Planning and Zoning Board Meeting
Agenda
Marina Event Center - 190 East 13th Street, Riviera Beach, FL 33404
May 14, 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

V.a February 12, 2026 Planning and Zoning Board Minutes

Staff recommends a Motion to approve the Minutes for the February 12, 2026 Planning and Zoning Board meeting.
Cover Page
14382690 .Planning and Zoning Board Meeting 021226.fullprint.pdf

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

VII.a

Ordinance 4284: An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Future Land Use Map amendment to change the land use designation from Recreation (REC) to Community Facility (CF), submitted by Core and PGAL, Inc., on behalf of the City of Riviera Beach, for the purpose of constructing a new Police Department Headquarters, generally located at 1621 West Blue Heron Boulevard and identified by Property Control Numbers 56-43-42-29-04-007-0181, 56-43-42-29-04-007-0010, and 56-43-42-29-04-008-0010; providing for an effective date, and for other purposes.

Juan David Suarez, Senior Planner, (561) 845-4067

Staff recommends that the Planning & Zoning Board recommend that City Council approves Future Land application (LU-25-0003) for the Riviera Beach Police Headquarters Complex
Cover Page
Staff_Report_-Police_HQ_v4.docx
Uniform Land Use Application.pdf
Project Narrative.pdf
Warranty Deed.pdf
Legal Description.pdf
Survey.pdf

Plat.pdf
Site Plan.pdf
TPS Letter.pdf
Agent Authorization.pdf
Riviera Beach business-impact-estimate-Ordinance 4284.docx
RivieraPolice_PGAL_MailerNotificationaffidavit_Executed_2026-0430.pdf
RivieraPolice_PGAL_SignNotificationaffidavit_Executed_2026-0430.pdf

VII.b

Resolution Number 90-25: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a Site Plan application (SP-25-0007) submitted by Core and PGAL, Inc. on behalf of the City of Riviera Beach, for the construction of a new Police Department Headquarters located at 1621 West Blue Heron Boulevard and identified by Property Control Numbers 56-43-42-29-04-007-0181, 56-43-42-29-04-007-0010, and 56-43-42-29-04-008-0010, providing for conditions of approval, providing for an effective date, and for other purposes.

Juan David Suarez, Senior Planner, (561) 845-4067

Staff recommends that the Planning & Zoning Board recommend that City Council approve the Site Plan application for the Riviera Beach Police Headquarters Complex.

Cover Page
Staff Report -Police HQ_v4.docx
Site Plan - SP-25-0007.pdf
Uniform Land Use Application - SP-25-0007.pdf
Project Narrative - SP-25-0007 (2).pdf
Warranty Deed - SP-25-0007.pdf
Legal Description - SP-25-0007.pdf
Survey - SP-25-0007.pdf
Plat - SP-25-0007.pdf
Site Lighting - SP-25-0007.pdf
Elevations - SP-25-0007.pdf
Architectural - SP-25-0007.pdf
Landscape Plan- SP-25-0007.pdf
Civil Plans - SP-25-0007.pdf
Drainage Statement - SP-25-0007.pdf
TPS Letter - SP-25-0007.pdf
Traffic Report - SP-25-0007.pdf
Agent Authorization form - SP-25-0007.pdf
RivieraPolice_PGAL_MailerNotificationaffidavit_Executed_2026-0430.pdf
RivieraPolice_PGAL_SignNotificationaffidavit_Executed_2026-0430.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.