



**A G E N D A**  
**CITY OF PALM BEACH GARDENS**  
**PLANNING, ZONING AND APPEALS BOARD**  
**TUESDAY, SEPTEMBER 12, 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: 8/8/23**

**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) - QUASI-JUDICIAL HEARING CUMJ- 23-03-000072 - Tommy Bahama Marlin Bar requests a major conditional use to allow for a bar

A request by The Gardens Venture LLC for a Major Conditional Use approval to allow a *Nightclub, Bar, or Lounge* use for Tommy Bahama Marlin Bar within the Gardens Mall.

The Gardens Mall is generally located north of PGA Boulevard, east of Fairchild Gardens Avenue, south of Gardens Parkway, and west of Kew Gardens Avenue.

Christopher Yerkes, Planner, cyerkes@pbgfl.com

2. **Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING**  
**PUDA-18-01-000069 - PGA Marina & Soverel Harbour requesting a PUD**

**Amendment for re-development of the Marina**

A request by PGA Marina Partners LLC for a Planned Unit Development (PUD) Amendment to allow the redevelopment of the approximately 7.52-acre marina with 451 dry boat storage slips, 20 wet boat storage slips, and marina retail, boat and watercraft showroom, and ship store uses. The subject site is located on the north side of PGA Boulevard approximately 0.25 miles east of the intersection of PGA Boulevard and Prosperity Farms Road.

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

3. **Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING**  
**CUMJ-19-12-000059- Major Conditional Use for PGA Marina use on the 7.52-acre site**

A request by PGA Marina Partners LLC for a Major Conditional Use approval for a Commercial Marina on approximately 7.52 acres. The subject site is located on the north side of PGA Boulevard approximately 0.25 miles east of the intersection of PGA Boulevard and Prosperity Farms Road.

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

4. **Recommendation to City Council (Public Hearing)**  
**CPSS-23-08-0000- City Initiated Small-Scale Comprehensive Plan Amendment for Ritz-Carlton Residences, Palm Beach Gardens**

A City-initiated petition requesting a Small-Scale Comprehensive Plan Map Amendment to change the land-use designation of approximately 13.45 acres from Palm Beach County Commercial High with underlying High Residential, 12 units per acre (CH-12), High Residential, 12 units per acre (HR-12) and Residential Low, 3 units per acre (RL-3) to Palm Beach Gardens Residential High (RH) with a Marina District Overlay for recently annexed property. The property is generally located on the southwest corner of the intersection of PGA Boulevard and Ellison Wilson Road.

Project Manager: Olivia Ellison, Principal Planner, oellison@pbgfl.com

5. **Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING**  
**PPUD-23-08-0001 - City Initiated Rezoning to PUD/RH for the Ritz-Carlton Residences Palm Beach Gardens**

A City-initiated petition requesting to rezone approximately 13.45 acres from Palm Beach County Residential Planned Unit Development (PUD) and Multi-Family Residential Medium Density (RM) to a Palm Beach Gardens Planned Unit Development (PUD) overlay with an underlying zoning designation of Residential High (RH) for recently annexed property. The property is generally located on the southwest corner of the intersection of PGA Boulevard and Ellison Wilson Road.

Project Manager: Olivia Ellison, Principal Planner, oellison@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 2023/9-12-23/01-agenda 9-12-23.docx](https://pbgfl.sharepoint.com/sites/planning/shared%20files/admin/pzab%20agenda/p%20and%20z%20agenda%202023/9-12-23/01-agenda%209-12-23.docx)*