



A G E N D A
CITY OF PALM BEACH GARDENS
PLANNING, ZONING AND APPEALS BOARD
TUESDAY, JUNE 11, 2019 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: [05/14/2019](#)**

PLANNING, ZONING AND APPEALS BOARD

Regular Members:

Randolph Hansen
Carl Sabatello
Michael Panczak
L. Marc Cohn
Roma Josephs
Christopher Oftedal
Erez "Eric" Sela

Alternate:

Chelsea Reed
Timothy Coppage

1. [Recommendation to City Council](#) (Public Hearing)

CPMA-19-02-000028: Bay Hill Estates Large Scale CPMA

A City-initiated petition for the Bay Hill Estates and The Preserve at Bay Hill Estates communities to adopt a Large-Scale Comprehensive Plan Map Amendment to change the land-use designation of a 977.81-acre parcel from Palm Beach County Rural Residential, 1 dwelling unit/2.5 acres (PBC RR-2.5) to Palm Beach Gardens Residential Low (PBG RL) and Palm Beach Gardens Conservation (PBG CONS) for recently annexed property.

The property is located on the southwest corner of Northlake Boulevard and Bay Hill Drive, approximately 0.5 miles east of Coconut Boulevard.

Project Manager: Martin Fitts, Senior Planner, mfitts@pbgfl.com

2. **[Recommendation to City Council](#) (Public Hearing) - QUASI-JUDICIAL HEARING**
PPUD-19-02-000055: Bay Hill Estates Rezoning

A City-initiated petition for the Bay Hill Estates and The Preserve at Bay Hill Estates communities seeking to rezone an approximately 977.81-acre parcel from Palm Beach County Residential PUD to a Palm Beach Gardens Planned Unit Development (PBG PUD) overlay with underlying zoning designations of Residential Low (PBG RL-3) and Conservation (PBG CONS) for recently annexed property. The property is located on the southwest corner of Northlake Boulevard and Bay Hill Drive, approximately 0.5 miles east of Coconut Boulevard.

Project Manager: Martin Fitts, Senior Planner, mfitts@pbgfl.com

3. **[Recommendation to City Council](#) (Public Hearing) - QUASI-JUDICIAL HEARING**
PUDA-19-03-000074: PGA Marina PUD Amendment

A request by PGA Marina Partners, LLC for a Planned Unit Development (PUD) Amendment to allow the installation of three access gates within the PGA Marina PUD. The subject site is located at 2385 PGA Boulevard.

Project Manager: Samantha Morrone, Planner, smorrone@pbgfl.com

4. **[Recommendation to City Council](#) (Public Hearing) - QUASI-JUDICIAL HEARING**
PCDA-18-10-000036: PGA Office Center Master Plan Amendment

A request by Florida Power and Light Company for approval of an amendment to the PGA Office Center Planned Community Development (PCD) Master Plan to combine Parcel A and Parcel B, realign the northern 400 feet of RCA Center Drive for a new intersection location with Kyoto Gardens Drive, and to add 1.3 acres of lake area to Parcel A. The PGA Office Center PCD is generally located east of Military Trail, west of Alternate A1A, and north and south of Kyoto Gardens Drive.

Project Manager: Joann Skaria, Principal Planner, jskaria@pbgfl.com

5. **[Recommendation to City Council](#) (Public Hearing) - QUASI-JUDICIAL HEARING**
SPLN-18-10-000032: PGA Office Center Site Plan Approval

A request by Florida Power and Light Company for approval of a site plan for a 270,000 square-foot-office building and 3-story parking garage. The subject site is approximately 36 acres within the PGA Office Center PCD, which is generally located east of Military Trail, west of Alternate A1A, and south of Kyoto Gardens Drive.

Project Manager: Joann Skaria, Principal Planner, jskaria@pbgfl.com

6. **[Recommendation to City Council](#) (Public Hearing)**
City of Palm Beach Gardens Mobility Plan and Fee Adoption

A City-initiated request for approval and adoption of the Mobility Plan and Fee, consistent with the provisions of Florida State Statute 163.3180 Concurrency, specifically subsection (5) (i) with regard to transportation concurrency.

Project Manager: Natalie Crowley, Director of Planning & Zoning, ncrowley@pbgfl.com

7. OLD BUSINESS

8. NEW BUSINESS

9. 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.

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