



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

**LOCAL PLANNING AGENCY**

Development Services Department: (561)845-4060, [www.rivierabch.com](http://www.rivierabch.com)

Commencement – 6:30 PM  
Thursday, June 9, 2022

Riviera Beach – Event Center  
190 E 13<sup>th</sup> Street, Riviera Beach, FL33404

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**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, 1<sup>st</sup> Alternate

William Wyly, Vice-Chair  
Margaret Shepherd, Board Member  
James Gallon, Board Member  
  
Vacant, 2<sup>nd</sup> 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**

**VIII. NEW BUSINESS**

- A. An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the application (LU-20-01) from Wantman Group Inc. (WGI) requesting a future land use map amendment from a Recreational designation to partially Single-Family Residential 6 Units/acre and Low Density Multiple Family Residential (MF-10) designation, for an approximately 63.58-acres parcel of land formerly known as lone pine golf course, with postal address 6251 N Military Trail, identified by parcel control number 56-42-42-36-07-000-0010; 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-20-02) from Wantman Group Inc. (WGI) requesting a zoning map amendment from an "RO" Recreation Open Space District designation to a "R-PUD" Residential Planned Unit Development District designation, for an approximately 63.58-acres parcel of land formerly known as lone pine golf course, with postal address 6251 N Military Trail, identified by parcel control number 56-42-42-36-07-000-0010; and providing for an effective date.**

- C. A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving plat application (PA-22-0001) from Wantman Group Inc. (WGI), to subdivide an existing lot of record (approximately 63.58-acres in land area) into multiple contiguous lots, easements and landscaping tracts as necessary, in order to accommodate 162 Townhome Dwelling units and 124 single family dwelling units (for a total of 286 dwelling units combined) for the Carrington Pines Residential Planned Unit Development (R-PUD), with postal address 6251 N Military Trail, identified by parcel control number 56-42-42-36-07-000-0010, providing for conditions of approval, 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-20-08) from Wantman Group Inc. (WGI), for 162 Townhome Dwelling units and 124 single family dwelling units (for a total of 286 dwelling units combined) in the Carrington Pines Residential Planned Unit Development (R-PUD), on approximately 63.58-acres of land, formerly known as Lone Pine Golf Course, with postal address 6251 N Military Trail, identified by parcel control number 56-42-42-36-07-000-0010, providing for conditions of approval, and providing for an effective date.

## **IX. WORKSHOP ITEMS**

## **X. GENERAL DISCUSSION**

- A PUBLIC COMMENTS
- B CORRESPONDENCE
- C PLANNING AND ZONING BOARD COMMENTS

A Upcoming Meetings – June 23 & July 14, 2022; please advise regarding your availability.

## **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](http://www.rivierabch.com).