



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

LOCAL PLANNING AGENCY

Development Services Department: (561)845-4060, www.rivierabch.com

Commencement – 6:30 PM
Thursday, September 9, 2021

Riviera Beach – Event Center
190 E 13th Street, Riviera Beach, FL 33404

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

Evelyn Harris Clark, Chairperson
Anthony Brown, Board Member
William Wyly, Board Member
Frank Fernandez, Board Member
Moeti Ncube, 1st Alternate

Rena Burgess, Vice-Chair
Margaret Shepherd, Board Member
James Gallon, Board Member

Russell Barnes, 2nd Alternate

III. ACKNOWLEDGEMENT OF BOARD MEMBER ABSENCE NOTIFICATION

IV. ADDITIONS AND DELETIONS TO THE AGENDA

V. DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF THE AGENDA

VI. APPROVAL OF MINUTES

VII. UNFINISHED BUSINESS

- A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 29 SECTION 29-66 OF THE CITY'S CODE OF ORDINANCES ENTITLED "RELOCATION AND USE OF PUBLIC RIGHTS-OF-WAY", IN ORDER TO CHANGE THE TITLE OF THE SECTION; INSERT PURPOSE, INTENT AND DEFINITIONS; PROVIDE A PROCESS FOR THE ABANDONMENT OF PUBLIC RIGHT OF WAYS; CLARIFY CRITERIA FOR RELOCATION OF RIGHTS OF WAY; PROVIDING FOR APPLICABILITY, CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

VIII. NEW BUSINESS

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA**

BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-21-09) FROM THE CITY OF RIVIERA BEACH TO ALLOW FOR THE CONSTRUCTION OF THE NEW FIRE STATION 88 FACILITY WITH THE ASSOCIATED PARKING, LANDSCAPING AND SITE IMPROVEMENTS ON PROPERTY KNOWN AS 1920 WEST BLUE HERON, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-25-001-0000, HAVING A COMMERCIAL (COM) FUTURE LAND USE DESIGNATION AND A GENERAL COMMERCIAL (CG) ZONING DESIGNATION, PROVIDING FOR CONDITIONS OF APPROVAL, AND PROVIDING FOR AN EFFECTIVE DATE.

- B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (ZA-21-04) FROM THE CITY OF RIVIERA BEACH REQUESTING A ZONING MAP AMENDMENT FROM AN “CG” GENERAL COMMERCIAL DISTRICT DESIGNATION TO A “CF” COMMUNITY FACILITIES DISTRICT DESIGNATION FOR APPROXIMATELY 1.96 ACRES OF PROPERTY KNOWN AS 1920 WEST BLUE HERON, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-25-001-0000; AND PROVIDING FOR AN EFFECTIVE DATE.**
- C. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (LU-21-04) FROM THE CITY OF RIVIERA BEACH REQUESTING A FUTURE LAND USE MAP AMENDMENT FROM A COMMERCIAL DESIGNATION TO A COMMUNITY FACILITIES DESIGNATION FOR 1.96 ACRES OF PROPERTY KNOWN AS 1920 WEST BLUE HERON, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-25-001-0000; AND PROVIDING FOR AN EFFECTIVE DATE.**
- D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-21-03) FROM RIVIERA BEACH JOF ESA I LLS AND THIRTEENTH STREET LLC. REQUESTING SITE PLAN APPROVAL FOR RECONFIGURATION OF THE PARKING, LANDSCAPING AND SITE TO SUPPORT A 117,700 SQUARE FOOT THIRD TIER DISTRIBUTION CENTER FACILITY ON 11.93 ACRES OF LAND IDENTIFIED BY PARCEL CONTROL NUMBERS 56-43-42-32-40-001-0000, 56-43-42-32-40-002-0000 AND 56-43-42-33-00-000-3010, HAVING A ZONING DESIGNATION OF GENERAL INDUSTRIAL (IG), HAVING A FUTURE LAND USE DESIGNATION OF INDUSTRIAL (IND); PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.**
- E. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING ZONING MAP AMENDMENT (ZA-21-05) FROM THE CITY OF**

RIVIERA BEACH REQUESTING A ZONING MAP AMENDMENT FROM AN INDUSTRIAL PUD (I-PUD) DISTRICT DESIGNATION TO A “CF” COMMUNITY FACILITIES DISTRICT DESIGNATION FOR PROPERTY KNOWN AS 2129 NORTH CONGRESS AVE, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-16-000-0080, FOR THE NEW LIBRARY FACILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- F. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (LU-21-05) FROM THE CITY OF RIVIERA BEACH REQUESTING A FUTURE LAND USE MAP AMENDMENT FROM A INDUSTRIAL (IND) DESIGNATION TO A COMMUNITY FACILITIES DESIGNATION FOR PROPERTY KNOWN AS 2129 NORTH CONGRESS AVE, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-30-16-000-0080, FOR THE NEW LIBRARY FACILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

IX. WORKSHOP ITEMS – None.

X. GENERAL DISCUSSION

- A. PUBLIC COMMENTS**
- B. CORRESPONDENCE**
- C. PLANNING AND ZONING BOARD COMMENTS**
 - A. Upcoming P&Z Board Meetings – September 23, 2021; October 14 & 28, 2021**

XI. 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.rivierabch.com.