Planning and Zoning Board Meeting
Agenda
Marina Event Center - 190 East 13th Street, Riviera Beach, FL 33404
August 14, 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

V.a **Planning and Zoning Board Meeting Minutes**

Staff is requesting review and approval of the June 12, 2025 Planning and Zoning Board Meeting Minutes.
13218948 .Planning and Zoning Board Meeting 061225.fullprint.pdf

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

VII.a An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving and Future Land Use Change from Recreation to Community Facility, submitted by CORE and PGAL Inc., on behalf of the City of Riviera Beach, for the purpose to construct a new Police Department Headquarters at 1621 West Blue Heron Boulevard, in the City of Riviera Beach; providing for an effective date, and for other purposes.
Juan David Suarez, Senior Planner, (561) 841-0203

Staff recommends that the Planning & Zoning Board recommend that City Council approve the amendment to the Future Land Use designation for the Riviera Beach Police Headquarters Complex from Recreation to Community Facility.
Cover Page
Police_HQ_Staff_Report_-_SP-25-0007.pz.docx
Uniform_Land_Use_Application_RivieraBeachPolice-signed.pdf
Riveria Beach Police Narrative_v1 (1).pdf
CM Signed - Agent Authorization form - CRB Police Headquarters - Aug. 2024_v1.pdf
RivieraBeach PoliceComplex PBC-Traffic Ltr_v1.pdf
RivieraBeachPD BoundarySurvey-2025-02-12_v1.pdf
RivieraBeach PoliceComplex WarrantyDeed_v1.pdf
RivieraBeachPolice South Elevation.pdf
RBPD-EVD - EXTERIOR ELEVATIONS_v1.pdf

VII.b **A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Site Plan application (SP-24-0006) by CORE and PGAL Inc., on behalf of the City of Riviera Beach, to construct a new Police Department Headquarters at 1621 West Blue Heron Boulevard, in the City of Riviera Beach; providing for conditions of approval, providing for an effective date, and for other purposes.**
Juan David Suarez, Senior Planner, (561) 841-0203

Staff recommends that the Planning & Zoning Board recommend that City Council approve the Site Plan application for the Riviera Beach Police Headquarters Complex.

Cover Page
Police_HQ_Staff_Report_-_SP-25-0007.pz.docx
RivieraBeachPolice Site_FlrPlans_V2_v1.pdf
Riviera Beach Police Landscape_v2_v1.pdf
RBPD-EVD - EXTERIOR ELEVATIONS_v1.pdf
RivieraBeachPolice South Elevation.pdf
Riveria Beach Police Narrative_v1 (1).pdf
Uniform_Land_Use_Application_RivieraBeachPolice-signed.pdf
CM Signed - Agent Authorization form - CRB Police Headquarters - Aug. 2024_v1.pdf
RivieraBeachPD_HQ Trips_v1.pdf
RivieraBeach PoliceComplex PBC-Traffic Ltr_v1.pdf
RivieraBeachPD BoundarySurvey-2025-02-12_v1.pdf
Riviera Beach Police - Site Lighting_v1.pdf
Plat PB 15 - PG 17_v1.pdf
RivieraBeach PoliceComplex WarrantyDeed_v1.pdf
Riviera Beach Police Civil_v2_v1.pdf
RivieraBeach PoliceComplex Drainage Statement_v1.pdf

VII.c **A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Site Plan application (SP-24-0025) by Paradelo-Burgess Design Studio to construct eight (8) two-story affordable apartment residential units on the property located at 109 West 14th Street (PCN 56-43-42-33-06-004-0020), in the City of Riviera Beach; providing for conditions of approval, providing for an effective date, and for other purposes.**
Juan David Suarez, Senior Planner, (561) 841-0203

Staff recommends that the Planning & Zoning Board recommend that City Council approve the proposed Site Plan.

Cover Page

Staff_Report_-_SP-24-0025_v2.docx
Site Plan - SP-24-0025.pdf
109 117 125 W 14TH_LANDSCAPE_REV2_v1 (1).pdf
109 117 125 W 14TH_ARCHITECTURAL_REV 1_v1 (1).pdf
Agent Auth Form for Polly_v3.pdf
SP-24-0025 - Uniform_Land_Use_Application.pdf
WARRANTY DEED - 125 W 14TH_v1.pdf
WARRANTY DEED - 109 W 14TH_v1.pdf
WARRANTY DEED - 117 W 14TH_v1.pdf
109 117 125 W 14TH_DRAINAGE_REV2_v1.pdf
109 117 125 W 14TH_PLAT_REV 2_v1.pdf
109 117 125 W 14TH_NARRATIVE_REV 1_v1 (4).pdf
109 117 125 W 14TH_LEGAL DESCRIPTION_v1.pdf
109 117 125 W 14TH_TRAFFIC APPROVAL LETTER_v2.pdf
109 117 125 W 14TH_TRAFFIC STUDY_v2.pdf
109 117 125 W 14TH_PHOTOMETRICS_v2.pdf
109 117 125 W 14TH_SURVEY_v1 (1).pdf
109 117 125 W 14TH_CIVIL_REV2_v1 (2).pdf

VII.d **An ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a request from CORE and PGAL, Inc., on behalf of the City of Riviera Beach, to abandon (AB-25-0002) two (2) unutilized right of ways to allow for the construction of a new Police Headquarters, located at 1621 West Blue Heron Boulevard; providing for conditions of approval, providing for an effective date, and for other purposes.**
Juan David Suarez, Senior Planner, (561) 841-0203

Staff recommends that the Planning & Zoning Board recommend approval of this abandonment application related to the Riviera Beach Police Headquarters Complex.
Cover Page
Police_HQ_Staff_Report_-_AB-25-0002_Abandonment_v4.docx
Uniform_Land_Use_Application_RivieraBeachPolice-signed.pdf
CM Signed - Agent Authorization form - CRB Police Headquarters - Aug. 2024_v1 (1).pdf
14151.07 S&D Perry - S&S_v1 (1).pdf
14151.07 S&D Arcand - S&S_v1.pdf
Riveria Beach Police Narrative_v1 (2).pdf
RivieraBeach PoliceComplex Legal_v1.pdf
14151_07 with title June25 Update - sealed_v1 (2).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: August 28, 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.