Planning and Zoning Board Meeting
Agenda
Marina Event Center - 190 East 13th Street, Riviera Beach, FL 33404
October 23, 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 September 11, 2025 Planning and Zoning Board Meeting Minutes.
Cover Page
13491514 Meeting.Planning 091125.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, Amending the City's Future Land Use Map (LU-23-0007), on behalf of KMG Holdings, LLC (Applicant), Approving a Land Use change from High Density Multiple Family Residential (MF-20) to Downtown Mixed Use (DMU) Land Use Amendment Application involving a +/- 1.53 acre parcel generally located at 3140 Lakeshore Drive (PCN 56-43-42-28-57-000-0010); 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 recommend that the Planning and Zoning Board deny the proposed Land Use Amendment application.
Cover Page
Waterway_Staff_Report_to_the_PZ_Board_.CLS Edits.docx
Land Use Change_1_Application_v3.pdf
SP_3_Project Narrative_v4_v1.pdf
SP_2_Development Application_v4.pdf
SP_6_Legal Description - Combined_v4_v1.docx
SP_16_Location Map_v4_v1 (1).pdf
SP_17_Survey_v4_v1.pdf
SP_32_FDOT PA VCR Letter_v4_v1 (2).pdf

SP_12_TPS Letter - 3140 Lake Shore_v4_v1 (1).pdf
SP_13_TPS Letter - 3200 Broadway_v4_v1.pdf
SP_33_Lake Harbour Cove Meeting on 081425_v5_v1 (1).pdf
SP_34_Public Outreach Advertising on 082825_v5_v1.pdf
14 - Installation of Notification Signs_Signed_v1.pdf
19 - Mailer Notification affidavit_Signed_10725_v1.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 (ZA-23-0005), On Behalf Of KMG Holdings, LLC (Applicant), Approving A Rezoning Amendment Application To Rezone A +/- 1.53 Acre Parcel Generally Located At 3140 Lakeshore Drive (PCN 56-43-42-28-57-000-0010) From RM-20 (High Density Multifamily Dwelling District), And 3200 Broadway (56-43-42-28-59-001-0000), From A Downtown General (DG), To An Inlet Harbor Center-Planned Unit Development (IHC-PUD) Zoning District For Both Parcels Of Property; 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 recommend that the Planning and Zoning Board deny the proposed Rezoning Amendment application.
Cover Page
Waterway_Staff_Report_to_the_PZ_Board_.CLS Edits.docx
Rezoning_1_Application_v5.pdf
SE_1_Application_v3.pdf
SP_2_Development Application_v4.pdf
SP_3_Project Narrative_v4_v1.pdf
SP_6_Legal Description - Combined_v4_v1.docx
SP_16_Location Map_v4_v1 (1).pdf
SP_17_Survey_v4_v1.pdf
SP_20_Site Plan_v4_v1 (1).pdf
SP_28_Architecture Plans_v4_v1 (2).pdf
SP_32_FDOT PA VCR Letter_v4_v1 (2).pdf
SP_12_TPS Letter - 3140 Lake Shore_v4_v1 (1).pdf
SP_13_TPS Letter - 3200 Broadway_v4_v1.pdf

VII.c

A Resolution Of The City Council Of The City Of Riviera Beach, Palm Beach County, Florida Approving A Site Plan (SP-23-0015) and Special Exception/Inlet Harbor Center-Planned Unit Development (IHC-PUD) (SE-24-0001) Request, From KMG Holdings LLC (Applicant); For A +/-925,929 Square Foot, Mixed-Use Development To Include: 785 Residential Apartment Unit (+/- 787,123 Square Feet), +/-108,177 Square Feet Of Common Areas, +/-17,923 Square Feet Of Clubhouse Areas, +/- 2,926 Square Feet Of Restaurant Space, +/- 5,500 Square Feet Of Office Space; And +/- 4,271 Square Feet Of Retail; On Approximately +/- 4.51 Acres Of

Land (+/- 196, 455 Square Feet); Generally Located At 3140 Lakeshore Drive And 3200 Broadway Boulevard; 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 recommend that the Planning and Zoning Board recommend denial of the proposed Site Plan and Special Exception application to the City Council.

Cover Page
Waterway_Staff_Report_to_the_PZ_Board_.Final
SP_20_Site Plan_v4_v1 (1).pdf
SP_2_Development Application_v4.pdf
SP_3_Project Narrative_v4_v1.pdf
SE_1_Application_v3.pdf
SP_28_Architecture Plans_v4_v1 (2).pdf
SP_6_Legal Description - Combined_v4_v1.docx
SP_7_Parking Reduction Request Statement_v4_v1 (1).pdf
SP_16_Location Map_v4_v1 (1).pdf
SP_17_Survey_v4_v1.pdf
SP_26_Landscape Plan_v5_v1 (2).pdf
SP_29_Civil Plans_v4_v1.pdf
SP_32_FDOT PA VCR Letter_v4_v1 (2).pdf
SP_12_TPS Letter - 3140 Lake Shore_v4_v1 (1).pdf
SP_13_TPS Letter - 3200 Broadway_v4_v1.pdf
19_-_Mailer_Notification_affidavit_Signed_10725_v1.pdf
SP_33_Lake_Harbour_Cove_Meeting_on_081425_v5_v1__1_.pdf
SP_34_Public_Outreach_Advertising_on_082825_v5_v1.pdf
14_-_Installation_of_Notification_Signs_Signed_v1.pdf

VII.d Reporting on Employment Conditions added by the Planning and Zoning Board to Site Plan Approvals
Juan David Suarez, Senior Planner , 561-841-0203

This memorandum is provided as an update to the Planning and Zoning Board. Staff recommends that the Board accept this report and direct staff to proceed with outreach to developers and compilation of results for a follow-up report.

Cover Page
v3Memo_-_Reporting_on_Employment_Condition_in_Site_Plan_Approvals.pdf
2025_1003 Site Plan Application Status.pdf
Amazon hiring update_2022-09-12.pdf

VII.e Board Discussion: Request from Board Member Rena Burgess to discuss Anti-gentrification and suggested tax abatement programs
Sonide Simon, Principal Planner, 845-4060

Board to review Board Member Rena Burgess submittal, receive presentation from staff, and discuss.
Cover Page
Housing Policy & Staff Discussion Summary.pdf
Rena Burgess 07242025 PandZ.board discussion.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

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.