



**A G E N D A**  
**CITY OF PALM BEACH GARDENS**  
**PLANNING, ZONING AND APPEALS BOARD**  
**TUESDAY, AUGUST 11, 2020 AT 6:00 P.M.**  
**VIRTUAL MEETING TO BE HELD VIA ZOOM**

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL**
- **ADDITIONS, DELETIONS, MODIFICATIONS**
- **REPORT BY THE DIRECTOR OF PLANNING AND ZONING:**  
**NATALIE CROWLEY**
- **APPROVAL OF MINUTES: [06/09/2020](#) and [07/28/2020](#)**

**PLANNING, ZONING AND APPEALS BOARD**

**Regular Members:**

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

**Alternate:**

Timothy Coppage

**1. [Recommendation to City Council](#) (Public Hearing) - QUASI-JUDICIAL HEARING  
**SPLN-19-12-000038– Site Plan approval for FPL Avenir Substation.****

A request by Florida Power and Light Company for Site Plan approval of a minor utility electrical substation on a 4.8-acre parcel. The site is located west of the planned Coconut Boulevard extension within 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](mailto:bleone@pbgfl.com)

2. **Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING  
SPLA-19-12-000056- Avenir SP 1 (POD 2 – K. Hovnanian) requesting approval  
of model homes and an entry feature.**

A request by Avenir Development, LLC for a site plan amendment to approve single-family home architectural floorplans and elevations, lot landscaping, an entry feature, and a model home and sales center for La Terre at Avenir (Residential Pod 2 - Site Plan #1) within 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: Joann Skaria, Planning Manager, jskaria@pbgfl.com

3. **Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING  
PUDA-19-10-000075 - The Learning Experience requesting PUD Amendment to allow  
a 10,000-sf day care at Banyan Tree PUD.**

A request by Northlake Place II, LLC for a Planned Unit Development (PUD) Amendment approval to allow a 10,000-square-foot day care facility with 175 students and associated site modifications within the Banyan Tree PUD Phase II. The subject site is located at the northwest corner of Northlake Boulevard and MacArthur Boulevard.

Project Manager: Samantha Morrone, Planner, smorrone@pbgfl.com

4. **Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING  
CUMJ-19-11-000058 - Major Conditional Use to allow for The Learning  
Experience Day Care.**

A request by Northlake Place II, LLC for a Major Conditional Use approval to allow a 10,000-square-foot day care facility with 175 students and associated site modifications within the Banyan Tree PUD Phase II. The subject site is located at the northwest corner of Northlake Boulevard and MacArthur Boulevard.

Project Manager: Samantha Morrone, Planner, smorrone@pbgfl.com

5. **Recommendation to City Council (Public Hearing)  
CPTA-20-07-000038 – Comprehensive Plan Text Amendment to amend the Future  
Land Use Element with a new objective and policies related to transit oriented  
development, in accordance with the Palm Beach Gardens TOD Master Plan,  
prepared by Treasure Coast Regional Planning Council (TCRPC).**

City-initiated Text Amendments to the Future Land Use element of the City's Comprehensive Plan to incorporate a Transit Oriented Development (TOD) objective and associated policies based on the strategies and recommendations presented in the City's TOD Master Plan, prepared by Treasure Coast Regional Planning Council.

Project Manager: Joann Skaria, Planning Manager, jskaria@pbgfl.com

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

6. OLD BUSINESS

7. NEW BUSINESS

8. 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.*

[https://pbgfl.sharepoint.com/sites/planning/shared files/admin/pzab agenda/p and z agenda 2020/08-11-20/01-agenda 08-11-20.docx](https://pbgfl.sharepoint.com/sites/planning/shared%20files/admin/pzab%20agenda/p%20and%20z%20agenda%202020/08-11-20/01-agenda%2008-11-20.docx)