



**A G E N D A**  
**CITY OF PALM BEACH GARDENS**  
**PLANNING, ZONING AND APPEALS BOARD**  
**TUESDAY, OCTOBER 10, 2023 AT 6:00 P.M.**  
**COUNCIL CHAMBERS**

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ADMINISTER OATH OF OFFICE TO NEW MEMBERS**
- **ROLL CALL**
- **Regular Members:**  
Randolph Hansen  
Christopher Oftedal  
Timothy Coppage  
Robert Savel  
Zachary (Seth) Mansfield  
Charles Millar  
Linda Hess
- **Alternate:**  
Nadia Spivak  
Elana Cooper
- **BOARD APPOINTMENTS**
  - ◆ **Appointment of Chair**
  - ◆ **Appointment of Vice Chair**
- **BOARD ORIENTATION**
- **ADDITIONS, DELETIONS, MODIFICATIONS**
- **REPORT BY THE DIRECTOR OF PLANNING AND ZONING:**  
**NATALIE CROWLEY**
- **APPROVAL OF MINUTES: [9/12/23](#)**

**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)**  
**LDRA-23-02-000089 - City Initiated Land Development Amendment to Division 4 update and revise the City's Impact fees**  
A public hearing to consider amending the City's Land Development Regulations in order to update and revise the City's Impact Fees for Parks and Recreation, Fire Rescue, Police, and Public Facilities, including the Extraordinary Circumstances that necessitate the adoption of the updated Impact Fees at the fully calculated rate as of the effective date of the updated Impact Fee Ordinance.  
Project Managers: Joann Skaria, Assistant Director of Planning & Zoning jskaria@pbgfl.com
2. **[Recommendation to City Council](#) (Public Hearing)**  
**LDRA-23-07-0004 - Land Development Regulations Text Amendment to allow a major conditional use for health, physical fitness, weight reduction and spa use in the PGA Overlay**  
LSREF6 Legacy LLC requesting a Land Development Regulations (LDR) Text Amendment to the PGA Boulevard Corridor Overlay to allow *Health, Physical Fitness, Weight Reduction, and Spa* use as a Major Conditional Use.  
Project Managers: Olivia Ellison, Principal Planner oellison@pbgfl.com
3. **[Recommendation to City Council](#) (Public Hearing) – QUASI-JUDICIAL HEARING**  
**CMJR-23-08-0001- Legacy Place requests a Major Conditional Use to allow a Health, Physical Fitness, Weight Reduction, and Spa use**  
LSREF6 Legacy LLC requesting a Major Conditional Use approval for a *Health, Physical Fitness, Weight Reduction, and Spa* use in the Legacy Place Planned Community Development (PCD). The property is generally located on the southwest corner of PGA Boulevard and Fairchild Gardens Avenue.  
Project Managers: Olivia Ellison, Principal Planner oellison@pbgfl.com
4. **[Recommendation to City Council](#) (Public Hearing)**  
**CPSS-23-08-0001 - City Initiated Comprehensive Plan Small Scale Map Amendment for Shops at Indian Trails following annexation**  
A City-initiated petition for a Small-Scale Comprehensive Plan Map Amendment to change the land-use designation of approximately 29.53 acres known as the Shops at Indian Trails, a recently annexed property, from Palm Beach County Commercial Low with underlying Rural Residential, one (1) unit per five (5) acres (CL/RR-5), to Palm Beach Gardens Commercial (C). The Shops at Indian Trails site is generally located immediately southwest of the intersection of Northlake Boulevard and Coconut Boulevard.  
Project Managers: Yomara Rivera, Planner yrivera@pbgfl.com
5. **[Recommendation to City Council](#) (Public Hearing) - QUASI-JUDICIAL HEARING**  
**PPUD-23-08-0002- City Initiated PUD Overlay Rezoning for the Shops at Indian Trails following annexation**  
A City-initiated petition to change the zoning designation of approximately 29.53 acres known as the Shops at Indian Trails, a recently annexed property, from Palm Beach County Multiple Use Planned Development (MUPD) overlay to Palm Beach Gardens Planned Unit Development (PUD) overlay with an underlying zoning designation of General

Commercial (CG-1). The Shops at Indian Trails site is generally located immediately southwest of the intersection of Northlake Boulevard and Coconut Boulevard.

Project Managers: Yomara Rivera, Planner yriviera@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 2023/10-10-23/01-agenda 10-10-23.docx](https://pbgfl.sharepoint.com/sites/planning/shared%20files/admin/pzab%20agenda/p%20and%20z%20agenda%202023/10-10-23/01-agenda%2010-10-23.docx)*