



**Planning and Zoning Board Meeting
Agenda**

Marina Event Center - 190 East 13th Street, Riviera Beach, FL 33404

October 15, 2026

6:30 PM

Be advised, that the meeting location is subject to change. The public is encouraged to visit the City's website, www.rivierabch.com, 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 located at the front desk and give it to the City Clerk staff before the City Council takes up the item for 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.

Consent Agenda: Total time allotted for comment on the Consent Agenda to each member of the public is three (3) minutes.

Regular Agenda: Members of the public will be given three (3) minutes to speak on any regular agenda item.

Please note that the time limit for public comment may be reduced by a vote of the City Council based on the voluminous nature of public comment cards.

Civility and Decorum: Please be reminded that the City of Riviera Beach is committed to civility and decorum by its officials, employees, and members of the public who attend this meeting. The City Council 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.
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Lobbying - Ordinance 4001 - Adopted September 2011

Lobbyist registration and reporting forms are available for you online and in print. Forms can be obtained in the Office of the City Clerk and Council Chambers. Registration and reporting forms shall be submitted to the Office of the City Clerk.

- 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 abandonment application (AB-26-0004), submitted by Oz Realty (Blue Heron Logistics Center Florida) Limited Partnership, to abandon a sixty (60)-foot canal right-of-way located adjacent to the property at 1177 West Blue Heron Boulevard, B102, and identified by Property Control Number 56-43-42-29-26-003-0020, in the City of Riviera Beach; providing for conditions of approval, providing for an effective date, and for other purposes

Juan David Suarez, Principal Planner, 561-845-4060

Staff recommends that the Planning and Zoning Board forward a recommendation of approval for abandonment application AB-26-0004 to the City Council.

[Cover Page](#)

[Staff Report - AB-26-0004v3](#)

[Justification Statement](#)

[Quit Claim Deed - Blue Heron FedEx](#)

[Legal Description - Petition Parcel](#)

[Plat No.2-A Lewis Terminals](#)

[Survey - Petition Parcel](#)

[Maintenance Agreement - Blue Heron FedEx](#)

[Ordinance - Blue Heron FedEx](#)

[Perpetual Access and Drainage Easement - Blue Heron FedEx](#)

[SP-Exceptions](#)

[Title Commitment - Petition Parcel](#)

[300 Feet Buffer Map](#)

[Newspaper Notice of Intent - Blue Heron](#)
[Sketch and Legal Description - Petition Parcel](#)
[Blue Heron - Consent ltr](#)
[Certification Letter Abutting Owners](#)
[List of Owners within 300 feet](#)
[List of Immediate Abutters](#)
[Newspaper Notice of Intent - Blue Heron](#)
[Sketch and Legal Description - Petition Parce](#)
[Notification Affidavits Requirements P&Z.pdf](#)

- VII.b **An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending the code of ordinances, chapter 31, entitled “Zoning,” section 31-542, to rename the section “Accessory Dwelling Units, Accessory Uses, Buildings, and Structures Permitted”; establishing regulations for accessory dwelling units (ADUs), including standards governing applicability, number of units, size, location, setbacks, height, design, parking, ownership, subdivision, utilities, and life-safety requirements; reorganizing the existing regulations governing accessory uses, buildings, and structures; providing for conflicts; providing for severability; providing for codification; providing for an effective date; and for other purposes.**

Juan David Suarez, Principal Planner, 561-845-4060

Staff recommends that the Planning and Zoning Board forward a recommendation of approval of this text amendment to City Council.

[Cover Page](#)

[Staff Report - ADU](#)

[Accessory Dwelling Units Language](#)

- VII.c **An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending chapter 31 (Zoning) of the City of Riviera Beach code of ordinances, specifically sections governing Nonconforming Lots and Structures within the RS-6, RS-8, RD-15, and RM-15 zoning districts, in order to establish development standards for legally created narrow lots of record; providing for reduced side yard setbacks for lots with a minimum width of twenty-five (25) feet; providing for severability, codification, and an effective date.**

Juan David Suarez, Principal Planner, 561-845-4060

Staff recommends that the Planning and Zoning Board forward a recommendation of approval of this text amendment to City Council.

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[Staff Report v2](#)

ARTICLE VI SUPPLEMENTAL DISTRICT REGULATIONS v2
DIVISION 3 - RS 6 SINGLE FAMILY DWELLING DISTRICT
DIVISION 4 - RS 8 SINGLE FAMILY DWELLING DISTRICT
DIVISION 5 - RD 15 TWO FAMILY DWELLING DISTRICT
DIVISION_7.___RM_15_MULTIFAMILY_DWELLING_DISTRICT (1).docx

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.