



A G E N D A
CITY OF PALM BEACH GARDENS
PLANNING, ZONING AND APPEALS BOARD
TUESDAY, MAY 14, 2019 AT 6:00 P.M.
COUNCIL CHAMBERS

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL**
- **ADDITIONS, DELETIONS, MODIFICATIONS**
- **REPORT BY THE DIRECTOR OF PLANNING AND ZONING:**
NATALIE CROWLEY
- **APPROVAL OF MINUTES: 04/09/2019**

PLANNING, ZONING AND APPEALS BOARD

Regular Members:

Randolph Hansen
Carl Sabatello
Michael Panczak
L. Marc Cohn
Roma Josephs
Christopher Oftedal
Erez "Eric" Sela

Alternate:

Chelsea Reed
Timothy Coppage

**1. Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING
PCDA-18-06-000035: Downtown at the Gardens PCD Amendment**

A request by ShopCore Properties to amend the Regional Center Planned Community Development (PCD) Master Plan to add 116,862 square feet of Health, Physical Fitness, Weight Reduction, and Spa space within the Downtown at the Gardens project for the development of a LifeTime fitness facility and parking garage. The property is located on the southwest corner of the intersection of Alternate A1A and Gardens Parkway.

Project Manager: Martin Fitts, Senior Planner, mfitts@pbgfl.com

2. **Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING**
SPLA-18-06-000049: Downtown at the Gardens Site Plan Amendment

A request by ShopCore Properties to amend the Site Plan for Downtown at the Gardens for the development of a 116,862-square-foot LifeTime fitness facility and a 426-space parking garage. The property is located on the southwest corner of the intersection of Alternate A1A and Gardens Parkway.

Project Manager: Martin Fitts, Senior Planner, mfitts@pbgfl.com

3. **Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING**
SPLN-18-08-000031: Avenir Site Plan Approval for a Clubhouse and Recreational Area

A request by Avenir Development, LLC for site plan approval for the development of an 8.99-acre clubhouse and recreation facility internal to the Avenir Planned Community Development (PCD). The Avenir PCD is generally located on the north side of Northlake Boulevard, east of Grapeview Boulevard, west of Bay Hill Drive, and south of Beeline Highway.

Project Manager: Brett Leone, Senior Planner, bleone@pbgfl.com

4. **Recommendation to City Council (Public Hearing)**
CPTA-19-02-000033: City Centre Comprehensive Plan Text Amendment

A request by Eastwind Development, LLC for approval of a text amendment to Policy 1.1.3.4(c) of the Future Land Use Element of the City's Comprehensive Plan to include a bonus density provision for Mixed Use Planned Unit Development (PUD) projects that propose affordable or workforce housing.

Project Manager: Joann Skaria, Principal Planner, jskaria@pbgfl.com

5. **Recommendation to City Council (Public Hearing)**
LDRA-19-02-000071: City Centre LDR Amendment

A request by Eastwind Development, LLC for approval of a text amendment to Policy 1.1.3.4(c) of the Future Land Use Element of the City's Comprehensive Plan to include a bonus density provision for Mixed Use Planned Unit Development (PUD) projects that propose affordable or workforce housing.

Project Manager: Joann Skaria, Principal Planner, jskaria@pbgfl.com

6. **Recommendation to City Council (Public Hearing)**
CPMA-18-12-000027: City Centre Comprehensive Plan Map Amendment

A request by Eastwind Development, LLC for a Large-Scale Comprehensive Plan Map Amendment to change the land-use designation of a 13.58-acre parcel from Commercial (C) to Mixed Use (MXD). The subject site is located southwest of the intersection of PGA Boulevard and U.S. Highway One.

Project Manager: Joann Skaria, Principal Planner, jskaria@pbgfl.com

**7. Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING
PUDA-18-12-000073: City Centre Rezoning and PUD Amendment**

A request by Eastwind Development, LLC to rezone the 13.58-acre site known as the City Centre Planned Unit Development (PUD) from General Commercial (CG-1) to Mixed Use (MXD), and to amend the PUD to replace the approved unbuilt 57,300-square-foot, 6-story office building with a site plan approval for a 136-unit multifamily apartment building with workforce housing units and an accessory clubhouse. The subject site is located southwest of the intersection of PGA Boulevard and U.S. Highway One.

Project Manager: Joann Skaria, Principal Planner, jskaria@pbgfl.com

8. OLD BUSINESS

9. NEW BUSINESS

10. ADJOURNMENT

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk's Office, no later than five days prior to the proceeding, at telephone number (561) 799-4120 for assistance; if hearing impaired, telephone the Florida Relay Service Numbers (800) 955-8771 (TDD) or (800) 955-8770 (VOICE), for assistance. If a person decides to appeal any decision made by the Planning, Zoning and Appeals Board, Local Planning Agency, or Land Development Regulations Commission, with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings; and for such, they 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. Exact legal description and/or survey for the cases may be obtained from the files in the Growth Management Department.

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