Planning and Zoning Board Meeting
Agenda
Marina Event Center - 190 East 13th Street, Riviera Beach, FL 33404
September 25, 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 August 14, 2025 and August 28, 2025 Planning and Zoning Board Meeting Minutes.
Cover Page
13491505 .Board Meeting 081425.fullprint.pdf
13491505 .Board Meeting 082825.miniprint.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, Amending City Code of Ordinances Chapter 31 (ZA-24-0008), on behalf of the Riviera Beach Community Redevelopment Agency (RBCRA) (Applicant) for approval of a Text Amendment application to allow properties within the Downtown General (DG) Zoning District to develop to a maximum height of four (4) stories when the project contains a mixed-use component.**

Curt Thompson, Principal Planner, 561-841-0203

The Planning and Zoning Staff has reviewed and recommends that the Planning and Zoning Board recommend that the City Council approve the proposed Text Amendment, Abandonment and Site Plan, subject to conditions outlined in the staff report.
Cover Page
Villa L'Onz Staff Report.docx
APPLICATION_V1.PDF
Project Narrative 4.12.24_v1 (8).pdf
Zoning Text Amendment JUSTIFICATION STATEMENT.PDF
Adjacent Property Owners Mailer MAP.pdf
19 - Mailer Notification affidavit_v1.pdf

Mailer Addresses of Adjacent Properties.pdf
14 - Sign Notification affidavit.pdf
REV CRA Consent_v1.pdf
Survey_v1 (12).pdf
Warranty Deed 1141 1129 Ave E_v1.pdf
Warranty Deed Avenue E - Triangle Piece_v1.pdf
Warranty Deed WRIGHT STREET 2_v1.pdf

VII.b

An Ordinance of the City Council of the City Of Riviera Beach, Palm Beach County, Florida; The Riviera Beach Community Development Corporation (RBCDC), and the Riviera Beach Community Redevelopment Agency (CRA), (Applicant - AB-24-0001), to abandon an existing 15' alley (Approximately 8,705 Square Feet) that bisects the properties located at 1116 Wright Street, 1117 Avenue E, 1129 Avenue E and 1141 Avenue E; and to abandon the approximately 30.01' portion of W. 12th Street R.O.W. that dead-ends within the project site; providing for applicability, conflicts, severability and codification; and providing for an effective date.

Curt Thompson, Principal Planner, 561-841-0203

The Planning and Zoning Staff has reviewed and recommend that the Planning and Zoning Board recommend that the City Council approve the proposed Abandonment.
Cover Page
Villa L'Onz Staff Report.docx
APPLICATION_V1 (1).pdf
Project Narrative 4.12.24_v1 (5).pdf
LETTER REQUEST FOR ALLEY ABANDONMENT 6.24.24_V1 (1).PDF
Phase II Villa L'Onz Final Site Plan.pdf
Final Landscape Plan Phase_II_Villa_L_Onz.pdf
Survey_v1__12_.pdf
REV_CRA_Consent_v1.pdf
RB_CRA_Alley_consent_v1__1_.pdf
RB_CDC_Alley_Consent_001_v1__1_.pdf
14_-_Sign_Notification_affidavit.pdf
19_-_Mailer_Notification_affidavit_v1.pdf
Mailer Addresses of Adjacent Properties.pdf
Adjacent Property Owners Mailer MAP.pdf
Traffic Performance Approval Letter.pdf
Warranty Deed 1141 1129 Ave E_v1.pdf
Warranty Deed Avenue E - Triangle Piece_v1.pdf
Warranty Deed WRIGHT STREET 2_v1.pdf

VII.c

A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Site Plan Request (SP-24-0015) on behalf of the Riviera Beach

Community Redevelopment Agency (CRA), to allow for a mixed-use development, consisting of residential, retail, and office in two separate buildings. More specifically, the proposed project will provide 45 residential units (27 Will Be Marketed As Affordable), and 3,224 square feet of retail/office space. This subject application also includes a request for an administrative waiver to reduce required parking, as allowed by Section 31-539(B)(3). 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

The Planning and Zoning Staff has reviewed and recommend that the Planning and Zoning Board recommend that the City Council approve the proposed Site Plan, subject to conditions of approval as written in the Staff's report.

Cover Page
Villa L'Onz Staff Report.docx
APPLICATION_V1 (1).pdf
Project Narrative 4.12.24_v1 (5).pdf
LETTER REQUEST FOR ALLEY ABANDONMENT 6.24.24_V1 (1).PDF
Zoning Text Amendment JUSTIFICATION STATEMENT.PDF
Phase II Villa L'Onz Final Site Plan.pdf
Final Landscape Plan Phase_II_Villa_L_Onz.pdf
Phase II Villa L'Onz Final Landscape Specifications.pdf
Engineering_Plans.pdf
Survey_v1__12_.pdf
REV_CRA_Consent_v1.pdf
RB_CRA_Alley_consent_v1__1_.pdf
RB_CDC_Alley_Consent_001_v1__1_.pdf
14_-_Sign_Notification_affidavit.pdf
19_-_Mailer_Notification_affidavit_v1.pdf
Adjacent Property Owners Mailer MAP.pdf
Mailer Addresses of Adjacent Properties.pdf
Traffic Performance Approval Letter.pdf
Warranty Deed 1141 1129 Ave E_v1.pdf
Warranty Deed Avenue E - Triangle Piece_v1.pdf
Warranty Deed WRIGHT STREET 2_v1.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: October 9, 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.