Planning and Zoning Board Meeting
Agenda
Marina Event Center - 190 East 13th Street, Riviera Beach, FL 33404
September 11, 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 (LU-25-0001), On Behalf Of Marina Annex Housing LLC (Applicant), Approving A Land Use Amendment Application To Change The Land Use From Community Facility (CF) To Downtown Mixed Use (DMU) A +/- 3.62 Acre Site, Generally Located At 251 West 11th Street (PCN 56-43-42-33-06-030-0020),; Providing For Applicability, Conflicts, Severability And Codification; And Providing For An Effective Date And For Other Purposes.

Curt Thompson, Principal Plsnner, 561-841-0203

Staff recommends that the Planning and Zoning Board recommend approval of the Marina Annex Housing LLC's (Applicant) Land Use Amendment (LU-25-0001) Ordinance to the City Council.

Cover Page
251_W_11th_Staff_Report_to_the_P_Z_Board.v3.docx
Marina Annex Uniform Land Use Application.pdf
Marina Annex Apartments Narrative Revised 08.16.2025_v1 (1).pdf
Marina Annex Agent Authorization Form_v1 (2).pdf
Marina Annex Apartments Survey_v1 (1).pdf
Complete Notification Files.pdf
Marina Annex Floor Plans and Renderings_v1 (7).pdf
Marina Annex Special Warranty Deed_v1Origin.pdf
Marina Annex Sign Affidavit and Photos.pdf

VII.b **An Ordinance Of The City Council Of The City Of Riviera Beach, Palm Beach County, Florida, Amending The City Code Of Ordinances Chapter 31 (LU-25-0001), On Behalf Of Marina Annex Housing LLC (Applicant), Approving A Land Use Amendment Application To Change The Land Use From Community Facility (CF) To Downtown Mixed Use (DMU) A +/- 3.62 Acre Site, Generally Located At 251 West 11th Street (PCN 56-43-42-33-06-030-0020),; 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 to the City Council approval of this ordinance.

Cover Page
251_W_11th_Staff_Report_to_the_P_Z_Board.v3.docx
Marina Annex Apartments Narrative Revised 08.16.2025_v1 (3).pdf
Marina Annex Uniform Land Use Application.pdf
Marina Annex Agent Authorization Form_v1 (3).pdf
Marina Annex Floor Plans and Renderings_v1 (8).pdf
Marina Annex Apartments Survey_v1 (2).pdf
Complete Notification Files.pdf
Marina Annex Special Warranty Deed_v1Origin.pdf

VII.c **An Ordinance Of The City Council Of The City Of Riviera Beach, Palm Beach County, Florida, Amending The City Code Of Ordinances Chapter 31 (LU-25-0001), On Behalf Of Marina Annex Housing LLC (Applicant), Approving A Land Use Amendment Application To Change The Land Use From Community Facility (CF) To Downtown Mixed Use (DMU) A +/- 3.62 Acre Site, Generally Located At 251 West 11th Street (PCN 56-43-42-33-06-030-0020),; 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 that the Riviera Beach City Council approve the Marina Annex Housing LLC's (Applicant) rezoning request to change the Zoning Classification from Community Facility (CF) to a Downtown Core (DC) Zoning Designation for a +/- 3.62 area site generally located at 251 West 11th Street.
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Marina Annex Uniform Land Use Application.pdf
Marina Annex Apartments Narrative Revised 08.16.2025_v1 (4).pdf
Marina Annex Agent Authorization Form_v1 (3).pdf
Marina Annex Apartments Survey_v1 (2).pdf
Complete Notification Files.pdf
Marina Annex Floor Plans and Renderings_v1 (8).pdf
Marina Annex Special Warranty Deed_v1Origin.pdf
Marina Annex Sign Affidavit and Photos.pdf

VII.d

A Resolution Of The City Council Of The City Of Riviera Beach, Palm Beach County, Florida, Approving A Site Plan Request (SP-25-0008) On Behalf Of Marina Annex Housing LLC(Applicant); For The Development Of A 175 Residential Unit Apartment Building With A +/- 15,000 Square Foot Community Center, To Be Operated By The Alpha Phi Alpha Educational Foundation And Approximately +/- 6,500 Square Feet Of Commercial Space On Approximately +/- 3.62 Acre Site (+/- 157,687.2 Square Feet); Generally Located At 251 West 11th Street; Providing For Conditions Of Approval, 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 that the Riviera Beach City Council approval a Site Plan request (SP-25-0008) on behalf of the Marina Annex Housing LLC (Applicant), for the development of a 175 residential unit apartment building with a +/-15,000 square foot community center to be operated by the Alpha Phi Alpha Educational Foundation and a +/- 6,500 square feet of commercial space on a +/- 3.62 acre site, generally located at 251 West 11th Street.

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Marina Annex Uniform Land Use Application.pdf
Marina Annex Apartments Narrative Revised 08.16.2025_v1 (4).pdf
Site Plan Revision 1_v1 (13).pdf
Marina Annex Floor Plans and Renderings_v1 (7).pdf
Landsscape Plan Revision 1_v1 (4).pdf
Landscape Plan Revisions Narrative_v1 (7).pdf
Marina Annex Photometrics - 2025-08-18 REV 1_v1.pdf
Marina Annex Agent Authorization Form_v1 (2).pdf
Solid Waste Approval - 251 W 11th Street_v1 (3).pdf
Engineering Responses Combined Revision 1_v1 (7).pdf

Marina Annex Apartments Survey_v1 (1).pdf
Complete Notification Files.pdf
Marina Annex Special Warranty Deed_v1Origin.pdf
Marina Annex Sign Affidavit and Photos.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: September 25, 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.