Planning and Zoning Board Meeting
Agenda
Marina Event Center - 190 East 13th Street, Riviera Beach, FL 33404
May 15, 2025
6:30 PM

Be advised, that the meeting location is subject to change. The public is encouraged to visit the Riviera Beach Development Services Department website, https://www.rivierabch.com/government/development, for up to date information on meeting location and information.

Chairperson
William Wyly - District 3

Vice-Chair
Frank Fernandez - District 4

Board Members
Rena Burgess - District 1
Margaret Shepherd - District 2
Vacant - District 5

Alternate Members
Anthony Brown - District 1
Vacant - District 2
James Gallon - District 3
Vacant - District 4
Lucy Joseph - District 5

ADA Notice

This meeting is open to the Public. In accordance with the Americans with Disabilities Act of 1990, persons in need of a special accommodation to participate in the proceedings shall contact the Office of the City Clerk at 561-845-4090 no later than 2 days (48 hours) prior to the proceedings.

To request material in accessible format, sign language interpreters, hearing impaired accommodation, or any accommodation to review any document or participate in these proceedings, please contact the Florida Relay Services 1-800- 955-8771 (TDD) or 1-800-955-8770 (voice) for assistance.

Public Comments Information

If anyone wants to speak on an agenda item, please complete a Public Comment Card and give it to the Planning and Zoning staff prior to the Board discussion and before the public comments section is announced. In no event will anyone be allowed to submit a comment card to speak on an agenda item after the title of the item is read or considered.

Total time allotted for each member of the public to comment on each item is three (3) minutes.

Please note that the time limit for public comment may be reduced by a vote of the Planning and Zoning Board based on the voluminous nature of Public Comment Cards.

Civility and Decorum: Please be reminded that the Planning and Zoning Board is committed to civility and decorum by members of the public who attend this meeting. The Planning and Zoning Board has adopted "Rules of Decorum Governing Public Conduct during Official Meetings", which provides in pertinent part:

- Board Members shall be recognized by the Chair and shall not interrupt a speaker.
- Public comment shall be addressed to the Board as a whole and not to any individual on the dais or in the audience.
- Displays of anger, rudeness, ridicule, impatience, lack of respect and personal attacks are strictly prohibited.
- Unauthorized remarks from the audience, stamping of feet, clapping, whistles, yells and similar demonstrations shall not be permitted.
- Offenders may be removed from the meeting.
- Please mute or turn off cell phone at the start of the meeting. Failure to do so may result in being barred from the meeting.

I. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

II. **ROLL CALL**

a. Acknowledgement of Board Member absence notification
b. Acknowledgement of Board Member vacant positions

III. **ADDITIONS AND DELETIONS TO THE AGENDA**

IV. **DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF THE AGENDA**

V. **APPROVAL OF MINUTES**

VI. **UNFINISHED BUSINESS**

VII. **NEW BUSINESS**

VII.a **A Replat application to combine 3 parcels for the Marina Village Element 8 development site located at the southeast corner of Broadway and East 12th Street; 1124 Broadway Avenue (PCN: 56-43-42-33-02-000-0010 – +/-2.05 acres), 57 E. 12th Street (PCN: 56-43-42-33-02-000-0160 - +/-0.24 acres) and 1195 Avenue C (PCN: 56-43-42-33-02-000-0171 - +/-0.15 acres), for a total of +/- 2.44 acres.**
Curt Thompson, Principal Planner, 561-845-0203

Planning and Zoning Staff have reviewed the application and recommend that the Planning and Zoning Board recommend that the City Council approve the proposed Replat as submitted.

Cover Page
Staff_Report_Marina_Village_Element_8_Replat.V3.docx
Element 8. PLAT.pdf
Marina Village - Element 8 - Uniform Land Use Application.pdf
Background. Marina Village - Element 8 - Justification Statement - 2024.10.01_v2_v1 (1).pdf
Background. Element 8 Site Plan A2.0-04-23-2025.pdf
Marina Village - Element 8 - Uniform Land Use Application.pdf
Marina Village - Element 8 - Warranty Deed - ORB 8328_PG 1578_v1 (1).pdf
Marina Village - Element 8 - Legal Description_v1 (1).docx
Marina Village - Element 8 - Survey - 2024.05.25_v1 (5).pdf

VIII. **WORKSHOP ITEMS**

IX. **PUBLIC COMMENTS**

X. GENERAL DISCUSSION

a. STAFF UPDATES
b. CORRESPONDENCE
c. PLANNING AND ZONING BOARD COMMENT
    1. Upcoming Planning and Zoning Board Meeting: May 29, 2025

XI. ADJOURNMENT

Appeals

If any interested person desires to appeal any decision of the Board with respect to any matter considered at this meeting, at his or her own expense, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, F.S. The City of Riviera Beach does not prepare or provide such a record.