



A G E N D A
CITY OF PALM BEACH GARDENS
PLANNING, ZONING AND APPEALS BOARD
TUESDAY, DECEMBER 10, 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: [11/12/2019](#)**

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. [PUBLIC WORKSHOP](#)

SPLN-18-11-000033: Avenir PCD requesting Site Plan approval for Phase 1A of the Avenir Town Center District on 15.43 Acres

A request from Avenir Development, LLC for site plan approval permitting the phased development of a 108,001 square feet of commercial development on 23.24 acres within the 83.61 acre Town Center Parcel (Parcel B) of 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, and the proposed Town Center site plan is located northeast of the intersection of Northlake Boulevard and Coconut Boulevard.

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

2. **PUBLIC WORKSHOP**

SPLN-19-05-000035: Avenir Town Center requesting approval of Crystal Lagoon

A request from Avenir Development, LLC for site plan approval for the development of a Crystal Lagoon private outdoor aquatic recreation amenity and future hotel site on 27.24 acres within the 83.61 acre Town Center Parcel (Parcel B) of 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, and the Crystal Lagoon phase of the Town Center District is generally located northeast of the intersection of Northlake Boulevard and Coconut Boulevard.

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

3. **Recommendation to City Council** (Public Hearing) – **QUASI-JUDICIAL HEARING**
PCDA-19-06-000037: A request by Avenir Holdings, LLC for a Planned Community Development (PCD) Amendment

A request by Avenir Holdings, LLC for a Planned Community Development (PCD) Amendment to shift 100,000 square feet of medical office from Parcel C to Parcel D, to shift 155,000 square feet of commercial retail from Parcel B to Parcel D, to modify an approved Parcel D driveway location, and to amend the Avenir Development Standards list of permitted uses. 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-19-08-000034: City-initiated Comprehensive Plan Text Amendments Public Hearing & Recommendation to City Council

City-initiated Comprehensive Text Amendments to the Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public School Facilities Elements related to the Palm Beach County School Board Interlocal Agreement, update of the 5-Year Schedule of Capital Improvements, a new Vision Zero related policy, an update of Map A.4-Potential Future Annexation to include recently completed annexations, and the update of the City's 10-Year Water Supply Facilities Work Plan.

Project Manager: Dawn Sonneborn, Senior Planner, dsonneborn@pbgfl.com

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **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.

g:\share\administration\pzab agenda\p and z agenda 2019\12.10.2019\agenda 12.10.2019.docx