



A G E N D A
CITY OF PALM BEACH GARDENS
PLANNING, ZONING AND APPEALS BOARD
TUESDAY, OCTOBER 12, 2021 AT 6:00 P.M.
COUNCIL CHAMBERS

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ADMINISTER OATH OF OFFICE TO NEW MEMBERS**
- **ROLL CALL**
- **BOARD APPOINTMENTS**
 - ◆ **Appointment of Chair**
 - ◆ **Appointment of Vice Chair**
- **ADDITIONS, DELETIONS, MODIFICATIONS**
- **REPORT BY THE DIRECTOR OF PLANNING AND ZONING:**
NATALIE CROWLEY
- **APPROVAL OF MINUTES: [9/14/21](#)**

PLANNING, ZONING AND APPEALS BOARD

Regular Members:

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

Alternate:

Zachary (Seth) Mansfield
Charles Millar

1. **[Recommendation to City Council](#) (Public Hearing) – QUASI-JUDICIAL HEARING
SPLN-20-12-000047- Avenir requests a site plan approval for 27 SF homes within Panther National Pod 13**

A request by Avenir Holdings, LLC for site plan approval to allow the development of 27 single-family dwelling units on 26.82 acres within Panther National Master Plan Pod 13. The Panther National community is located within the Avenir Planned Community Development (PCD) that is generally located on the north side of Northlake Boulevard, east of Grapeview Boulevard, west of Bay Hill Drive, and south of Beeline Highway.

Project Managers: Brett Leone, Senior Planner bleone@pbgfl.com

2. **[Recommendation to City Council](#) (Public Hearing) – QUASI-JUDICIAL HEARING
SPLN-20-12-000048 - Avenir requests a site plan approval for 52 SF homes within Panther National Pod 14**

A request by Avenir Holdings, LLC for site plan approval to allow the development of 52 single-family dwelling units on 41.68 acres within Panther National Master Plan Pod 14. The Panther National community is located within the Avenir Planned Community Development (PCD) that is generally located on the north side of Northlake Boulevard, east of Grapeview Boulevard, west of Bay Hill Drive, and south of Beeline Highway.

Project Managers: Brett Leone, Senior Planner bleone@pbgfl.com

3. **[Recommendation to City Council](#) (Public Hearing)
CPSS-20-11-000014 - PGA National Resort requests a Small-Scale Land Use Map Amendment to amend the designation of 2.08 acres from “Golf “ to “Commercial”**

A request by BSREP III PBG Golf, LLC for a Small-Scale Comprehensive Plan Future Land Use Map Amendment to change the land use designation of approximately 2.08 acres within PGA National from Golf (G) to Commercial (C), consistent with the PGA Resort Core. The property is within PGA National, immediately adjacent to the PGA Resort Core, located at the southern terminating end of Avenue of the Champions, approximately 0.50 miles south of PGA Boulevard.

Project Managers: Samantha Morrone, Senior Planner smorrone@pbgfl.com

4. **[Recommendation to City Council](#) (Public Hearing) - QUASI-JUDICIAL HEARING
REZN-20-11-000024 - PGA National Resort requests a Rezoning to amend the designation of 2.08 acres from “PCD with underlying Golf uses” to “PUD with underlying hotel, recreational and incidental facilities related thereto”**

A request by BSREP III PBG Golf, LLC to change the zoning designation for approximately 2.08 acres within PGA National from Planned Community Development (PCD) Overlay with underlying “golf uses” to Planned Unit Development (PUD) Overlay with underlying “hotel, recreational and incidental facilities related thereto,” consistent with the PGA Resort Core. The property is within PGA National, immediately adjacent to the PGA Resort Core, located at the southern terminating end of Avenue of the Champions, approximately 0.50 miles south of PGA Boulevard.

Project Managers: Samantha Morrone, Senior Planner smorrone@pbgfl.com

**5. [Recommendation to City Council](#) (Public Hearing) - QUASI-JUDICIAL HEARING
PCDA-20-11-000041 - PGA National Resort requesting a PCD Master Plan Amendment to modify the acreage of the Resort Core parcel**

A request by BSREP III PBG Resort, LLC and BSREP III PBG Golf, LLC to amend the PGA National Planned Community Development (PCD) Master Plan to permit approximately 2.08 acres to be redesignated such that it is transferred from the “Golf Courses” portion to the “PGA National Hotel & Clubs” portion of the plan. The property is within PGA National, immediately adjacent to the PGA Resort Core, located at the southern terminating end of Avenue of the Champions, approximately 0.50 miles south of PGA Boulevard.

Project Managers: Samantha Morrone, Senior Planner smorrone@pbgfl.com

**6. [Recommendation to City Council](#) (Public Hearing) - QUASI-JUDICIAL HEARING
PUDA-20-11-000080 - PGA National Resort requests a PUD Amendment to allow for modifications to the PGA Resort Core site plan and to add the subject 2.08 acres to the Resort Core**

A request by BSREP III PBG Resort, LLC and BSREP III PBG Golf, LLC to amend the PGA Resort Core Planned Unit Development (PUD) to allow for the expansion of the PUD to accommodate modified facilities and new amenities. The property is within PGA National at the PGA Resort Core located at the southern terminating end of Avenue of the Champions, approximately 0.50 miles south of PGA Boulevard.

Project Managers: Samantha Morrone, Senior Planner smorrone@pbgfl.com

**7. [Recommendation to City Council](#) (Public Hearing) – QUASI-JUDICIAL HEARING
PUDA-20-07-000079 - PGA Station requesting a 200,000 SF office building, a 396-unit residential building and architectural modifications to building 9**

A request from PGA Building 6, LLC and PGA Building 9 & 10, LLC for approval of a PUD Amendment to modify the uses on Pods B and C, including a new 8-story, 396-unit multi-family building with a 606-space parking garage on Pod B, modify Building 9 on Pod B, and revise Pod C to include a new 200,000-square-foot, 8-story office building with a separate 998-space parking garage that includes 7,049 square feet of retail space along the north and west façades of the parking garage. The PUD is 30.03 acres, located on the south side of PGA Boulevard, east side of RCA Boulevard, and west side of Alternate A1A.

Project Managers: Martin Fitts, Principal Planner mfitts@pbgfl.com, Dawn Sonneborn, Senior Planner dsonneborn@pbgfl.com, Joann Skaria, Planning Manager jskaria@pbgfl.com

8. OLD BUSINESS

9. NEW BUSINESS

10. 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 2021/10-12-21/01-agenda 10-12-2021.docx](https://pbgfl.sharepoint.com/sites/planning/shared%20files/admin/pzab%20agenda/p%20and%20z%20agenda%202021/10-12-21/01-agenda%2010-12-2021.docx)