



**A G E N D A**  
**CITY OF PALM BEACH GARDENS**  
**PLANNING, ZONING AND APPEALS BOARD**  
**TUESDAY, DECEMBER 13, 2022 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: [11/29/22](#)**

**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)  
**ANNX-22-11-000017 - Voluntary annexation request for 10.97 acres (PGA Waterfront)**  
A request from DMBH Residential Investment, LLC and PGA Landing Marina, LLC for a Voluntary Annexation of 10.97 acres located on the southwest corner of the intersection of PGA Boulevard and Ellison Wilson Road.  
Project Manager: Martin Fitts, Planning Manager, [mfitts@pbgfl.com](mailto:mfitts@pbgfl.com)

2. **[Recommendation to City Council](#) (Public Hearing) – QUASI-JUDICIAL HEARING PCDA-20-12-000042 - Pasteur Commercial Investments, LLC requesting a PCD Master Plan Amendment to convert approved uses to 300 Hospital beds and 160,000 SF of medical office in Parcel B**

A request by Pasteur Healthcare Properties, LLC to amend the Alton Planned Community Development (PCD) Master Plan to allow a conversion of uses for Parcel B, adjust the lake configurations and the location of Seacoast Utility Authority (SUA) well site easements within Parcel B, and modify the Alton PCD List of Permitted Uses to include an accessory helistop for hospitals in the Biotech District (Parcel B). The Alton Planned Community Development (PCD) is generally located south of Donald Ross Road, north of Hood Road, and situated east and west of Interstate 95. Alton Parcel B is generally located south of Donald Ross Road, north of Alton Parcel E, west of Pasteur Boulevard and Alton Road, and east of Interstate 95.

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

3. **[Recommendation to City Council](#) (Public Hearing) – QUASI-JUDICIAL HEARING SPLN-20-12-000050 - Pasteur Commercial Investments, LLC requests a site plan approval for a 300-bed hospital and an 80,000 SF medical office building within the Alton PCD**

A request by Pasteur Healthcare Properties, LLC for approval of a Site Plan for the undeveloped portion of Parcel B within the Alton Planned Community Development (PCD) consisting of a 300-bed hospital with an accessory helistop and an 80,000-square-foot medical office building. The subject site within Alton Parcel B is generally located south of Donald Ross Road, west of Pasteur Boulevard, north of Alton Parcel E, and east of Interstate 95.

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

4. **[Recommendation to City Council](#) (Public Hearing) – QUASI-JUDICIAL HEARING CUMJ-21-01-000066 - Pasteur Commercial Investments, LLC requests a Major Conditional Use approval for a helistop as an accessory use**

A request by Pasteur Healthcare Properties, LLC for Major Conditional Use approval of an accessory helistop to the hospital use proposed in Parcel B of the Alton Planned Community Development (PCD). The subject site within Alton Parcel B is generally located south of Donald Ross Road, west of Pasteur Boulevard, north of Alton Parcel E, and east of Interstate 95.

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

5. **[Recommendation to City Council](#) (Public Hearing) – QUASI-JUDICIAL HEARING SPLA-22-03-000061 / CUMN-22-03-000056 – BB&T requests a site plan approval for a 3,161 SF Financial Institution and a 3,500 SF Retail Building with a Minor Conditional use for a drive-through lane at 9600 Alt A1A**

A request by BB&T to construct a new 3,161-square-foot financial institution with a Minor Conditional Use for drive-through lanes, a 3,500-square-foot retail building and associated parking lot, and landscaping. The property is located on the southeast corner of Lighthouse Drive and Alternate A1A within the City of Palm Beach Gardens.

Project Manager: John Stout, Planner, jstout@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 2022/12-13-22/01-agenda 12-13-2022.docx](https://pbgfl.sharepoint.com/sites/planning/shared%20files/admin/pzab%20agenda/p%20and%20z%20agenda%202022/12-13-22/01-agenda%2012-13-2022.docx)*