



A G E N D A
CITY OF PALM BEACH GARDENS
PLANNING, ZONING AND APPEALS BOARD
TUESDAY, SEPTEMBER 14, 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: [8/10/21](#)**

PLANNING, ZONING AND APPEALS BOARD

Regular Members:

Randolph Hansen
Erez “Eric” Sela
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**
PPUD-20-06-000061 - 7-Eleven requesting a PUD rezoning and site plan approval for convenience store, gas station and car wash at Northlake Square (Pep Boys & Applebee’s)
A request by Mcphail Associates, LLLP to rezone a 3.89-acre parcel of land from General Commercial (CG-1) to a Planned Unit Development (PUD) Overlay with an underlying zoning designation of General Commercial (CG-1), and a PUD Master Plan approval with a Major Conditional Use approval to allow a convenience store with

gasoline sales and an accessory car wash located at Northlake Square (Pep Boys & Applebee's). The property is located at the northwest corner of the intersection of Northlake Boulevard and Congress Avenue.

Project Managers: Joann Skaria, Planning Manager jskaria@pbgfl.com, Olivia Ellison, Planner oellison@pbgfl.com

**2. [Recommendation to City Council](#) (Public Hearing) - QUASI-JUDICIAL HEARING
CUMJ-20-06-000062 - 7-Eleven requesting a Major Conditional Use to allow a convenience store with gasoline sales at Northlake Square (Pep Boys & Applebee's)**

A request by Mcphail Associates, LLLP to rezone a 3.89-acre parcel of land from General Commercial (CG-1) to a Planned Unit Development (PUD) Overlay with an underlying zoning designation of General Commercial (CG-1), and a PUD Master Plan approval with a Major Conditional Use approval to allow a convenience store with gasoline sales and an accessory car wash located at Northlake Square (Pep Boys & Applebee's). The property is located at the northwest corner of the intersection of Northlake Boulevard and Congress Avenue.

Project Managers: Joann Skaria, Planning Manager jskaria@pbgfl.com, Olivia Ellison, Planner oellison@pbgfl.com

3. OLD BUSINESS

4. NEW BUSINESS

5. 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 2021/9-14-2021/01-agenda 9-14-2021.docx](https://pbgfl.sharepoint.com/sites/planning/shared%20files/admin/pzab%20agenda/p%20and%20z%20agenda%202021/9-14-2021/01-agenda%209-14-2021.docx)