



**A G E N D A**  
**CITY OF PALM BEACH GARDENS**  
**PLANNING, ZONING AND APPEALS BOARD**  
**TUESDAY, JUNE 8, 2021 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: [5/11/21](#)**

**PLANNING, ZONING AND APPEALS BOARD**

**Regular Members:**

Randolph Hansen  
Erez “Eric” Sela  
Carl Sabatello  
L. Marc Cohn  
Roma Josephs  
Christopher Oftedal  
Timothy Coppage

**Alternate:**

Robert Savel  
Zachary (Seth) Mansfield

**1. [Recommendation to City Council \(Public Hearing\)](#) - QUASI-JUDICIAL HEARING**

**PCDA-20-04-000040- Downtown Palm Beach Gardens requesting to add a hotel and multi-family entitlements to the Regional Center master plan.**

A request by Excel Gardens, LLC to amend the Planned Community Development (PCD) Master Plan to add 174 hotel rooms and 280 multi-family dwelling units to the Downtown Palm Beach Gardens parcel within the Regional Center PCD Master Plan. The property is located on the east side of Alternate A1A between Kyoto Gardens Drive and Gardens Parkway.

Project Managers: Martin Fitts, Principal Planner [mfitts@pbgfl.com](mailto:mfitts@pbgfl.com); Samantha Morrone, Senior Planner [smorrone@pbgfl.com](mailto:smorrone@pbgfl.com)

**2. Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING  
SPLA-20-04-000057- Downtown Palm Beach Gardens requesting to amend the  
existing Downtown site plan to add a mixed-use tower and multi-family residential  
building**

A request by Excel Gardens, LLC to amend the Site Plan for Downtown Palm Beach Gardens to allow for a 167,006 square-foot mixed use tower with a 174-room hotel and a 280-dwelling unit multi-family residential tower; to add an east-west drive aisle connecting the west loop road and Lake Victoria Gardens Avenue; to establish Design Guidelines; to update the Master Signage Plan; and to make landscape and hardscape changes. The property is located on the east side of Alternate A1A between Kyoto Gardens Drive and Gardens Parkway.

Project Managers: Martin Fitts, Principal Planner mfitts@pbgfl.com; Samantha Morrone, Senior Planner smorrone@pbgfl.com

**3. OLD BUSINESS**

**4. NEW BUSINESS**

**5. 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 2021/6-8-2021/01-agenda 6-8-2021.docx](https://pbgfl.sharepoint.com/sites/planning/shared%20files/admin/pzab%20agenda/p%20and%20z%20agenda%202021/6-8-2021/01-agenda%206-8-2021.docx)