Planning and Zoning Board Meeting
Agenda
Marina Event Center - 190 East 13th Street, Riviera Beach, FL 33404
February 12, 2026
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, Amending The City Code Of Ordinances Chapter 31 (ZA-25-0001), On Behalf Of The Riviera Beach Community Redevelopment Agency (CRA), Related Urban, The BH Group And Tezral Partners (Applicants), To Approve A Rezoning Amendment Application To Rezone A +/- 2.448 Acre Parcel Generally Located Between West 13th Street To The North And East 12th Street To The South, On The East Side Of Broadway Boulevard, Between Broadway Boulevard And Avenue C, Consisting Of 15 Tax Parcels, From A Downtown Core (DC) District To An Inlet Harbor Center-Planned Unit Development (IHC-PUD) Zoning District; Providing For Applicability, Conflicts, Severability And Codification; And Providing For An Effective Date And For Other Purposes**
Curt Thompson, Principal Planner, (561) 845-4067

The Planning and Zoning Staff recommends that the Planning and Zoning Board recommend that the City Council approve the proposed rezoning.

Cover Page
Staff Report.docx
Uniform Land Use Application.pdf
Marina Village - Element 7 - Justification Statement - 2026.01.15_v1.pdf
Warranty Deed 1.pdf
Warranty Deed 2.pdf
Warranty Deed 3.pdf
Warranty Deed 4.pdf
Marina Village - Element 7 - Affidavit - Installation of Notification Signs - 2026.01.23.pdf
Marina Village - Element 7 - Affidavit of Mailed Notice - 2026.01.26.pdf
Element 7 - Survey - 2025.10.15_v1.pdf

VII.b **A Resolution Of The City Council Of The City Of Riviera Beach, Palm Beach County, Florida, Approving A Site Plan And Special Exception Request (SP-24-0014) (SE-24-0004) On Behalf The Riviera Beach Community Redevelopment Agency (CRA), Related Urban, The BH Group And Tezral Partners (Applicants); To Construct A Mixed Use Market Rate Housing Development Consisting Of 418 Residential Units With Associated Amenities, A Nine Level Structured Parking Garage And +/-3,000 Square Feet Of Office And +/-3,300 Square Feet Of Retail; On Approximately +/-2.448 Acres Of Land; Generally Located At Between West 13th Street To The North And East 12th Street To The South Between Broadway Boulevard And Avenue C, Consisting Of 15 Tax Parcels; 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) 845-4067

The Planning and Zoning Staff has reviewed this project and is ready for the Board's consideration. Therefore, the Planning and Zoning Staff is proposes that the Planning and Zoning Board recommend that the City Council approve the proposed Project subject to the conditions of approval attached in the staff report.

Cover Page
Staff_Report. Marina District Element 7.docx
Uniform Land Use Application.pdf
Marina Village - Element 7 - Justification Statement - 2026.01.15_v1.pdf
Marina Village - Element 7 - Site Plan - 2025.12.15_v4_v1.pdf
Marina Village - Element 7 - Landscape Plans - 2025.12.10_v4_v1.pdf
Marina Village - Element 7 - Architectural Plans - 2026.01.08_v5_v1.pdf
Marina Village - Element 7 & 8 - Civil Plans - 2025.12.16_v4_v1.pdf
1.9.26-CPTED â€“ ELEMENT 7.pdf
Marina Village - Element 7 - CPTED Response Letter - Project No. SP-24-0014 - 2026.01.14_v1.pdf
Marina Village - Element 7 & 8 - PBC Traffice Performance Standards Letter - 2024.09.10_v2_v1.pdf
Marina Village - Element 7 & 8 - Traffic Impact Statement - 2024.10.28_v2_v1.pdf
Warranty Deed 1.pdf
Warranty Deed 2.pdf
Warranty Deed 3.pdf
Warranty Deed 4.pdf
Marina Village - Element 7 - Affidavit - Installation of Notification Signs - 2026.01.23.pdf
Marina Village - Element 7 - Affidavit of Mailed Notice - 2026.01.26.pdf
Element 7 - Survey - 2025.10.15_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

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.