



A G E N D A
CITY OF PALM BEACH GARDENS
PLANNING, ZONING AND APPEALS BOARD
TUESDAY, JULY 11, 2023 AT 6:00 P.M.
COUNCIL CHAMBERS

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL**
- **Regular Members:**
Randolph Hansen
Erez “Eric” Sela
Christopher Oftedal
Timothy Coppage
Robert Savel
Zachary (Seth) Mansfield
Charles Millar
- **Alternates:**
Linda Hess
Nadia Spivak
- **ADDITIONS, DELETIONS, MODIFICATIONS**
- **REPORT BY THE DIRECTOR OF PLANNING AND ZONING:**
NATALIE CROWLEY
- **APPROVAL OF MINUTES: 6/13/23**

COMMENTS FROM THE PUBLIC:

- **Please submit a comment card to the Agenda Coordinator prior to the commencement of the public hearing(s). You will be called to the podium where you will state your full name and address and be given three (3) minutes to address the Board.**

1. Recommendation to City Council (Public Hearing)

ANNX-23-05-0001- Voluntary Annexation of 2.48 acres at 11309 Ellison Wilson Rd

A request from Seija Regelmann for a Voluntary Annexation of 2.48 acres located on the west side of Ellison Wilson Road approximately 0.16 miles south of the intersection of PGA Boulevard and Ellison Wilson Road.

Project Manager: Martin Fitts, Planning Manager, mfitts@pbgfl.com

2. **Recommendation to City Council** (Public Hearing)

CPSS-21-08-000018 - Northlake 20, LLC (Vintage Oaks) requests a small-scale future land use map amendment from Rural Residential and Commercial to Residential Medium for approximately 17.89 acres at Rustic Lakes

A request from Northlake 20, LLC for a Small-Scale Comprehensive Plan Map Amendment to change the land-use designation for approximately 17.89 acres from Rural Residential (RR) and Commercial (C) to Residential Medium (RM). The property subject to this Map Amendment is located on the southwest corner of the intersection of Northlake Boulevard and 112th Terrace approximately 1.0 mile east of Coconut Boulevard.

Project Manager: Martin Fitts, Planning Manager, mfitts@pbgfl.com

3. **Recommendation to City Council** (Public Hearing) - QUASI-JUDICIAL HEARING
PPUD-21-08-000064 - Northlake 20 LLC (Vintage Oaks) requests a PUD rezoning with site plan approval for proposed 111 Townhomes at Rustic Lakes

A request from Northlake 20, LLC to rezone approximately 8.06 acres of Agricultural Residential (AR) and approximately 9.83 acres of Planned Unit Development (PUD) overlay with an underlying zoning designation of Professional Office (PO) such that all 17.89 acres, more or less, will be zoned PUD overlay with an underlying zoning designation of Residential Medium (RM) with Site Plan approval to allow for the development of 111 townhomes. The subject property is located on the southwest corner of the intersection of Northlake Boulevard and 112th Terrace approximately 1.0 mile east of Coconut Boulevard.

Project Manager: Martin Fitts, Planning Manager, mfitts@pbgfl.com

4. **Recommendation to City Council** (Public Hearing) - QUASI-JUDICIAL HEARING
PUDA-23-02-000086 - Donald Ross Village requests a PUD Amendment for a new 7,000 SF two-story professional office building within the existing outparcel

A request for a Planned Unit Development (PUD) Amendment to construct a new 7,000-square-foot office building with associated parking lot modifications and landscaping within the Donald Ross Village PUD. The Donald Ross Village PUD is located on the south side of Donald Ross Road and bound by Central Boulevard on the west and North Military Trail on the east.

Project Manager: John Stout, Planner, jstout@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.

[https://pbgfl.sharepoint.com/sites/planning/shared files/admin/pzab agenda/p and z agenda 2023/7-11-23/01-agenda 7-11-23.docx](https://pbgfl.sharepoint.com/sites/planning/shared%20files/admin/pzab%20agenda/p%20and%20z%20agenda%202023/7-11-23/01-agenda%207-11-23.docx)