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

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

Staff is requesting review and approval of the October 23, 2025 and November 13, 2025 Planning and Zoning Board Meeting Minutes.
Cover Page
13850576 Board.Planning and Zoning 102325.fullprint.pdf
13850576 Meeting.Planning and Zoning 111325.full (2).pdf

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

VII.a

A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, on behalf of 4142 Leo Lane LLC., in partnership with Sinatra & Company (Applicant) (SP-25-0014), to approve a Site Plan application to construct a 36-unit, townhouse style multifamily residential community; The subject site is a +/- 2.51 acre vacant parcel located at 4142 Leo Lane (PCN 56-42-42-25-00-000-1170); providing for applicability, conflicts, severability and codification; and providing for an effective date.

Curt Thompson, Principal Planner, 561-841-0203

Staff requests that the Planning and Zoning Board recommend that the City Council approve the proposed site plan.
Cover Page
Site Plan Staff Report 4142v3.docx
Universal Application SIGNED.pdf
Site Plan 9.13.25_v1.pdf
Landscape Plan.pdf
ARCHITECTURAL updated PLAN 9.5.2025.pdf

Leo Lane Narrative 9.13.25_v1.pdf
4142 Leo Lane - Survey_v1.pdf
Warranty Deed_v1.pdf
Leo Lane Paving and Drainage Plan.pdf
Geotech Report_v1.pdf
Mailer Affidavit.pdf
Signage Affidavit.pdf
4142 Leo Lane - Traffic Analysis.pdf
Traffic Impact Statement.pdf

VII.b

An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, Adopting Updates to the City's Comprehensive Plan Pursuant to Chapter 163, Florida Statutes; Amending the Definitions, the Future Land Use Element, the Housing Element, the Transportation Element, the Infrastructure Element, the Recreation and Open Space Element, the Conservation Element, the Coastal Management Element, the Intergovernmental Coordination Element, and the Capital Improvement Element, removing the Public School Facilities Element and adding it to the newly added Community Resource Element, Adding an Economic Development Element; Amending The Future Land Use Map of the Comprehensive Plan By Changing the Future Land Use Designation for Parcels of Land More Particularly Described in Exhibit B, from "Office" and "Commercial" to New Land Use "General Mixed Use" and "Office" to " Single-Family Residential"; Providing for Inclusion Into the Comprehensive Plan; Providing for Transmittal; Providing for Conflicts; Providing for Severability; and Providing for an Effective Date.

Sonide Simon, Principal Planner, 561-845-4021

City staff recommends that the Planning and Zoning Board, acting as the City's Local Planning Agency, recommend approval of these updates to the Comprehensive Plan to the City Council.

Cover Page
Comprehensive Plan Staff Report12.4.25FINAL.docx
INTRODUCTION AND ADMINISTRATION.pdf
E1. Future Land Use GOP.pdf
E2. Housing GOP.pdf
E3. Infrastructure GOP.pdf
E4. Transportation Mobility GOP.pdf
E5. Recreation & Open Space GOP.pdf
E6. Coastal Management GOP.pdf
E7. Conservation GOP.pdf
E8. Capital Improvements.pdf
E.10 Community Resources GOP.pdf

E9. Intergovernmental Coordination GOP.pdf
E11. Economic Development GOP.pdf
M1. Existing Land Use 3.2025.jpg
M2. Zoning 1.29.25.jpg
M3. Wellfield Protection Areas-1.png
M4. Sanitary Sewer Collection Areas 3-1.png
M5. Solid Waste Disposal System-1.png
M6. Coastal High Hazard Area v3.pdf
M7. Wetlands 6.18.25.jpg
M8. Public School Facility Locations.png
M9. Parks & Recreation Facilities Map v2.png
M10. Soil Description 1.29.25.jpg
Mailer Proposed Land Use Changes.pdf
Riviera 2040 Coastal Mgmt GOP Draft.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: January 15, 2026

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.