



**MEETING AGENDA
PLANNING AND ZONING BOARD MEETING
CITY OF RIVIERA BEACH, FLORIDA**

LOCAL PLANNING AGENCY

Development Services Department (561) 845-4060, www.rivierabeach.org

Commencement – 6:30 PM
Thursday, May 25, 2023

Meeting Location: Riviera Beach – Event Center
190 E 13th Street, Riviera Beach, FL33404

Due to COVID-19, attendees must adhere to the City of Riviera Beach guidelines.

If you wish to speak on any item(s) on this agenda, please complete a public comment card and provide it to Planning and Zoning Staff. Cards must be submitted prior to Board discussion of an item. Thank you.

I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

Frank Fernandez, Chairperson
Anthony Brown, Board Member
Rena Burgess, Board Member
Evelyn Harris Clark, Board Member
Russell Barnes, 1st Alternate

William Wyly, Vice-Chair
James Gallon, Board Member
Margaret Shepherd, Board Member
Vacant, 2nd Alternate

ACKNOWLEDGEMENT OF BOARD MEMBER ABSENCE NOTIFICATION

III. ADDITIONS AND DELETIONS TO THE AGENDA

IV. DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF THE AGENDA

V. APPROVAL OF MINUTES – April 27, 2023

VI. UNFINISHED BUSINESS– None

VII. NEW BUSINESS

A. A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY FLORIDA, APPROVING SITE PLAN APPLICATION NUMBER (SP-21-0017) AND PLAT APPLICATION NUMBER (PA-21-04) FROM J.S. FAMILY HOLDINGS, INC. GERALD PROPERTIES, LLC AND FISH HOUSE PROPERTIES, LLC (APPLICANT); TO ALLOW A MARINE FACILITY FEATURING A WAREHOUSE, STORAGE OFFICE AND RETAIL USES; THE SUBJECT PROJECT IS +/- 3.32 ACRES AND IS LOCATED BETWEEN EAST 16TH STREET TO THE NORTH, EAST 14TH STREET TO THE SOUTH, AVENUE “C” TO THE EAST AND BROADWAY TO THE WEST, IN THE DOWNTOWN CORE-DC ZONING DISTRICT WITH A DOWNTOWN MIXED USE-DMU LAND USE DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.



- B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION (**ZA-22-0002**) FROM SAFE HARBOR MARINAS REQUESTING A ZONING MAP AMENDMENT FROM A “DR” DOWNTOWN RESIDENTIAL DISTRICT DESIGNATION TO A “DM” DOWNTOWN MARINE DISTRICT DESIGNATION AND A SMALL PORTION OF DOWNTOWN CORE “DC” TO DOWNTOWN MARINE “DM”; AND PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.
- C. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SMALL-SCALE FUTURE LAND USE (FLU) MAP AMENDMENT TO THE CITY OF RIVIERA BEACH COMPREHENSIVE PLAN APPROVING AN APPLICATION (**LU-23-0001**) FROM SAFE HARBOR MARINAS REQUESTING A LAND USE DESIGNATION FROM DOWNTOWN MIXED USE (DMU) TO A LAND USE DESIGNATION OF WORKING WATERFRONT (WW); AND PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.
- D. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CITY CODE OF ORDINANCES CHAPTER 31, ZONING, ARTICLE VIII. – FLORIDA FRIENDLY LANDSCAPE REGULATIONS, SECTION 31-609, DEVELOPMENT LANDSCAPING REQUIREMENTS (**ZA-23-0001**), IN ORDER TO ALLOW WORKING WATERFRONT PROJECTS WITHIN THE DOWNTOWN MARINE ZONING DISTRICT AND PROJECTS WITHIN THE PORT FUTURE LAND USE DISTRICT TO REQUEST TO PROVIDE A CONTRIBUTION TO PAY IN LIEU OF MEETING LANDSCAPING REQUIREMENTS FOR CONSIDERATION BY CITY COUNCIL AT TIME OF SITE PLAN CONSIDERATION, WITH ASSOCIATED REGULATIONS FOR CONTRIBUTION CALCULATION AND RESERVE FUNDS ALLOCATION FOR FUTURE LANDSCAPING EXPENDITURES; PROVIDING FOR APPLICABILITY, CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.
- E. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SITE PLAN (**SP-22-0014**) REQUEST FROM SAFE HARBOR MARINAS; TO TARGET THE AREA FROM EAST 21ST STREET NORTH TO EAST 22ND COURT, BETWEEN BROADWAY STREET ON THE WEST AND AVENUE B ON THE EAST; THESE TWO BLOCKS WILL BE COMBINED INTO AN OVERALL SAFE HARBOR/RYSOVICH CAMPUS SITE PLAN; INCLUDE ADDITIONAL MARINE SERVICE AREAS, MAINTENANCE BUILDINGS, A PARKING GARAGE, AND CONTRACTOR BUILDINGS; ON APPROXIMATELY +/-23.99 ACRES OF LAND (+/- 949,000 SQAURE FEET); GENERALLY LOCATED AT 1900 BROADWAY STREET; PROVIDING FOR CONDITIONS OF APPROVAL, PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.
- F. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A REPLAT, FROM SAFE HARBOR MARINAS; TO REPLAT (**PA-23-0002**) +/-23.99 ACRES OF CONTIGUOUS LOTS OF RECORD INTO A SINGLE PARCEL OF PROPERTY TOTALING APPROXIMATELY +/- 23.99 ACRES (+/- 949,000 SQUARE FEET) OF LAND AREA, REGARDING PROPERTIES LOCATED FROM EAST 21ST STREET "The Best Waterfront City in Which to Live, Work and Play." Page 2



of 3 NORTH TO EAST 22ND COURT, BETWEEN BROADWAY STREET ON THE WEST AND AVENUE B ON THE EAST; AND PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

G. AN ORDINANCE OF THE CITY COUNCIL OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A REQUEST FROM SAFE HARBOR MARINAS REQUESTING AN ABANDONMENT (**AB-22-0002**) OF THE FOLLOWING RIGHT-OF-WAY SEGMENTS: FIRST, A PORTION OF AVENUE C; SECOND, A PORTION OF EAST 21ST STREET; IN RIVIERA BEACH, FLORIDA (“ATTACHMENT A”); AND PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

VIII. WORKSHOP ITEM(S) - None

IX. GENERAL DISCUSSION

A. PUBLIC COMMENTS

B. STAFF UPDATES

C. CORRESPONDENCE

D. PLANNING AND ZONING BOARD COMMENTS

1. Upcoming Planning and Zoning Board Meeting – June 8, 2023

X. ADJOURNMENT

NOTICE: In accordance with the Americans with Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within a reasonable time prior to any proceeding, contact the City of Riviera Beach, 600 West Blue Heron Boulevard, Riviera Beach, Florida 33404, Telephone 561-845-4000 or TDD 561-840-3350, www.rivierabeach.org

