mehran, if, if you can work with that to see what additional amenities you can do, because
1167 our goal is to beautify, to add..., and address the housing crisis that we have in our
1168 community. And this will do it, 'cause we're looking at the, the retail.., these are gonna
1169 be, I believe, market rate condos, that you're gonna be selling. We do have another
1170 project that's about a less than a mile up the road, which is gonna be more retail
1171 townhouses. And then, we also have affordable houses, which is gonna be a block away.

1172 So, we're starting to address the housing crisis that we have in our community and I'm
1173 very supportive of the project moving forward.

1174 Thank you, Madam Chair.

1175 **Chairperson Botel:** Thank you. Mr. McCoy, you're recognized.

1176 **Councilperson Lanier:** Madam Chair?

1177 **Chairperson Botel:** Councilwoman Lanier, I have recognized Mr. McCoy first,
1178 then I'll come back to you.

1179 **Councilperson McCoy:** Thank you, Madam Chair. I, I wanted to get clarification, that's
1180 why I called for a point of clarification and I think that supersedes in Robert's Rules of
1181 Order. But, in any event, Mr. Lawson just mentioned it, and that was the question,
1182 how many units did he cut down from what originally was there? He said a whole bunch
1183 of stuff but he never answered the question and I wanna make sure that I got that because
1184 I know that this is a significant deviation from where we were before and that goes against
1185 the very claim that Mr. Sirmons submitted, that there was nothing that rose above that
1186 percentage threshold that would prompt it to go back to be reviewed by the CRA. So,
1187 can he answer that question?

1188 **Mr. M. Farahmandpour:** I'm sorry, I assume that question is still addressed to me.

1189 **Chairperson Botel:** Yes.

1190 **Councilperson McCoy:** How many units did you reduce? Or, what were the specific
1191 changes?

1192 **Mr. M. Farahmandpour:** I, I am trying to be a little evasive because frankly I..., my
1193 memory isn't that good. I do remember having gone, and this, again, six or seven years
1194 ago when we started looking at this. I do remember a number, seventy-eight units at
1195 some point that, that we, we came in with, and that's when we had the meeting with the
1196 [pause], I can't remember the Development Department's head at that point. Uh, man.
1197 A lady who was there at the time, and also the City Manager, and they encouraged us to
1198 reduce the number of units and make sure that we add, you know, we have adequate
1199 parking and so on and so forth. And that's when the balconies were also added to the,
1200 to the project.

1201 **Councilperson McCoy:** So, Mr. Sirmons, does that not constitute a rereview? If you
1202 go from seventy-eight units down to fifty-six? And then, I was just trying to locate what
1203 the parking requirement is for downtown residential...

1204 **Development Services Director Sirmons:** Well...

1205 **Councilperson McCoy:** ...and...

1206 **Development Services Director Sirmons:** To, to your first question. Nothing that
 1207 I found in previous reports from the, the CRA Board nor the Planning & Zoning Board,
 1208 showed anything other than this fifty-three-unit project. So, maybe in their initial
 1209 conversations, when they had maybe preapplication meetings, they originally came in
 1210 with something in the area of seventy-eight units and then went down to fifty-three. But,
 1211 all of the reports from public meetings, show this fifty-three-unit configuration.

1212 **Councilperson McCoy:** Okay. Do you recall what the parking was, when they came
 1213 in five years ago? How many parking spaces were provided?

1214 **Development Services Director Sirmons:** No, I don't know.

1215 **Councilperson McCoy:** Do you know how many there are now, Mr. Sirmons?

1216 **Development Services Director Sirmons:** There.., the parking count is in
 1217 documents that they sent over. I don't have that number in front of me now.

1218 **Councilperson McCoy:** Do you know what the downtown residential calls for, for
 1219 parking? What the Code calls for?

1220 **Development Services Director Sirmons:** Two.., two parking spaces per unit.

1221 **Councilperson McCoy:** Okay. Well, I counted ninety-three parking spaces. And the..,
 1222 we got fifty-three units. So, I, I.., maybe I'm wrong.

1223 **Development Services Director Sirmons:** So the, the number of parking spaces
 1224 isn't approved by this Resolution. At the permit stage, we would verify that they have all
 1225 of the.., exact number of units, but in what's proposed on here, it's not the final number
 1226 of parking spaces...

1227 **Councilperson McCoy:** That's not...

1228 **Development Services Director Sirmons:** ...that will....

1229 **Councilperson McCoy:** Well, that's not... That's improper to be before us. If you're
 1230 telling us now we're gonna approve additional... Wait, wait. Wait a minute. You're asking
 1231 us to approve a Site Plan that doesn't even encompass the complete number of parking
 1232 that required under the Code? [Pause].

1233 **Mr. M. Farahmandpour:** Madam Chair...

1234 **Councilperson McCoy:** Alright, I...

1235 **Mr. M. Farahmandpour:** ...may I?

1236 **Councilperson McCoy:** I, I yield back. And, I'm gonna offer a substitute motion.

1237 **Chairperson Botel:** Okay. Let's hear from Councilwoman Lanier.

1238 **Chair Pro Tem Lawson:** Madam Chair, I kinda...

1239 **Councilperson Lanier:** [Stammer]...

1240 **Chair Pro Tem Lawson:** ...I want Mr. Sirmons to answer that question...

1241 **Chairperson Botel:** Councilwoman...

1242 **Chair Pro Tem Lawson:** ...Madam Chair.

1243 **Chairperson Botel:** ...Lanier first, Mr. Lawson, and then we'll go to you.

1244 **Councilperson Lanier:** Yeah. I, I wanted to ask,... Not so much ask, but I, I do have
 1245 some concern about the issues regarding the, the semi-trucks that would..., could
 1246 potentially have to go through a, a residential area to get there. As a person living on 13th
 1247 Street, and having tractor trailers constantly coming through my neighborhood to get to
 1248 businesses around me, that is something that I certainly would not like to happen. I
 1249 understand that at this point, you know, you talked about the box trucks and you talked
 1250 about the, the fact that the, that the..., to get into that lot is, is very difficult, and it is sharp.
 1251 So, I have some serious reservation about having an option that these trucks may have
 1252 to go through a residential neighborhood to get to the, to the site. I, I'm just, I'm just..., I
 1253 really would not wish that on my worst enemy in terms of the neighborhood and having
 1254 these type of trucks coming down through your area to get to a site.

1255 **Chair Pro Tem Lawson:** Madam Chair?

1256 **Chairperson Botel:** Yes. Go ahead. You're recognized, Mr. Lawson.

1257 **Chair Pro Tem Lawson:** Thank you, Madam Chair.

1258 I, I guess I, I... This is the second time I've heard the tractor trailers, or the trucks
 1259 and I guess I'm just confused as to why is this a discussion about these trucks? Because,
 1260 is this the concern that we have when we're talking about developing the projects?
 1261 Because, up and down Gardens in West Palm, there's trailers, there's cranes, there's
 1262 construction material all up and down these, these project all through residential areas.
 1263 So, [stammer] I'm not sure what are my thoughts and my colleague's when it comes to
 1264 tractor trailers developing...

1265 **Councilperson McCoy:** Madam Chair?

1266 **Chair Pro Tem Lawson:** ...a project that's gonna probably take six to eight months to
 1267 build? And if it takes a year to build, I mean, it's okay for that project to have those trailers
 1268 going the community to incentivize housing and development in our community. So, why
 1269 are we continuing to talk [inaudible] tractor trailers going to a project that's probably gonna
 1270 last a few months of development. I'm confused as to what I'm missing right now.

1271 **Councilperson Lanier:** Madam Chair?

1272 **Chairperson Botel:** Thank you.

1273 **Chair Pro Tem Lawson:** And then, my...

1274 **Chairperson Botel:** Go ahead.

1275 **Chair Pro Tem Lawson:** ...follow up, Madam Chair, would be for Mr. Sirmons to please
 1276 answer the question posed by, by Mr. McCoy.

1277 Thank you, Madam Chair.

1278 **Chairperson Botel:** Thank you. Mr. McCoy, and then Councilwoman Lanier.

1279 **Councilperson McCoy:** Thank you, Madam Chair. Mr'...

1280 **Councilperson Lanier:** I... I, I just wanted to say that, when you talk about tractor
 1281 trailers, we're talking about getting into that plaza.

1282 **Chairperson Botel:** Thank you. Council'...

1283 **Councilperson Lanier:** And we're saying that...

1284 **Chairperson Botel:** ...'woman Lanier...

1285 **Councilperson Lanier:**when you have a situ'...

1286 **Councilperson McCoy:** [Inaudible]...

1287 **Chairperson Botel:** Can, can we just have Mr. McCoy has the floor, and then we'll
 1288 come back to you.

1289 **Councilperson Lanier:** Okay.

1290 **Councilperson McCoy:** Okay. So, in response to Councilman Lawson, you know why
 1291 I had these concerns. Perhaps.., if you look at the Site Plan, and I don't even.., you know,
 1292 I guess this is probably one of the weirdest things I've ever seen, but the dumpster
 1293 enclosures are outside of the games of the property. So, you know, this begs a lot of
 1294 questions. First of all, this is one parcel. And what I mean by one parcel, it starts on Lake
 1295 Shore Drive and it goes all the way up to Blue Heron Boulevard. So, if the developer puts
 1296 a gate in, according to the downtown zoning, you have to clearly delineate... Oh, it just
 1297 got moved from there. You have to clearly delineate the pedestrian access. Even when
 1298 you look at the dumpster enclosure, guess where the dumpster enclosure is? The access
 1299 is right where, where someone would access the read of the building for Save A Lot and
 1300 those other businesses right there. So that's very much important. Not to mention, even
 1301 fundamentally, we're being asked to approve a Site Plan that doesn't even meet the Code
 1302 requirements for parking. And, I did have it here and I hate to make sure that you knew
 1303 it but I'm, I'm wondering still, how do we have in front of us, well I have in front me, Table
 1304 31-539, subsection A of our Code that says, 'multi-family.' Residential multi-family is two

1305 spaces per unit. Fifty-three units, times two would be a hundred and six. So, I guess this
1306 isn't even consistent with the Code, just from a fundamental standpoint. And, if we're
1307 gonna be asked to approve a Site Plan based on parking spaces that may come later,
1308 this is.., it's backwards and what we [stammer].., what we would be doing is offering
1309 somebody a Site Plan approval for something that's, what I would consider illegal and not
1310 permitted in our Code.

1311 **Unk:** [Inaudible].

1312 **Councilperson McCoy:** And I'm gonna again, Madam Chair, ask that I be recognized
1313 for a substitute motion. And I yield.

1314 **Chairperson Botel:** Okay. Thank you. Councilwoman Lanier.

1315 **Councilperson Lanier:** No, no. I, I just wanted to be clear about the trucks, in terms
1316 of.., we're not.., I'm not talking about trucks to do construction. I mean, I understand that,
1317 you know, wherever you do construction, there's gonna have.., there are gonna be trucks
1318 or tractor cranes or whatever, I'm saying about getting into that, that plaza, there have
1319 been issues with large trucks coming through there. So, I don't want them to use
1320 neighborhoods as an option because of the building. Because of the development to get
1321 to this site. That was my issue.

1322 And I definitely would not support this if that is the case.

1323 **Chairperson Botel:** Thank you. Mr. McCoy would like to submit a substitution
1324 Resolution.

1325 **Mr. M. Farahmandpour:** Madam Chair, may I also respond to some of these concerns?

1326 **Chairperson Botel:** Yes. Please do.

1327 **Mr. M. Farahmandpour:** Alright. As far as the trucks go, we are not proposing that
1328 trucks be diverted to go through a residential neighborhood.

1329 **Unk.:** I can't hear...

1330 **Mr. M. Farahmandpour:** No one has.., no one has spoken about that. That is not part
1331 of this proposal. The access of all commercial traffic for the shopping center would
1332 continue to be from Broadway, as it has been so far. Any change to that, if anybody
1333 wants to ever come back and open access to a residential road, will have to go through
1334 the Planning Commission and the City Council, and I'm sure you'll have an opportunity to
1335 deny them. But that is not something that we have discussed. That's not something we
1336 have brought up, it's not something that we have proposed to change. Whatever happens
1337 in the, in the plaza, in the shopping center part of this, will continue to be what has been
1338 happening so far. The same trucks are gonna access it the same way they have so far.
1339 Nothing is going to change. This proposal does not affect their traffic.

1340 Number two, the [inaudible]. The question of parking, I'm not quite sure wh'..., why,
1341 why there's a misconception that we don't meet the parking requirements? Yes, in fact,
1342 there are two parking requirements per unit. If you look at the Site Plan, and it would say
1343 required parking spaces, a hundred and six, provided we have ninety..., we have ninety-
1344 two or ninety-three. The rest of the parking spaces are noted to be dedicated. It is, in
1345 fact, on the Site Plan documents. It is noted on SP..., on Sheet SP-2, it notes to be
1346 dedicated parking spaces for Island Cove, twelve parking spaces in the shopping center.
1347 We have discussed this with the Planning Department. They have acknowledged that
1348 there's excess parking, that historically has been empty in the pa'..., in the shopping center
1349 and, because it's one parcel, we can meet the parking requirement, about two hundred
1350 feet away from the, from the gates.

1351 **Councilperson McCoy:** [Inaudible].

1352 **Mr. M. Farahmandpour:** Within the same parcel. So, yes, we are providing the
1353 required parking spaces. So, again, I'm not sure where that misconc'..., misconception
1354 comes from.

1355 As far as the, the concern about converting to apartments and condos and all of
1356 that, as you correctly pointed out, anybody can do that at some point.

1357 [Inaudible background discussion]

1358 **Mr. M. Farahmandpour:** There have to be some justification for it. We have made the
1359 commitment, in writing, that this will be marketed as condominiums. One of the conditions
1360 of approval here, suggested by the Staff, is that it shall be owner occupied for at least one
1361 year. The..., so, again, I'm not sure how we're getting penalized for other people doing
1362 different things in different parts of the tow, or other communities. That possibility is
1363 always there. I can't take that away. It's not something we can plan around, it's a function
1364 of ownership, market, et. cetera. But, bear in mind, once these units are sold as condos,
1365 to make them into an apartment building, you have to go back and buy every single unit,
1366 which is very unlikely. These things don't happen very often.

1367 **Councilperson McCoy:** Hmm.

1368 **Mr. M. Farahmandpour:** Okay? I'll leave at that. If there are any other questions or
1369 concerns that I can address, I'd be happy to.

1370 **Chairperson Botel:** Thank you.

1371 **Development Services Director Sirmons:** Madam Chair?

1372 **Chairperson Botel:** Yes.

1373 **Development Services Director Sirmons:** I was able to confirm from our dir'...,
1374 Director of Public Works that our threshold for a traffic study is five hundred trips per day.
1375 And this development does fall well under that.

1376 **Chairperson Botel:** Thank you. Mr. McCoy.

1377 **Councilperson McCoy:** So, Mr. Sirmons, can you remind me of the gentleman's name
1378 that's, that's the representative for this project?

1379 **Development Services Director Sirmons:** Farahmandpour, if I'm pronouncing...

1380 **Councilperson McCoy:** Farahmandpour?

1381 **Development Services Director Sirmons:** ...that correctly.

1382 **Councilperson McCoy:** So, he referenced SP-2. Is that in the backup? I guess he's
1383 referencing some sort of easement agreement.

1384 **Development Services Director Sirmons:** SP-2 should be a part of your exhibits.

1385 **Councilperson McCoy:** Okay. Well, I may have overlooked it. But in any event,
1386 [chuckle], you know, I, I guess..., I hope the Members who are not in the room are paying
1387 close attention to the Site Plan and also what was just suggested by the gentleman who's,
1388 who's submitting this project but he's saying that they have ninety-three spaces and
1389 they're going to rely on the other, I believe it's nine spaces, to be set aside in the parking
1390 lot of the retail plaza.

1391 **Development Services Director Sirmons:** It is...

1392 **Councilperson McCoy:** Wait a minute.

1393 **Development Services Director Sirmons:** This box here...

1394 **Councilperson McCoy:** Wait...

1395 **Development Services Director Sirmons:** ...are the spaces that he's referring to,
1396 that they would be providing...

1397 **Councilperson McCoy:** Okay.

1398 **Development Services Director Sirmons:** ...an easement for residents to utilize in
1399 the...

1400 **Councilperson McCoy:** And, and, and...

1401 **Development Services Director Sirmons:** ...development.

1402 **Councilperson McCoy:** I would..., I, I don't wanna say that I see that and that's good.
1403 I do see the delineation but here's the problem. Isn't it [stammer] incumbent upon us as
1404 a City to make sure that if that is true and that is allowable, which I already would say that
1405 you can't do that, wouldn't we have to go through and make sure that every one of those
1406 other existing businesses can still meet their parking requirements before we can even
1407 tell them that we'll accept the easement? Of that? Because then you would literally have

1408 a business that would be operating outside of their parking requirements if we allow
1409 somebody to say I'm gonna use nine parking spaces. In fact, Mr. Sirmons, we're dealing
1410 with this with another project right here in Riviera Beach, with someone claiming a
1411 easement, it's never designated and, they didn't even have, arguably, they didn't even
1412 have legal rights.

1413 So, I mean, it's pretty tough. And not to mention that the parking is not even a part
1414 of the fenced area. So, I mean, this is getting more sticky. I'm gonna tell ya, I, I remember
1415 this just like I seen a movie, this was the same exactly thing that he P&Z Board Members,
1416 five years ago, said was a no go. And, I'm seeing it come back with a reduction in units,
1417 and you're saying it wasn't significant enough. You said it didn't meet the threshold, if we
1418 went from seventy-eight to fifty-three. But even still, they haven't [stammer] satisfied the
1419 parking. And, there seem like they're putting fifty pounds of rap in a five-pound bag. And
1420 it's not working. And I don't support it.

1421 **Development Services Director Sirmons:** For the...

1422 **Councilperson McCoy:** Clearly...

1423 **Development Services Director Sirmons:** ...park'...

1424 **Councilperson McCoy:** ...I haven't gotten the explanation that would make me feel
1425 convinced.

1426 **Development Services Director Sirmons:** For the parking, we do review those
1427 numbers. We do look at, and we have for this project, we looked at the required parking
1428 for the entire parcel, the commercial uses that are there, and then we looked at the
1429 required parking for this proposed development, and they can only dedicate those twelve
1430 spaces there to this residential use, if they are over parked for the existing use. So, if
1431 there are excess parking spaces for the already permitted commercial uses, they can set
1432 aside some of those extra spaces for this proposed use. And so, they've shown us those
1433 numbers and math related to it.

1434 **Chairperson Botel:** So, using those twelve spaces would not result in any of the
1435 other existing bui'..., businesses in having..., and being at risk of not having enough spaces.
1436 Is that what you just said?

1437 **Development Services Director Sirmons:** Correct.

1438 **Chairperson Botel:** Thank you.

1439 **Councilperson McCoy:** Follow up. And is that gonna be based on the new downtown
1440 resi'..., regulations? Because, many of those businesses, at least Family Lot..., um, Family
1441 Lot..., Family Dollar was there way ahead of the adoption of the new downtown corridor.
1442 So, would they now be subject to the new parking regulations or would they still fall under
1443 the regulations that was there previously? When you begin to determine what those,
1444 those parking requirements are for each business?

1445 **Development Services Director Sirmons:** When we evaluated whether this project
1446 met the parking requirements, it was based on what's currently in the Code, for what's
1447 required for commercial and what's required for residential.

1448 **Councilperson McCoy:** Okay. But I'm speaking of the existing businesses that were
1449 there. I think we changed the Code in 2012, maybe? 2013? When we adopted a new
1450 downtown regulations?

1451 **Development Services Director Sirmons:** The calculations that were done were
1452 within the last few months.

1453 **Councilperson McCoy:** Okay. But, I, I don't think... Ms. Wynn, I, I guess my question
1454 is, would be from the Attorney. You know, from this perspective designating, and then
1455 even still, from the plain sense of... I guess, here's a better question. Mr. Sirmons or,
1456 perhaps, the representative, can they point out the pedestrian access to the dumpster
1457 enclosure? Because I seen what I thought was a little sliver of a entranceway, but I wasn't
1458 sure because that's not exactly clear. And even..., even if it is from the property, I guess
1459 whoever the disposal company would need to access it from outside of the property,
1460 which is, I guess, the only way that they could do it. So, where is the pedestrian access
1461 for that?

1462 **Mr. M. Farahmandpour:** May I answer it, Madam Chair?

1463 **Chairperson Botel:** Please do.

1464 **Mr. M. Farahmandpour:** You're correct. In fact, the pedestrian access is from within
1465 the residential development. There is a gate to enter into the dumpster area in the, in
1466 the, in the back of it. They would put the garbage in the dumpster. The dumpsters would
1467 be picked up from the commercial side, where they have to pick up the rest of the garbage
1468 from the back of the shopping center. This way, the garbage trucks don't have to come
1469 and maneuver through the gated community. They're outside of it. However, there is
1470 walkways leading from the parking area of the residential into the back of the dumpster
1471 area. And again, I'm not sure if you, if you can see it in a, in a scale that those drawings
1472 are presented, the..., it is shown on Site Plan Sheet SP-2, which we do have up. But I
1473 assure you that Staff and I have gone through this every which way possible to make sure
1474 that this is..., this meets all of the requirements and that it is a practical approach to a, to
1475 designing a community that's going to be able to work.

1476 **Chairperson Botel:** Mr. McCoy, you done?

1477 **Councilperson McCoy:** Yes, ma'am.

1478 **Chairperson Botel:** Any other questions? We have a motion and a second on the
1479 floor. If there are no other questions, Madam Clerk.

1480 **Councilperson McCoy:** Well, I wanted to offer a substitute.

1481 **Chairperson Botel:** Go ahead. I thought you...

1482 **Councilperson McCoy:** I, I move to postpone indefinitely.

1483 **Chairperson Botel:** Do we have a second? [Pause]. We have no second, Mr.
1484 McCoy.

1485 **Councilperson McCoy:** Okay. Thank you.

1486 **Chairperson Botel:** Madam Clerk, we're voting on the initial rec'..., Resolution.

1487 **City Clerk Anthony:** Councilperson McCoy?

1488 **Councilperson McCoy:** No.

1489 **City Clerk Anthony:** Councilperson Miller-Anderson?

1490 **Councilperson Miller-Anderson:** No.

1491 **City Clerk Anthony:** Councilperson Lanier?

1492 **Councilperson Lanier:** No.

1493 **City Clerk Anthony:** Pro Tem Lawson?

1494 **Chair Pro Tem Lawson:** Yes.

1495 **City Clerk Anthony:** Chair Botel?

1496 **Chairperson Botel:** Yes.

1497 **City Clerk Anthony:** That motion fails with Councilpersons McCoy, Miller-
1498 Anderson and Lanier dissenting.

1499 **Chairperson Botel:** Thank you, Mr. Sirmons.

1500 **City Clerk Anthony:** Madam Chair, Members of the Board, the time is now 7:44. It
1501 is time for public comment.

1502 **Chairperson Botel:** Thank you.

1503 **COMMENTS BY THE PUBLIC – 7:30 P.M. – NON-AGENDA ITEM SPEAKERS (Three**
1504 **Minute Limitation)**

1505 **Chairperson Botel:** PLEASE BE REMINDED THAT THE CITY COUNCIL HAS
1506 ADOPTED "RULES OF DECORUM GOVERNING PUBLIC CONDUCT DURING
1507 OFFICIAL MEETINGS" WHICH HAS BEEN POSTED AT THE FRONT DESK. IN AN
1508 EFFORT TO PRESERVE ORDER, IF ANY OF THE RULES ARE NOT ADHERED TO,
1509 THE COUNCIL CHAIR MAY HAVE ANY DISRUPTIVE SPEAKER OR ATTENDEE
1510 REMOVED FROM THE PODIUM, FROM THE MEETING AND/OR THE BUILDING, IF
1511 NECESSARY. PLEASE GOVERN YOURSELVES ACCORDINGLY.

1512
1513 **PUBLIC COMMENTS SHALL BEGIN AT 7:30 PM UNLESS THERE IS NO FURTHER**
1514 **BUSINESS OF THE CITY COUNCIL, WHICH IN THAT EVENT, IT SHALL BEGIN**
1515 **SOONER. IN ADDITION, IF AN ITEM IS BEING CONSIDERED AT 7:30 PM, THEN**
1516 **COMMENTS FROM THE PUBLIC SHALL BEGIN IMMEDIATELY AFTER THE ITEM**
1517 **HAS BEEN CONCLUDED.**

1518
1519 **ANY PERSON WHO WOULD LIKE TO SPEAK, DURING PUBLIC COMMENTS,**
1520 **PLEASE FILL OUT A PUBLIC COMMENT CARD LOCATED AT THE FRONT DESK**
1521 **AND GIVE IT TO THE STAFF BEFORE THE PUBLIC COMMENT SECTION IS**
1522 **ANNOUNCED**

1523 **Chairperson Botel:** Madam Clerk.

1524 **City Clerk Anthony:** Madam Chair, the acceptance of public comments at this time
1525 is now closed.

1526 **Chairperson Botel:** Thank you.

1527 **City Clerk Anthony:** Lloyd Brown.

1528 **Mr. L. Brown:** How ya doing? My name is Lloyd Brown.

1529 And you know, what suck' for me is that everything that you bring in, I don't care
1530 developments or whatever, I didn't hear not one of you people say anything about jobs.
1531 Are they gonna bring jobs to the citizens? I mean, that suck. That really do suck. You,
1532 you bring these businesses in, but you don't say anything about unemployment. Let me
1533 tell you something, unemployment leads to violence. We got a violent City here. We got
1534 a violent city in West Palm. We got violent cities all the way down the coast that have
1535 people like you running them. And it suck' when you got a government.., it's not like you
1536 can go to Walmart and you buy a watermelon if it was bad, you could take it back. You
1537 gotta deal with these people until their term is over. And I mean, it really does. Hitler
1538 sucked, Trump sucked and a whole a bunch of these county commissioners, and even
1539 people up here suck., It don't make no sense.

1540 I mean, you oughta read this book by Michelle Alexander, the Return of Jim Crow.
1541 Okay. I'm a felon, so they say but I don't know how I got it. But anyway, I can't hold a
1542 gun, right? But, I bet you people got security cameras and you got stuff around your
1543 house and I bet you keep a gun. But you know what? I'm gonna protect myself. You
1544 turn yours in, and these criminals will turn theirs in.

1545 I mean, you, you didn't even ask these people about what the jobs are gonna be
1546 in these places they're building. Not nobody. I mean, I worked at Pratt Whitney and I
1547 build stands for engineers, and he gave me a diagram to do, and what I did is I put my
1548 knowledge in so that I can get this right so that these parts that they test on these jet
1549 engines would work properly. And I had to set up these stands. Now, I know we don't
1550 have no engineers up here at this Council, but everybody that comes and says something,
1551 you would think these are engineers, they know all about it. And they don't. I bet half of

1552 the people in here can't even change their own damn tire. But you wanna talk.., when
1553 these people come in you're asking about, oh, the footage and all that b.s. But you don't
1554 say, 'How many jobs it's gonna bring here?' Because unemployment leads to violence.
1555 I don't care if you're white or black. If you're unemployed, you're gonna be violent. That's
1556 what we need to get rid of before you go developing all this.

1557 And then, I know they're gonna say, 'Well, we need security around these places.'
1558 Well, that's your fault. You bring jobs here for these unemployed, young guys that have
1559 been kicked outta high school. I mean, I don't really care if they sell drugs all day long.
1560 Because they were brought into this by people like you, who didn't look and say, 'Wait.
1561 Don't close down North Tech, build prisons. Don't build the schools up, build prisons.'
1562 Yeah. You oughta read this book. Her name is Michele Alexander, before you go doing
1563 anything.

1564 Thank you.

1565 [Timer]

1566 **City Clerk Anthony:** Madam Chair, Members of the Board, that concludes public
1567 comments.

1568 **Chairperson Botel:** Thank you.

1569 **ITEMS TABLED**

1570 **REGULAR**

1571 **6. Chairperson Botel:** Item No. 6.

1572 **City Clerk Anthony:** **RESOLUTION NUMBER 102-20 A RESOLUTION OF THE**
1573 **CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY,**
1574 **FLORIDA, REQUESTING AUTHORIZATION TO PURCHASE AND REPLACE THE**
1575 **LED SIGN AT CITY HALL AND REFURBISH THE MONUMENT UTILIZING CITY OF**
1576 **TAMARAC BID (NO. 15-23BR). AUTHORIZING THE FINANCE DIRECTOR TO MAKE**
1577 **PAYMENT IN THE AMOUNT OF \$58,439 FROM FUND ACCOUNT 30512101-562000;**
1578 **AND PROVIDING AN EFFECTIVE DATE.**

1579 **CHRIS PERSAUD, CHIEF INFORMATION OFFICER, 561-845-4028**

1580 **City Clerk Anthony:** Madam Chair, Members of the Board, we do not have any
1581 public comments on this Item. The acceptance of public comments on this Item is now
1582 closed.

1583 **Councilperson Miller-Anderson:** So...

1584 **Chairperson Botel:** Thank you.

1585 **Councilperson Miller-Anderson:** ...moved.

1586 **Chairperson Botel:** Would some'... Thank you.

1587 **Councilperson McCoy:** Second.

1588 **Chairperson Botel:** Thank you. Do we have a presentation?

1589 **City Manager Evans:** Madam Chair, Members of the Board, if I can have our new
 1590 Chief Information Officer, Mr. Persaud, go ahead and make this presentation.

1591 **Chairperson Botel:** Welcome, Mr. Persud.

1592 **Chief Information Officer Persaud:** Hi. Thank you, Madam Chair. Thank you,
 1593 Council Members.

1594 We don't have a presentation for this per se. The sign is basically the replacement
 1595 sign for the sign in front of City Hall. It's currently damaged on one side of the viewing
 1596 the Blue Heron Boulevard. The sign is.., first of all, it's outdated. The vendor doesn't
 1597 even support that anymore as well. So, the goal would be to put the, the new, the newer
 1598 technology in place and have the sign replaced to notify and keep the residents up to date
 1599 in the area.

1600 **Chairperson Botel:** Thank you. Any questions from Council? [Pause]. No?
 1601 Thank you. Madam Chair. Uh, Madam Clerk.

1602 [Chuckles]

1603 **Chairperson Botel:** Having an identity crisis. Madam Clerk.

1604 **City Clerk Anthony:** Councilperson Miller-Anderson?

1605 **Councilperson Miller-Anderson:** Yes.

1606 **City Clerk Anthony:** Councilperson Lanier? [Pause]. Councilperson Lanier?
 1607 [Pause]. Councilperson McCoy.

1608 **Councilperson McCoy:** Here. I mean, yes.

1609 **City Clerk Anthony:** Pro Tem Lawson?

1610 **Chair Pro Tem Lawson:** Yes.

1611 **City Clerk Anthony:** Chair Botel?

1612 **Chairperson Botel:** Yes.

1613 **City Clerk Anthony:** That motion is approved with Councilperson Lanier out.

1614 **Chairperson Botel:** Thank you.

1615 **7. City Clerk Anthony:** Item No. 7.

1616 **City Clerk Anthony:** **RESOLUTION NUMBER 103-20 A RESOLUTION OF THE**
1617 **CITY COUNCIL OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA,**
1618 **AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A COMMERCIAL**
1619 **CONTRACT AND ALL NECESSARY DOCUMENTS, FOR THE ACQUISITION OF**
1620 **REAL PROPERTY LOCATED AT 2129 N. CONGRESS AVENUE, PALM BEACH**
1621 **COUNTY PARCEL CONTROL NUMBER 56-43-42-30-16-000-0800, (CONGRESS**
1622 **PARK LOT 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT**
1623 **BOOK 52, PAGE 197, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,**
1624 **FLORIDA) FROM J.D. EATHERLY REVOCABLE LIVING TRUST, BY J.D. EATHERLY**
1625 **AS TRUSTEE, IN THE AMOUNT OF TWO MILLION TWO HUNDRED THOUSAND**
1626 **DOLLARS (\$2,200,000) PLUS CLOSING COSTS FOR THE PURPOSE OF**
1627 **DEVELOPING A MUNICIPAL SERVICE COMPLEX; AUTHORIZING THE MAYOR**
1628 **AND CITY CLERK TO EXECUTE THE COMMERCIAL CONTRACT FOR SAID**
1629 **PROPERTY; AUTHORIZING THE DIRECTOR OF FINANCE TO MAKE PAYMENT**
1630 **OF TWO MILLION TWO HUNDRED THOUSAND DOLLARS (\$2,200,000) PLUS**
1631 **CLOSING COSTS FROM PROJECT NUMBER 18034 UNDER THE TERMS OF THE**
1632 **COMMERCIAL CONTRACT; AND PROVIDING FOR AN EFFECTIVE DATE.**

1633 **DAWN WYNN, CITY ATTORNEY, 561-845-4069**

1634 **City Clerk Anthony:** Madam Chair, Members of the Board, we do not have public
1635 comment on this Item. The acceptance of public comment on this Item is now closed.

1636 **Councilperson McCoy:** So...

1637 **Councilperson Miller-Anderson:** So mo'...

1638 **Councilperson McCoy:** ...moved.

1639 **Councilperson Miller-Anderson:** Second.

1640 **Chairperson Botel:** Thank you. Mr. Evans, is Attorney Wynn gonna make a
1641 presentation?

1642 **City Manager Evans:** Madam Chair, I will start with the presentation and if there's
1643 any questions that the Attorney can answer related to the Resolution that's before you
1644 this evening. This Item is to request authorization for the City of Riviera Beach to enter
1645 into a commercial contract for the acquisition of the property at 2129 North Congress
1646 Avenue.

1647 We've had conversations with the Board about the possibility of utilizing that
1648 particular space to accommodate the Municipal Library, as well as our Youth
1649 Empowerment Program. If we are successful in acquiring this facility, we believe that we
1650 can do the buildout and the improvements to the interior of the facility and have a grand
1651 reopening on Febru'.., in the late part of February. If the Youth Empowerment Program
1652 does relocate to this particular site, our goal is to look to repurpose the existing facility as

1653 a [stammer] Riviera Beach police substation, so there's a lot of value with regards to the
1654 moo'..., the move. We also see that the existing facility can accommodate us looking to
1655 bring forward a STEM program with the Youth Empowerment Center, as well as our new
1656 Library Director has had extensive experience with regards to working in library facilities
1657 that are jointly used by other operations. We believe that this facility can also serve as
1658 flex space in the event that we need additional office space once the new municipal
1659 Library is constructed.

1660 We di'..., we did go through a competitive process as it relates to getting two
1661 audits..., or, not audits but appraisals for the property. The first appraisal, I think, came
1662 back at one poi'..., or, \$2.2MM, and then another one at \$2.4MM. We were successful in
1663 negotiating a purchase price of \$2.2MM. And so, Staff is recommending that we proceed
1664 forward with the closing of the property, and then we would look to bring forward some
1665 subsequent requests from Staff to effectively move forward with the interior
1666 improvements, as well as some exterior improvements at your next regular meeting of
1667 the City Council.

1668 And Staff is prepared to answer any questions. And, Staff recommends approval.

1669 **Chairperson Botel:** Thank you, Mr. Evans. Any questions? [Pause]. Any
1670 questions?

1671 **Councilperson Lanier:** Madam Chair?

1672 **Chairperson Botel:** Yes. Go ahead.

1673 **Councilperson Lanier:** Yeah. I had some issues with this initially from the... Let me
1674 put my camera on.

1675 **Chairperson Botel:** Thank you.

1676 **Councilperson Lanier:** I had some, I had some..., a problem with this initially in buying
1677 this particular property. I knew that it was supposed to be the Library, and it was
1678 supposed to be for the YEP program but I had issues with the location of the property,
1679 where it was on Congress, given the number of accidents that have happened in that
1680 location, especially for young people. And, I still feel the same way about purchasing this
1681 property and I do not support it.

1682 **Chairperson Botel:** Thank you. Any other comments? [Pause]. Madam Clerk...

1683 **Chair Pro Tem Lawson:** Madam Chair?

1684 **Chairperson Botel:** Oh, go ahead, Mr. Lawson.

1685 **Chair Pro Tem Lawson:** Thank you. Mr. Evans, the COVID plan, do we have that in
1686 place for opening this Library? I know that we said we wanted to try to get this done by
1687 end of February.

1688 And, also follow up to that, how long will the Library be at this [stammer] location?

1689 **City Manager Evans:** I didn't hear the last question you...

1690 **Chairperson Botel:** Could you repeat the last thing you said, Mr. Lawson?

1691 **Chair Pro Tem Lawson:** Do we have a COVID plan in places for opening the Library in
1692 February? And, how long will the Library be at this current location?

1693 **Chairperson Botel:** Oh.

1694 **City Manager Evans:** We...

1695 **Chairperson Botel:** Do...

1696 **City Manager Evans:** ...we do have a COVID plan that we are building out for the
1697 use of this particular facility. We have conversations with other peers. Some of them
1698 have their facilities open with limited capacity numbers, but we are looking to build a
1699 robust plan that ensures that patrons can utilize the Library that there is appropriate
1700 sanitation, stations that are in the facility, and that we don't create a situation where there
1701 are a number of people in the facility. Also, providing for drive up services versus
1702 somebody having to come into the Library. So, we are working on a plan, and the plan
1703 will be ready prior to the opening of the facility.

1704 As it relates to the duration that we anticipate utilizing this particular space, on an
1705 aggressive timeline. We think that it would take anywhere between three to four years to
1706 construct a new municipal facility and that's why, you know, some of the conversations
1707 that we had earlier today is important to get some direction from the Board to how we can
1708 move forward, 'cause, the faster we can start making decisions on where the long-term
1709 facilities will be constructed, the faster we can then move out of some of the temporary
1710 facilities that we're gonna have to either acquire or construct to accommodate it. But
1711 hopefully, in a three to five-year window, we would be moving into the new Library facility.

1712 **Chairperson Botel:** Anything else, Mr. Lawson?

1713 **Chair Pro Tem Lawson:** Yes, Madam Chair. So was kinda torn. After speaking with
1714 Mr. Evans and just doing some additional research, I was torn on this project. My concern
1715 is that we're gonna spending two million to build out a Library, which is gonna be
1716 underutilized, if at all. 'Cause a lot of usage for libraries is going digital. First concern.
1717 And then, YEP, I know that we wanna try to relocate it into one major hub but I think that
1718 two to three year project, if we expedite the development of our City Hall, our Library and
1719 our facilities, our permanent facilities, I think we can make do. Because, I think it's a great
1720 investment, real estate wise, but for the City to take on this risk, I, I'd rather us build ten
1721 single families on our parcels, than spending the two million on the Library that we're
1722 gonna just try to flip in regards to three to five years.

1723 So, I can't support a Library purchase at this location for that price right now. I just
1724 think we have better usage of that \$2MM that we could possibly do other things.

1725 Thank you, Madam Chair.

1726 **Chairperson Botel:** Thank you. Anything else? Madam Clerk.

1727 **City Clerk Anthony:** Councilperson Lanier?

1728 **Councilperson Lanier:** No.

1729 **City Clerk Anthony:** Councilperson McCoy?

1730 **Councilperson McCoy:** Yes.

1731 **City Clerk Anthony:** Councilperson Miller-Anderson?

1732 **Councilperson Miller-Anderson:** Yes.

1733 **City Clerk Anthony:** Pro Tem Lawson?

1734 **Chair Pro Tem Lawson:** No.

1735 **City Clerk Anthony:** Chair Botel?

1736 **Chairperson Botel:** Yes.

1737 **City Clerk Anthony:** That motion is approved with Councilpersons Lanier and
1738 Lawson dissenting.

1739 **DISCUSSION AND DELIBERATION**

1740 **8. City Clerk Anthony:** Madam Chair, Members of the Board we're now down
1741 to Item No. 8.

1742 **City Clerk Anthony:** **PEANUT ISLAND UPDATE AND REQUEST FOR**
1743 **DIRECTION AND AUTHORIZATION TO NEGOTIATE WITH THE PORT OF PALM**
1744 **BEACH.**

1745 **JONATHAN EVANS, CITY MANAGER, 561-812-6590**

1746 **City Clerk Anthony:** Madam Chair, Members of the Board, there are no public
1747 comments on this Item. The acceptance of public comments on this Item is now closed.

1748 **Chairperson Botel:** Thank you. Mr. Evans.

1749 **City Manager Evans:** Madam Chair, Members of the Board, this Item is to seek
1750 direction and authorization for myself and the City Attorney to begin negotiations for the
1751 purposes of entering into a lease or a deed for the property, referred to as Peanut Island.
1752 More specifically, the area that encapsulates the old Coast Guard facility, the President
1753 John F. Kennedy nuclear fallout bunker, as well as the Boathouse. In our conversations
1754 with the Port of Palm Beach that go back pre-COVID-19, we had the conversations with

1755 the Port about the possibility of the City of Riviera Beach assisting in facilitating the
1756 restoration of those historic facilities. We've continued to have conversations with the
1757 Port about the City's interest to allow for an opportunity for the City of Riviera Beach to
1758 work with other municipalities, and even the county government, to effectuate the
1759 improvements that are necessary to bring this gem back to life.

1760 In our most recent discussions, in an Item that we brought before the Board some
1761 time ago, Staff was requesting the same direction and we received an email from county
1762 staff, with regards to some concerns. City Staff has assembled a joint work team with the
1763 county to discuss some of the items that have cause for some challenging elements with
1764 respect to us being able to move forward to address some of the items that are contained
1765 in Ordinance, Resolutions, as well as making sure there's consistency with Palm Beach
1766 County's Comp Plan and land development regulations.

1767 We believe that there is immense opportunity, that does not come with some
1768 challenges, that staff believes that we can work through some of those challenges with
1769 the opportunity to be a partner with whomever is interested to move forward with
1770 ecotourism, to look to preserve these historic facilities, and to work with our partners at
1771 the Port of Palm Beach to see this all happening. The Port is at a point where they do
1772 want the City of Riviera Beach to come to a conclusion with regards to its desires and its
1773 interest in moving forward with the property. We know that there are some Code related
1774 issues that will have to be remedied, and so, we would have to work with the county and
1775 work with the Port to try to cure some of those.

1776 We are also in the process of looking how we can conceivably look to maintain the
1777 parcel, as well as what is necessary to proceed forward with getting grant funding. From
1778 everything that I've heard through multiple entities, there is a lot of interest and desire to
1779 assist the City of Riviera Beach in bringing these historical facilities back to what we would
1780 hope them to be, as well as to look to program and create some synergy on the Island.

1781 So, at this particular moment, Staff is requesting the authorization to move forward
1782 with negotiations with the Port of Palm Beach, with the hope to come to terms with respect
1783 to a deed agreement, or a lease agreement..., a long-term lease. Both of these will allow
1784 for us to go and pursue funding through the state, and maybe even some funding, as well
1785 as some philanthropic organ'..., organizations and some private sector entities that are
1786 interested in facilitating what we're trying to accomplish here on the Island.

1787 So, at this point, Staff is prepared to answer any questions and Staff is
1788 recommending approval to allow for the City Manager and the City Attorney to negotiate
1789 on behalf of the City for the purposes of securing a deed or lease agreement with the Port
1790 of Palm Beach.

1791 **Chairperson Botel:** Thank you, Mr. Evans. Did you wanna mention that we were
1792 approached to engage in a dialogue with the Town of Palm...

1793 **City Manager Evans:** Yeah.

1794 **Chairperson Botel:** ...Beach and the Town of Palm Beach Shores?

1795 **City Manager Evans:** Yes, Madam Chair. We, we have had conversations, most
1796 recently as of today, about interest from other municipalities about working in a
1797 collaborative effort to assist and work together to see some items restored on the Island.
1798 Additionally, one of the things that we've also had the conversation at the City Manager
1799 level about opportunities to make sure that what we do, or what we look to propose on
1800 the Island, is not something that creates an adverse impact to the surrounding
1801 communities, but also, it's consistent with our vision for ecotourism, passive recreation
1802 and consistent with activities and operations that are currently present on the Island, or
1803 present at other parks in Palm Beach County.

1804 So, there is a group of folks that are interested in working with the City. We will
1805 entertain that meeting and have conversations with them, just for the purpose of exploring
1806 if there is a true desire to work with us, then we certainly will work with whomever is on
1807 the team to make sure that we can get these facilities back up to the standard that we
1808 would expect. And certainly, it will be a nice amenity to add to our existing parks
1809 infrastructure.

1810 **Chairperson Botel:** Thank you. Any questions or comments from Council
1811 Members?

1812 **Councilperson McCoy:** Yeah.

1813 **Chairperson Botel:** Mr. McCoy.

1814 **Councilperson McCoy:** Mr. Evans, so have we, or anyone independent of the Port,
1815 had an assessment of this? For the physical attributes and what needs to be, I guess,
1816 taken care of for the renovations?

1817 **City Manager Evans:** Yes, sir. We have had the opportunity to have representatives
1818 from our Building Department, our Fire Department, our Parks & Recreation Department,
1819 as well as, I believe, Mr. Bailey has also visited the site to look at what are some of the
1820 improvements that are necessary. The good thing about the facility, it is a wooden
1821 structure, so most of the work is carpentry work. Obviously, there's some cost that would
1822 be associated with getting the goods over onto the Island, some improvements that would
1823 have to occur as it relates to water and sewer. The original proposal when it was provided
1824 when it was inspected, was about \$4.7MM to restore all the facilities for the purposes of
1825 allowing for the public to have access to those facilities. And that number, we anticipate,
1826 is probably about..., the market has probably shifted about twenty percent. So it's roughly
1827 about twenty percent more, but there is some things in there that certainly can be
1828 remedied at a lot cheaper cost per square foot than original was proposed.

1829 Additionally, we have been approached by multiple entities and multiple granting
1830 entities that would look to help offset the cost associated with this endeavor. And that's
1831 why the intent behind the agreement is a long-term lease agreement, or a deed because
1832 that gives us enough flexibility to go out to the market to get some assistance for some
1833 grant funding, as well as some private contributions. And there is some nonprofit entities,
1834 and some for profit entities that have made some contact with the City to express their

1835 interest in facilitating the improvements to the, to the Kennedy bunker, as well as the
1836 Boathouse and the historic Coast Guard facility. So, what we would probably look to do
1837 is have some type of solicitation that looks to facilitate a relationship with some partners
1838 that can conceivably bring the capital to the table, as well as pursue grant funding through
1839 some of the grant entities that we do have.

1840 And, in our Recreation Department, we've been very successful in obtaining
1841 grants, I think to the tune of one point five to \$1.8MM over the last couple of years. So,
1842 we do believe that some of the cost that would be required to renovate the facilities will
1843 be underwritten by other agencies.

1844 **Chairperson Botel:** Thank you. Any other comments by Council?

1845 **Councilperson McCoy:** Yes. That was just the very...

1846 **Councilperson Lanier:** Madam Chair? Oh, I'm sorry.

1847 **Chairperson Botel:** Mr. McCoy is not finished. Just hold on one second please.

1848 **Councilperson McCoy:** I'm sorry, Mr. Evans, I asked a question and you said so much
1849 I forgot if you answered it.

1850 **Chairperson Botel:** Well, you have to pay attention.

1851 **Councilperson McCoy:** [Chuckle]. No, I did hear you say it, but..., so, Mr. Evans, the
1852 discussions that you've had with the other municipalities, what, what is their involvement?
1853 Are they gonna be bringing in or helping support the initiative of seeking dollars? What
1854 exactly is their, their, their role in the process?

1855 **City Manager Evans:** The, the intent is that they are interested in assisting in
1856 facilitating the renovations to the facility. The one caveat is that there may be a desire to
1857 have controlling interest on the Island, in the event that those investments occur. So, we
1858 are gonna entertain the conversations and the discussions, but we don't want to put
1859 ourselves in a situation where we abrogate the authority or the abilities of the City to utilize
1860 the space or to create activities on the space for the purposes of entering into certain
1861 types of arrangements. So, three's, there's been discussions at the level where maybe
1862 an MOU and there's a committee that's formulated for the purposes of discussing what,
1863 in fact, Peanut Island can look like, and what it will look like and who will be responsible
1864 for operating it and the like. But, we don't wanna get that far ahead, and we don't want
1865 to accept contributions that have stipulations that adversely impact what the long-term
1866 vision we have for the site to be.

1867 So, we're gonna entertain those conversations with other government entities and
1868 other private funders but we certainly want to make sure that the City of Riviera Beach
1869 and its interests on the property still remains the number one spot, as it relates to the
1870 discussion points.

1871 **Councilperson McCoy:** Mr. Evans, that sounds good in theory but the, the one
1872 challenge that we can think of is the county's current regulation on zoning in their
1873 Comprehensive Plan. So, how does that play into what you're suggesting, or what's being
1874 proposed because I don't wanna put forth all these efforts and discussing and negotiating
1875 and even coming up with a lease if we can't even convince the seven commissioners that,
1876 you know, we need a little bit more latitude to do something that's gonna be, you know,
1877 something that folks wanna actually come to Peanut Island for. You know? I mean,
1878 truthfully, the Island is there because it's unique. Right? Well, I guess, the, the big thing
1879 about Peanut Island is that it's unique. You're not gonna find it probably anywhere, you
1880 know, in South Florida. But I wanna be able to.., if this is something that we're doing
1881 along with other municipalities, that we're making the best use out of it and not just the
1882 bunker. You know, obviously, if there was some recreational activities that can go on, on
1883 one side of the Island and it can be beneficial that, you know, we share as, I guess, the
1884 three municipalities and the programming and [stammer] any revenue that it generates,
1885 I'm okay with that but I just am really concerned that we would get into something, you
1886 know, number one. And then, for.., if there's some reason that one of the other
1887 municipalities, because of what reason, whatever reason, backs out, then now we're
1888 stuck with, with now picking up the extra leg.

1889 And then not only that, I don't wanna get it just for the sake of saying that we are
1890 currently operating this lease. Let'.., let's make it the best waterfront City in which to live,
1891 work and play, and make it something that folks really wanna come to. Similar to how..,
1892 I'm calling the county because I seen a commercial and they highlighted, 'Visit Palm
1893 Beach,' and they talked about all these other places, and then when it came to the one
1894 location in our City, they said, 'And this is Phil Foster Park.' That made me feel a little
1895 salty. You know? So, I wanna make sure that when somebody advertises it, it's gonna
1896 be Riviera Beach. You're gonna have to access it through the Riviera Beach Marina.

1897 So, I, I'm, I'm a little, I guess I'll say I'm cautiously optimistic. I would like to see it,
1898 you know, turn into something great that we can all be proud of, but I don't want it to be
1899 the sole responsibility of us because I'm sitting here thinking about maybe last week or
1900 the week prior when I was driving down Broadway and I had to go around this sink hole.
1901 We have real problems that we have to address in Riviera Beach and I don't want this to
1902 become another department in the City that we have to fund with taxpayer dollars. And
1903 even if you think that it's just the money, I don't even really would like to see that we're
1904 spending a lotta Staff time and resources unless we got buy-in from other organizations
1905 that's willing to sit at the table and, you know, have those tough conversations and figure
1906 out what needs to happen. But, it has to be a collaborative.., it has to be a collaborative
1907 effort for me, in order for me to support that, Mr. Evans.

1908 So, those are my thoughts and concerns on it.

1909 **Chairperson Botel:** Thank you. Anyone else? [Pause]. Councilwoman Lanier or
1910 Lawson?

1911 **Councilperson Lanier:** Yes.

1912 **Chairperson Botel:** Go ahead.

1913 **Councilperson Lanier:** Yeah. I wanted to say that I think that..., I think that it's a good
1914 time now to move forward with this idea. I think that we have to start looking at what they
1915 consider to be post-pandemic tourism, that this is not going to be..., we're not gonna have
1916 this type of situation forever, and that we have to start now looking at that type of tourism
1917 for the City. I think that [stammer] it can also function as..., excellent as a regional park
1918 for the City.

1919 And let me ask this question. Is there any way that we..., it can be annexed and
1920 bring..., and [inaudible] to the CRA? Is that a possibility?

1921 **Chairperson Botel:** Mr. Evans.

1922 **City Manager Evans:** Madam Chair and Members of the Board, there, there's
1923 certain things that Staff is still exploring, and before we can be able to give a definitive,
1924 we need to do a little bit more research on that. But, you know, we have had initial...,
1925 additional conversations and discussions as part of our joint meeting with county
1926 representatives, but we, we are doing some research about that. And that may be a
1927 possibility down the road, but we would have that conversation with the Board if that's a
1928 direction that we would choose to go.

1929 **Chairperson Botel:** Thank you. Anything else?

1930 **Councilperson Lanier:** Yeah. I... Yeah. I was asking that because, you know, we
1931 can..., we can use our TIF dollars to incentivize development for that Island. But that was
1932 one of the questions I wanted to ask him.

1933 But I also wanted to say that, you know, we do have to be careful of what they
1934 consider to be..., what they consider to possible restrictions. We want to move forward
1935 with this but we also, as Mr. McCoy has..., Councilman McCoy has stated, that we want
1936 to be able to take ownership of it, in a sense that it is a product of Riviera Beach and that
1937 it is mentioned as such, in terms of we, we look at this property to be something that the
1938 City of Riviera Beach can use for our tourism.

1939 But I do think that it's feasible to move forward. I think that it is feasible to start
1940 looking at, not just for Peanut Island, but, you know, in terms of the entire City for what...,
1941 to be considered as [inaudible].

1942 Those are my thoughts.

1943 **Chairperson Botel:** Thank you. Anything else?

1944 **Chair Pro Tem Lawson:** Madam Chair?

1945 **Chairperson Botel:** Yes, Mr. Lawson.

1946 **Chair Pro Tem Lawson:** Thank you. Many, many months ago we talked about the
1947 Peanut Island project and Mr. Evans has been working diligently with trying to get this
1948 moving forward. My thought process, in [stammer] what Councilman McCoy stated in
1949 regards to us just kinda reclaiming the land that we have in our community and around
1950 our community. Phil Foster, was something that's kind of a, a, a sore point, for me with
1951 the fact that we don't have ownership or management rights, operating rights of Phil
1952 Foster in, in our border of our City. This'll give us an opportunity to take back some of the
1953 land that it's adjacent to and within the City limits, and I think that it would be a great
1954 attraction for us to be able to bring tourism, attract tourism. I would like for Mr. Evans to
1955 hear out some of the other concerns of some of the surrounding municipalities, but I want
1956 us to have controlling rights, to be able..., for naming rights and for decision making, with
1957 what direction we wanna go.

1958 So, I would love to give Mr. Evans direction to continue to vet this project, to put
1959 together a proposal in regards to budget, cost and other partnerships that we can work
1960 with when it comes to grand funding and opportunities of development. But, I would like
1961 for us to move forward with it, and I think the time is now. We've addressed a lot of
1962 concerns at previously [inaudible] with staffing, executive directors and also we're starting
1963 to address some of the concerns of development, but within our, our dilapidated buildings,
1964 City Hall, Fire and Police. Those are on the table as well. So, I think it's the prime
1965 opportunity for us to move forward.

1966 **Chairperson Botel:** Thank you. Anything else? I would be remiss if I did not say
1967 that many people are not aware of the fact that we are not accepting emailed public
1968 comments. I did receive a public comment from someone who was still under the
1969 impression that we would be reading them. So, if you will indulge me, I will read this one.
1970 It comes from Susan Bennett.

1971 **Councilperson Miller-Anderson:** Madam Chair?

1972 **Chairperson Botel:** Yes.

1973 **Councilperson Miller-Anderson:** I just caution you in doing that because if you're
1974 going to set a precedent in doing that,...

1975 **Chairperson Botel:** Okay.

1976 **Councilperson Miller-Anderson:** ...you will continue to have that issue...

1977 **Chairperson Botel:** Yeah. Well, I'm gonna tell people...

1978 **Councilperson Miller-Anderson:** ...[inaudible]...

1979 **Chairperson Botel:** From, from this day forward, this is the last day we'll ever be,
1980 you know, be...

1981 **City Attorney Wynn:** Madam Chair?

1982 **Chairperson Botel:** ...be advised... Yeah?

1983 **City Attorney Wynn:** I don't think we read the last one.

1984 **Chairperson Botel:** Okay. Then I'll say...

1985 **City Attorney Wynn:** [Inaudible].

1986 **Chairperson Botel:** ...that we did receive a..., we did receive a public comment. It
1987 will be put into the record.

1988 **City Attorney Wynn:** Correct.

1989 **Chairperson Botel:** Thank you. That's how we handled the last one. Thank you.
1990 But please, public, be advised that we are no longer accepting public comments via email.

1991 Thank you.

1992 Now, Mr. Evans, there is a Resolution in our backup. Would you like someone to
1993 make a motion to accept this Resolution as it is written?

1994 **City Manager Evans:** Yes, Madam Chair.

1995 **Chairperson Botel:** Okay.

1996 **Councilperson McCoy:** Oh well, I..., I'm sorry. I didn't even read the Resolution. I
1997 thought it was just a presentation, just discussion.

1998 **Chairperson Botel:** Madam Clerk, do you wanna read the Resolution?

1999 **City Clerk Anthony:** Hold on. Let me pull it up 'cause I wasn't [stammer]...

2000 **Chairperson Botel:** I mean, I can read it.

2001 **City Clerk Anthony:** That's okay, Madam Chair. I have everything on..., I can pull
2002 it up on my phone.

2003 [Pause]

2004 **Councilperson McCoy:** Madam Chair?

2005 **Chairperson Botel:** Yes.

2006 **Councilperson McCoy:** I wanna ask... So, I heard something..., we, we had some
2007 background noise, it sounded like someone had played something regarding the election.
2008 I wanna know if they have an update on the election results.

2009 [Inaudible comment]

2010 **Councilperson McCoy:** Oh, okay. I withdraw my question.

2011 [Chuckles]

2012 **City Clerk Anthony:** Madam Chair, Members of the Board, the Resolution in the
 2013 backup reads: Resolution Number 104-20. A Resolution of the City Council of the City
 2014 of Riviera Beach, Palm Beach County, Florida authorizing the City Manager to conduct
 2015 negotiations for a deed and/or lease agreement leading to a deed for the acquisition by
 2016 the City of Riviera Beach of certain property on Peanut Island, described as Coast Guard
 2017 facility, comprised of the Coast Guard stationhouse, Boathouse, Kennedy bunker and
 2018 dock from the Port of Palm Beach and comprising approximately five acres, generally
 2019 identified by Parcel Control Number 00-43-42-27-00-000-3010, not including title to
 2020 Peanut Island Road and located in the intracoastal waterway approximately one thousand
 2021 feet northeast of the Port of Palm Beach, and approximately fifteen hundred feet due west
 2022 of the Lake Worth Inlet for the proposed restoration, operation, management, and
 2023 maintenance of Peanut Island and its facilities, and providing for an effective date.

2024 **Councilperson Miller-Anderson:** So moved.

2025 **Councilperson McCoy:** Second.

2026 **Chair Pro Tem Lawson:** Second.

2027 **Chairperson Botel:** Thank you. Any other questions or comments? [Pause].
 2028 Madam Clerk.

2029 **City Clerk Anthony:** Councilperson McCoy?

2030 **Councilperson McCoy:** Yes.

2031 **City Clerk Anthony:** Councilperson Miller-Anderson?

2032 **Councilperson Miller-Anderson:** Yes.

2033 **City Clerk Anthony:** Councilperson Lanier?

2034 **Councilperson Lanier:** Yes.

2035 **City Clerk Anthony:** Pro Tem Lawson?

2036 **Chair Pro Tem Lawson:** Yes.

2037 **City Clerk Anthony:** Chair Botel?

2038 **Chairperson Botel:** Yes.

2039 **City Clerk Anthony:** Unanimous vote.

2040 **Chairperson Botel:** Thank you.

2041 **DISCUSSION BY CITY MANAGER**

2042 **Chairperson Botel:** Any discussion by... Oh. We do have Ms. Noel, much to my
2043 chagrin, about to make a Census Challenge report. I know where this is going.

2044 [Chuckles]

2045 **Councilperson McCoy:** Okay. So, we gotta...

2046 [Inaudible comment]

2047 **Councilperson McCoy:** ...oh, a un-Agenda presentation?

2048 **Chairperson Botel:** Yes, we do. It's coming under the City Manager's section, Mr.
2049 McCoy. With the City Manager...

2050 **Councilperson Miller-Anderson:** I take it he didn't win.

2051 **Chairperson Botel:** With the City Mana'...

2052 [Inaudible] comment]

2053 **City Manager Evans:** You'd appreciate this presentation, Councilman McCoy.

2054 [Chuckles]

2055 **Councilperson McCoy:** Does it come with a gift? Or a prize?

2056 **Councilperson Miller-Anderson:** We take gifts now?

2057 **Chairperson Botel:** [Inaudible].

2058 **Councilperson Miller-Anderson:** [Inaudible].

2059 **Assistant to the City Manager Noel:** Alright. Good evening, Mayor, Chair, City
2060 Council, everyone that's joined us this evening. Per your request since our last meeting,
2061 I know you wanted an update on your 2020 Council Census Challenge. So, with that
2062 being said, just before I begin, I do wanna thank you all, and Staff, that has played a role
2063 in all of the various Census activities that we've completed this year. As you know, this
2064 is a every ten-year opportunity and, even amid a worldwide pandemic, I think that we
2065 certainly did the best we could to engage our community, get them aware and provide
2066 them the opportunity to really get themselves counted for the 2020 Census Challenge.

2067 So, with that being said, I'm gonna go ahead and just kinda get started with regards
2068 to the rankings for your 2020..., for your Census Challenge. Just so everyone's aware,
2069 the challenge began August 6th and it ended October 5th, the last day of the Census. And,
2070 with that being said, each of you were assigned Census tracts that you were responsible
2071 for, in terms of increasing the percentage of the self-responses. So, with that being said,
2072 I'll go ahead and get started with the rankings. So first, we have Councilperson McCoy

2073 coming in at first place. And he had an overall [stammer] percentage increase of 8.31
2074 percent. In second place, we have Mayor Felder, coming in at a overall increase of 7.9
2075 percent. And then, coming in at third place, we have Councilperson Lawson, coming in
2076 at 7.8 percent. Then, at fourth place, Councilperson Lanier, coming in at 6.3 percent. At
2077 fifth place, Councilperson Miller-Anderson, coming in at 6 percent. And then, finally at
2078 sixth place, Councilperson Botel, coming in at 4.5 percent.

2079 So, as an overall response rate, as a City self-response rate, I have to make that
2080 clear, we're at 53.5 percent. That's just self-response. We have until, I think, April 1st of
2081 next year to hear from the Census as to what our complete count is for our specific City.
2082 So, from what I understand, they're still collecting and gathering data state by state by
2083 December 31st.

2084 So, with that being said, if you have any questions, comments, feel free to share.

2085 **City Manager Evans:** Madam Chair, if I may? Chairperson Botel has filed a lawsuit
2086 in each of...

2087 [Chuckles]

2088 **City Manager Evans:** ...in each of the Districts.

2089 **Chairperson Botel:** I want a recount.

2090 **City Manager Evans:** In each of the Districts.

2091 **Chairperson Botel:** I want a recount.

2092 **Councilperson Miller-Anderson:** [Inaudible]...

2093 **Chairperson Botel:** I demand a recount.

2094 **City Manager Evans:** Demanding a..., demanding a recount.

2095 **Chairperson Botel:** [Chuckle]. Thank you.

2096 **Councilperson Miller-Anderson:** I was [inaudible] on that.

2097 **City Manager Evans:** But, but...

2098 **Chairperson Botel:** Thank you.

2099 **City Manager Evans:** But, one of the things, to, to Ms. Noel's credit, she did an
2100 exceptional job...

2101 **Chairperson Botel:** Yes.

2102 **City Manager Evans:** ...in managing the project. And, and, Ms. Noel, correct me if
2103 I'm wrong, the, the Secretary actually was interested in the activities that we did here in

2104 Riviera Beach and wanted to recognize the City for the efforts. If you can just speak on
2105 that...

2106 **Assistant to the City Manager Noel:** Yeah. Certainly.

2107 **City Manager Evans:** ...[inaudible].

2108 **Assistant to the City Manager Noel:** So, the regional Census, I guess, organization,
2109 was interested in this particular challenge because they're always looking for different
2110 ways to recognize different communities that are taking on creative means to really
2111 engage their community. And so, when they heard about the Census Challenge, they
2112 were asking us about how it was going and things like that. And then even prior to that
2113 request, which is fairly recent, we were highlighted in one of their newspapers when we
2114 did our Census concert. So that was actually recognized throughout the region.

2115 So, we've done practically close to fifteen different activities within our own
2116 resources. To name a few, the Census call center. We had Staff assigned to really call
2117 thousands of accounts., phone numbers in the City; we've had promotion at our different
2118 distribution sites, where we had thousands of people coming in for food and masks. You
2119 name it, we've done practically any and everything you can think of.

2120 **Unk.:** [Inaudible].

2121 **Chairperson Botel:** Thank you, Ms. Noel. You are to be commended.

2122 **Assistant to the City Manager Noel:** Thank you.

2123 **Chairperson Botel:** Excellent job.

2124 **Assistant to the City Manager Noel:** Thank you.

2125 **Chairperson Botel:** Appreciate it. Any other discussion by City Manager?

2126 **City Manager Evans:** Yes, Madam Chair. Just a couple of brief announcements.
2127 On Wednesday, December 9th, which is normally your regular CRA meeting, there will be
2128 a joint meeting with the Town of Lake Park and the CRA Board to discuss the Nautilus
2129 220 project, and opportunities to work together, collaboratively, as it relates to the
2130 Broadway corridor. So, I did want to inform you on that. And we're working with the Town
2131 Manager to solidify the presentations.

2132 Immediately following that meeting there will be one Item on your Agenda, and that
2133 is the update on Marina Phase 2. The individuals are to provide their report by the 24th
2134 of November, and then Mr. Fishkind will do his analysis, and then we will have a meeting
2135 with the Board to bring you up to speed and request direction on how to proceed.

2136 On November 14th, which is a Saturday, we have your day booked. Parliamentary
2137 procedures is the first part of your day, and then the second part of day is going to be
2138 Charter amendments. If there are any specific provisions in the Charter, or section of the

2139 Charter that you would like to discuss, if you would kindly email myself and the City
2140 Attorney so we can make sure we have those items and those sections in the Charter
2141 queued up, and so we can make good use of your time to be able to work on drafting the
2142 appropriate language. 'Cause if I'm not mistaken, Madam Clerk, we would have to have
2143 first and second reading in December., or, first reading would be first of December, first
2144 week [stammer] in December. And then, our second meeting, and then, it has to be
2145 provided to the Supervisor of Election by...

2146 **City Clerk Anthony:** Okay. I think you kind of got the dates mixed up. [Chuckle].
2147 The first reading needs to be done the second meeting of this month. And then the
2148 adoption needs to be done the first meeting in December. Our qualifying [inaudible]
2149 December 8, 2020 at 12:00 noon. And I would have to have the question to Ms. Sartory
2150 Link. The same day that I submit the name and no later than that Frida, which is
2151 December...

2152 **Councilperson McCoy:** 4th.

2153 **City Clerk Anthony:** Nine, ten... December 11th. The Tuesday's that 8th,
2154 Wednesday's the 9th, Thursday's December 10th..., December 11th.

2155 **City Manager Evans:** So, yes. Just to.., and thank you, Madam Clerk, for.., to
2156 correct me. So, we would have it to you your second meeting. We would have the
2157 workshop on the 14th, the Ordinance would have to be ready to go for their second
2158 meeting in November...

2159 **City Clerk Anthony:** November.

2160 **City Manager Evans:** ...for first reading. And then, second and final reading will be
2161 your second meeting in December for the purposes of getting it on the ballot in March for
2162 the electorate to consider. So, if you have any ideas and thoughts, we can certainly
2163 synthesize those and have them in a format where it's almost ready to go in, in propose
2164 ballot form. And then the Board can decide how many questions, or what questions, they
2165 want to pose to the voters, to move forward on that.

2166 **Chairperson Botel:** Mr. Evans, will you be providing us with those Charter
2167 revisions that were proposed by the original Charter Commission, the last time, that were
2168 voted down? I think there were fi'.., there were a total, [stammer] if I'm recalling correctly,
2169 they proposed a total of nine. I think four of them passed the Council and got on the
2170 ballot. Am I right about that, Ms. Miller-Anderson?

2171 **City Manager Evans:** I believe so.

2172 **Councilperson Miller-Anderson:** [Inaudible].

2173 **City Manager Evans:** We can provide you with the...

2174 **Chairperson Botel:** Something.

2175 **City Manager Evans:** ...the information.

2176 **Chairperson Botel:** If we... Yeah. It would be good to at least look at what the
2177 previous Charter Commission... Perhaps Super Eight can...

2178 **City Manager Evans:** And, and this, this Charter initiative is gonna be you, as the
2179 elected body, but obviously, you know, you can take those in, you know, those items in
2180 there into account and, and determine if you wanted to...

2181 **Chairperson Botel:** Right.

2182 **City Manager Evans:** ...present those.

2183 **Chairperson Botel:** So we have to look at.

2184 **City Manager Evans:** Right.

2185 **Chairperson Botel:** Thank you.

2186 **City Manager Evans:** Also, we have, on the CRA side, we.., our meeting is
2187 scheduled for.., it's been rescheduled 'til November 12th. November 11th is going to be
2188 our Veteran's Day ceremony here in Bicentennial Park. And so, you have already
2189 received the information from Staff to save the date. It will be a ceremony that will be
2190 conducted outside. One of the things that we will be putting out here in the next couple
2191 of days, is anyone that is a Veteran in our community, we're gonna have a special police
2192 and fire escort from City Hall to the.., to Bicentennial Park for all our men and women that
2193 have served in our United States Armed Services. So, that's a great way to welcome
2194 them and giving them the Hero's Welcome that they deserve. So, it is scheduled for
2195 November 11th at 11:00 a.m. and we plan to keep you for approximately about an hour.

2196 The other item is, I will send out a doodle poll to the Board, to get your input with
2197 regards to a workshop to discuss the design elements concerning the City facilities that
2198 we discussed today. And then, we'll make sure that we have the previous modification'..,
2199 or, the previous slides that were provided back in 2017, the modified slides, and then the
2200 Board can decide to make any tweaks and modifications at that meeting. And then, based
2201 on that, we can move forward and share it with the, the community. So, I'll, I'll send that
2202 information out as quickly as possible.

2203 And, with that, Madam Chair, that concludes my updates.

2204 **Chairperson Botel:** Thank you.

2205 **DISCUSSION BY CITY ATTORNEY**

2206 **Chairperson Botel:** Discussion by City Attorney.

2207 **City Attorney Wynn:** Yes, Madam Chair. Just briefly. I failed to mention at the
2208 beginning of the meeting that the.., Mayor Felder, Councilperson Lanier and Lawson are

2209 all appearing virtually as a reasonable accommodation under the ADA, and that this is,
2210 therefore, not considered an absence for these Members.

2211 **Chairperson Botel:** Thank you.

2212 **City Attorney Wynn:** Thank you.

2213 **CITY COUNCIL COMMITTEE REPORTS**

2214 **Chairperson Botel:** City Council committee reports. Anyone?

2215 **Councilperson Lanier:** Yeah. We will be having a, a Health & Human Services
2216 Committee meeting next Tuesday. We will have some conversations about the next
2217 testing for the City and, and the..., also have some conversations about offering antibody
2218 tests for residents.

2219 **Chairperson Botel:** Thank you. Anyone else? I., we've been having weekly
2220 Tourism Committee meetings. We're developing a list of potential partners in that
2221 endeavor and will continue to meet weekly until we get a better sense of where we're
2222 going, and then we'll meet monthly. We've been using the services of Don Kolodz,
2223 formerly of Discover the Palm Beaches.

2224 **STATEMENTS BY THE MAYOR AND CITY COUNCIL**

2225 **Chairperson Botel:** Any statements by the Mayor and City Council starting with
2226 the Mayor. Mayor, do you have any statements?

2227 **Mayor Felder:** No..., no comments, Madam Chair. Thank you.

2228 **Chairperson Botel:** Thank you. Councilman Lawson, any comments?

2229 **Chair Pro Tem Lawson:** No comments, Madam Chair. Thank you.

2230 **Chairperson Botel:** Councilwoman Lanier, comments?

2231 **Councilperson Lanier:** I just wanted to make sure that the residents are aware that
2232 COVID-19 is still mainly in, in this country, that they..., that the numbers are going up not
2233 down, and that they are to be ever vigilant in terms of protecting themselves against this
2234 virus.

2235 **Chairperson Botel:** Thank you. Councilman McCoy?

2236 **Councilperson McCoy:** Yes. Thank you, Madam Chair. I was gonna sing a solo, but
2237 I don't think I can hold a tune, so I'mma just go ahead and defer my comments to our
2238 honorable Chief to announce the initiative he's working on that we have scheduled for
2239 this week, Madam Chair.

2240 **Police Chief Osgood:** Thank you, Mr. Councilman. Good evening, Board.

2241 **Councilperson McCoy:** We can't hear you.

2242 **Police Chief Osgood:** [Inaudible]. I just wanna remind...

2243 **Councilperson McCoy:** You need to...

2244 **Police Chief Osgood:** ...everybody...

2245 **Councilperson McCoy:** Wait, wait. Wait.

2246 **Chairperson Botel:** Would you get a little closer to the mic? Thank you.

2247 **Police Chief Osgood:** Check, check., Alright. Don't wanna touch it. [Chuckle].
 2248 Just wanna remind everybody about the Stop the Violence initiative on Saturday. We're
 2249 meeting at Cunningham Park, 8:00 a.m. The march will convene right around 9:00 a.m.
 2250 There will be a short march, walk through the community. We initially intended to go from
 2251 park to park, starting at Cunningham Park through Goodmark Park, then back over to
 2252 [stammer] Monroe Heights Park, and then down the streets back to Cunningham Park.
 2253 However, we may experience a little rain on that day, so we're gonna make the march a
 2254 little shorter because we have some mothers who would like to speak so we're gonna get
 2255 through this pretty fast. So, please come out and join us.

2256 Thank you.

2257 **Chairperson Botel:** Thank you, Chief.

2258 **Councilperson Miller-Anderson:** Thank you.

2259 **Chairperson Botel:** Is that it, Mr. McCoy?

2260 **Councilperson McCoy:** Oh, one last thing. So, I was trying not to hear the Census
 2261 results because I wasn't trying to cause you guys any humiliation. So.

2262 [Dais exclamations]

2263 **Chairperson Botel:** Thank you so much. Councilwoman Miller-Anderson.

2264 **Councilperson Miller-Anderson:** I have no comments, other than thank you.

2265 **Chairperson Botel:** Okay.

2266 **Councilperson Miller-Anderson:** I will write that down.

2267 **Chairperson Botel:** Thank you.

2268 **Councilperson Miller-Anderson:** [Inaudible] mercy.

2269 **Chairperson Botel:** I have no comments either.

2270 **ADJOURNMENT**

2271 **Chairperson Botel:** So, I would entertain a motion to adjourn.

2272 **Councilperson McCoy:** Motion...

2273 **Chair Pro Tem Lawson:** Motion to adjourn...

2274 **Councilperson Miller-Anderson:** So moved.

2275 **Councilperson McCoy:** ...to adjourn.

2276 **Chair Pro Tem Lawson:** ...Madam Chair.

2277 **Chairperson Botel:** Madam Clerk.

2278 **Councilperson Lanier:** Second.

2279 **City Clerk Anthony:** Councilperson Miller-Anderson?

2280 **Councilperson Miller-Anderson:** Yes.

2281 **City Clerk Anthony:** Councilperson Lanier?

2282 **Councilperson Lanier:** Yes.

2283 **City Clerk Anthony:** Councilperson McCoy?

2284 **Councilperson McCoy:** No.

2285 **City Clerk Anthony:** Pro Tem Lawson?

2286 [Chuckles]

2287 **Chair Pro Tem Lawson:** Yes.

2288 **City Clerk Anthony:** Chair Botel?

2289 **Chairperson Botel:** Yes.

2290 [Gavel]

2291 **City Clerk Anthony:** [Inaudible].

2292 **Chairperson Botel:** This meeting is adjourned. Thank you.

2293 [End of video]

City Employees, Public Comment Speakers and Others

BEA Armand Truillo.....Mr. A. Truillo
Development Services Director Clarence Sirmons
Development Services Director Sirmons

Island Cove Development Mehran Farahmandpour.....Mr. M. Farahmandpour
Lloyd BrownMr. L. Brown
Chief Information Officer Chris Persaud.....Chief information Officer Persaud
Assistant to the City Manager Marsha NoelAssistant to the City Manager
Noel
Chief of Police Nathan OsgoodPolice Chief Osgood

APPROVED:

**RONNIE L. FELDER
MAYOR**

**JULIA A. BOTEL, Ed.D
CHAIRPERSON**

ATTEST:

**CLAUDENE L. ANTHONY
CERTIFIED MUNICIPAL CLERK
CITY CLERK**

**DOUGLAS A. LAWSON
CHAIR PRO TEM**

**TRADRICK MCCOY
COUNCILPERSON**

**KASHAMBA MILLER-ANDERSON
COUNCILPERSON**

**SHIRLEY D. LANIER
COUNCILPERSON**

MOTIONED BY: _____

SECONDED BY: _____

T. MCCOY _____

K. MILLER-ANDERSON _____

S. LANIER _____

J. BOTEL _____

D. LAWSON _____

DATE APPROVED: DECEMBER 2, 2020