Planning and Zoning Board Meeting
Agenda
Marina Event Center - 190 East 13th Street, Riviera Beach, FL 33404
July 24, 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 **An ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending the City Code of Ordinances, Chapter 31 (ZA-25-0001), on behalf of Aquao Holdings LLC (applicant), approving a rezoning amendment application to rezone a ±4.27-acre parcel generally located at 1117 Broadway Boulevard (PCN 56434233360010000, 56434233360150000), between West 11th Street and West 12th Street, from a Downtown General (DG) and Downtown Core (DC) district to an Inlet Harbor Center–Planned Unit Development (IHC-PUD) zoning district; providing for applicability, conflicts, severability, and codification; and providing for an effective date and for other purposes.**
Curt Thompson, Principal Planner, 561-841-0203

Staff recommends that the Planning and Zoning Board recommends that City Council to approve the proposed rezoning.
Cover Page
1117 Staff Report to the P&Z Board.v5.docx
Uniform_Land_Use_Application_v1 (1).pdf
Warranty Deed - AQUAO Holdings LLC (1).pdf
14 - Installation of Notification Signs.pdf
19 - Mailer Notification affidavit.pdf
v2Mailer Notification.pdf
300' Owners List.pdf
300' Radius Map.pdf
Legal Description_v1.docx
TPS Letter - South Broadway.pdf
Utilities Concurrency Letter_v1.pdf
Waste Concurrency Letter_v1.pdf

VII.b **A resolution of the City Council of the City of Riviera Beach, Palm Beach**

County, Florida, approving a site plan (SP-25-0005) and special exception/Inlet Harbor–Planned Unit Development (IHC-PUD) request (SE-25-0002) from Aquao Holdings LLC (applicant) for a ±1,228,572-square-foot mixed-use development to include 508 condominium residential units with ±10,000 square feet of retail and restaurant uses, with a parking garage, on approximately ±4.27 acres of land (±186,719.74 square feet), generally located at 1117 Broadway Boulevard, between West 11th Street and West 12th Street; providing for applicability, conflicts, severability, and codification; and providing for an effective date and for other purposes.
Curt Thompson, Principal Planner, 561-841-0203

Staff recommends that the Planning and Zoning Board recommend approval of the Site Plan and Special Exception to City Council.
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1117 Staff Report to the P&Z Board.v5.docx
Site Plan_v3 (1).pdf
Landscape Plan_v3 (2).pdf
Architectural Plan_v2_v1.pdf
Civil Plan_v3 (1).pdf
Uniform_Land_Use_Application_v1 (1).pdf
Warranty Deed - AQUAO Holdings LLC (1).pdf
14 - Installation of Notification Signs.pdf
19 - Mailer Notification affidavit.pdf
v2Mailer Notification.pdf
300' Owners List.pdf
300' Radius Map.pdf
Legal Description_v1.docx
TPS Letter - South Broadway.pdf
Utilities Concurrency Letter_v1.pdf
Waste Concurrency Letter_v1.pdf

VII.c ORDINANCE NO. 57-25 **An Ordinance of the City of Riviera Beach, Florida, amending Chapter 31, "Zoning," Article I, "In General," Section 31-4, to require public notice for all site plan and special exception applications requiring a public hearing; providing for codification, severability, and an effective date.**

Juan David Suarez, Senior Planner, (561) 841-0203

Staff recommends that the Planning and Zoning Board votes to recommend approval of this ordinance by City Council.
Cover Page
Staff Report ORD_57-25.docx
Ordinance No 57-25.docx

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: August 14, 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.