



A G E N D A
CITY OF PALM BEACH GARDENS
PLANNING, ZONING AND APPEALS BOARD
TUESDAY, MAY 11, 2021 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: [4/13/21](#)**

PLANNING, ZONING AND APPEALS BOARD

Regular Members:

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

Alternate:

Robert Savel
Zachary (Seth) Mansfield

1. **[Recommendation to City Council](#) (Public Hearing) - QUASI-JUDICIAL HEARING**
PCDA-20-02-000039 - Avenir proposing an amendment to the PCD Standards, Master Plan, PCD roadway cross-sections and buffers and development order conditions
A request from Avenir Holdings, LLC and Avenir Development, LLC for a Planned Community Development (PCD) Amendment to modify development parcel boundaries; create a new Workplace Parcel J; reallocate professional office square

footage to certain development parcels; add two external driveway connections to Northlake Boulevard and modify certain elements of the internal roadway network; update PCD and roadway buffer landscape plans; update PCD Development Standards and list of permitted uses; and modify certain Conditions of Approval in Resolution 4, 2016. 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

2. Recommendation to City Council (Public Hearing)

CPMA-20-04-000030 - DPBG requesting a Comp Plan Map Amendment to change the Future Land use designation from Professional Office (PO) to Mixed Used (MXD) for approximately 49.04 acres

A request by Excel Gardens, LLC requesting a Large-Scale Comprehensive Plan Future Land Use Map Amendment to change the land use designation of an approximately 49.04-acre parcel in size, more or less, from Professional Office (PO) to Mixed Use Development (MXD). The property is located on the east side of Alternate A1A between Kyoto Gardens Drive and Gardens Parkway.

Project Managers: Martin Fitts, Principal Planner mfitts@pbgfl.com; Samantha Morrone, Senior Planner smorrone@pbgfl.com

3. Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING

REZN-20-04-000023 - DPBG requesting to rezone approximately 49.04 acres from Planned Community Development (PCD) Overlay with an underlying General Commercial (CG-1) zoning district to PCD overlay with an underlying Mixed Use (MXD) zoning district

A request by Excel Gardens, LLC to change the zoning designation for approximately 49.04 acres from Planned Community Development (PCD) overlay with underlying zoning designations of General Commercial (CG-1) and Professional Office (PO) to Planned Community Development (PCD) overlay with an underlying zoning designation of Mixed Use Development (MXD). The property is located on the east side of Alternate A1A between Kyoto Gardens Drive and Gardens Parkway.

Project Managers: Martin Fitts, Principal Planner mfitts@pbgfl.com; Samantha Morrone, Senior Planner smorrone@pbgfl.com

4. OLD BUSINESS

5. NEW BUSINESS

6. 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 2021/5-11-2021/01-agenda 5-11-2021.docx](https://pbgfl.sharepoint.com/sites/planning/shared%20files/admin/pzab%20agenda/p%20and%20z%20agenda%202021/5-11-2021/01-agenda%205-11-2021.docx)