Planning and Zoning Board Meeting
Agenda
Marina Event Center - 190 East 13th Street, Riviera Beach, FL 33404
November 13, 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
Shandra Stringer - District 2
Rafer Williams - District 5

Alternate Members
Anthony Brown - District 1
Vacant - District 2
James Gallon - District 3
Marie Davis - 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, approving a Zoning Amendment from Downtown Residential (DR) to Downtown Core (DC), submitted by Busch Canvas & Interiors, Inc., for the purpose of constructing additional parking spaces and expanding operations at 2428 Broadway, in the City of Riviera Beach identify by Property Control Number 56-43-42-28-000-0020; providing for an effective date, and for other purposes.**
Juan David Suarez, Senior Planner, 561-845-4062

The Planning and Zoning Staff recommends that the Planning and Zoning Board Members recommend to the Riviera Beach City Council approve rezoning application ZA-24-0007 located at 2428 Broadway.
Cover Page
Staff_Report_ZA-24-0007_-_2428_Broadway_v2.docx
Uniform Land Use Application - ZA-24-0007.PDF
Project Narrative - ZA-24-0007.PDF
Preliminary Site Plan - ZA-24-0007.pdf
Preliminary Landscape Plan - ZA-24-0007.pdf
Mailer Affidavit - ZA-24-0007.pdf
Post Affidavit- ZA-24-0007.pdf
Drainage Calculations - ZA-24-0007.pdf
Agent Authorization - ZA-24-0007.PDF
Warranty Deed 2428 Broadway - ZA-24-0007.PDF
Survey 25 E 25th St - ZA-24-0007.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-25-0012) and Special Exception application (SE-25-0005) by Bear Necessity Family Day Care LLC, to allow the establishment of a large family child day care home at 350**

West 28th Street, in the City of Riviera Beach, identified by Property Control Number 56-43-42-28-05-001-0120; 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 and Zoning Board forward a recommendation of approval for Site Plan SP-25-0012 and Special Exception SE-25-0005 to the City Council
Cover Page
Staff Report -SP-25-0012.docx
Uniform Land Use Application - SP-25-0012 - SE-25-0005.pdf
Project Narrative - SP-25-0012 - SE-25-0005.pdf
Survey 350 W 28th - SP-25-0012 - SE-25-0005.pdf
Floor Plan - SP-25-0012 - SE-25-0005.pdf
Lease Agreement - 350 W 28th St.pdf
FDOH License.pdf
Warranty Deed - SP-25-0012-SE-25-0005.pdf
Mailers and Sign Affidavits - SP25-0012-SE-25-0003.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-25-0011) and Special Exception application (SE-25-0003) by DDK Learn and Play Center to allow the establishment of a large family child day care home at 1409 West 35th Street, in the City of Riviera Beach identified by Property Control Number 56-43-42-29-03-007-0030; providing for conditions of approval, providing for an effective date, and for other purposes.**
Juan David Suarez, Senior Planner, 561-845-4062

Staff recommends that the Planning and Zoning Board forward a recommendation of approval for Site Plan (SP-25-0011) and Special Exception (SE-25-0003) to the City Council.
Cover Page
Staff Report -SP-25-0011.docx
Uniform Land Use Application - SP-25-0011 - SE-25-0003.pdf
FDOH License SP-25-0011.pdf
Project Narrative - SP-25-0011 - SE-25-0003.pdf
Survey - SP-25-0011 - SE-25-0003.pdf
Warranty Deed - SP-25-0011-SE-25-0003.pdf
Floor Plan-SP-25-0011-SE-25-0003.pdf
Mailers and Sign Affidavit - SP-25-0011-SE-25-0003.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.