



**A G E N D A
CITY OF PALM BEACH GARDENS
PLANNING, ZONING AND APPEALS BOARD
TUESDAY, JULY 12, 2022 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: [6/14/2022](#)**

PLANNING, ZONING AND APPEALS BOARD

Regular Members:

Randolph Hansen
Erez “Eric” Sela
L. Marc Cohn
Christopher Oftedal
Timothy Coppage
Robert Savel

Alternate:

Zachary (Seth) Mansfield
Charles Millar

1. **Consideration of Variance** (Public Hearing) - Quasi-Judicial
PVAR-21-10-000011- George Hudspeth requests a variance for setbacks from 100ft to 35ft for the north and south property lines for a lot in Rustic Lakes
George Hudspeth is requesting a variance to the front and rear setback requirements for an approximately 5.1-acre parcel to construct a single-family dwelling unit. The parcel is located at the south end of 112th Terrace, south of Northlake Boulevard.
Project Managers: Martin Fitts, Principal Planner, mfitts@pbgfl.com

2. **Recommendation to City Council** (Public Hearing) - Quasi-Judicial

PUDA-22-01-000084 - PGA National Commerce Park requests a PUD Amendment for redevelopment of lots 5, 6, 7 & 8 for 2 new buildings and site modifications

LRP Publications Inc., LRP Properties LLC, and LRP Properties II LLC are requesting a Planned Unit Development (PUD) Amendment to the PGA National Commerce Park PUD within the PGA National Planned Community Development (PCD) for the development of a 36,360-square-foot office building, a 50,022-square-foot warehouse/industrial building, and site improvements on Lots 5, 6, 7, and 8, together being the subject site, as well as modifications to the PGA National Commerce Park Development Guidelines. The 20.05-acre subject site is located on Hiatt Drive at the northwest corner of Northlake Boulevard and the Florida's Turnpike.

Project Managers: Samantha Morrone, Senior Planner, smorrone@pbgfl.com

3. **Recommendation to City Council** (Public Hearing) - Quasi-Judicial

SPLN-18-11-000033 - Avenir requesting a 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 to permit the development of a 376,759-square-foot commercial mixed-use development on a 51.55-acre parcel within the 83.61-acre Town Center District (Parcel B) of the Avenir Planned Community Development (PCD). The proposal includes requests for major and minor conditional uses for a Drugstore/Pharmacy with a drive-through and a Grocery Store with a drive-through for an associated pharmacy, respectively. The Town Center District is generally located northeast of the intersection of Northlake Boulevard and Coconut Boulevard.

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

4. **Recommendation to City Council** (Public Hearing) - Quasi-Judicial

CUMJ-19-05-000055 - Avenir Town Center Phase 1A requesting a Major Conditional Use to allow a Drug Store or Pharmacy within the Town Center District

A request from Avenir Development, LLC for site plan approval to permit the development of a 376,759-square-foot commercial mixed-use development on a 51.55-acre parcel within the 83.61-acre Town Center District (Parcel B) of the Avenir Planned Community Development (PCD). The proposal includes requests for major and minor conditional uses for a Drugstore/Pharmacy with a drive-through and a Grocery Store with a drive-through for an associated pharmacy, respectively. The Town Center District is generally located northeast of the intersection of Northlake Boulevard and Coconut Boulevard.

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

5. **Recommendation to City Council** (Public Hearing) - Quasi-Judicial

CUMN-19-05-000050 - Avenir Town Center Phase 1A requesting a Minor Conditional Use to allow a Grocery Store with drive through within the Town Center District

A request from Avenir Development, LLC for site plan approval to permit the development of a 376,759-square-foot commercial mixed-use development on a 51.55-acre parcel within the 83.61-acre Town Center District (Parcel B) of the Avenir Planned Community Development (PCD). The proposal includes requests for major and minor conditional uses for a Drugstore/Pharmacy with a drive-through and a Grocery Store with a drive-through for an associated pharmacy, respectively. The Town Center District is generally located northeast of the intersection of Northlake Boulevard and Coconut Boulevard.

Project Managers: Brett Leone, Senior Planner, bleone@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 2022/7-12-22/01-agenda 7-12-2022.docx](https://pbgfl.sharepoint.com/sites/planning/shared%20files/admin/pzab%20agenda/p%20and%20z%20agenda%202022/7-12-22/01-agenda%207-12-2022.docx)