



Department of Planning,
 Zoning & Building
 2300 North Jog Road
 West Palm Beach, FL 33411-2741
 (561) 233-5000

Planning Division 233-5300
 Zoning Division 233-5200
 Building Division 233-5100
 Code Enforcement 233-5500
 Contractors Certification 233-5525
 Administration Office 233-5005
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 www.pbcgov.com/pzb



**Palm Beach County
 Board of County
 Commissioners**

Robert S. Weinroth, Mayor
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Maria G. Marino
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May 27, 2022

Mr George Gentile
 Gentile Glas Holloway O'Mahoney & Associates Inc.
 1907 Commerce Ln, Ste 101
 Jupiter FL 33458

RE: NOTIFICATION OF BCC PUBLIC HEARING POSTPONEMENT

Dear Mr George Gentile:

This letter is to inform you that the application referenced below was postponed at the Board of County Commissioners (BCC) Public Hearing on May 5, 2022, based on your extenuating circumstances described in your request (Attachment).

Application:	PGA Waterfront Residential PUD, PDD/DOA/CA 2021-01612
Control:	Hatties Landing, 1984-00159
BCC Hearing:	June 23, 2022

This application will be heard at BCC date provided in the table above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions and/or require further information, please contact Timothy Haynes, Senior Site Planner at 561-233-5222 or THaynes@pbcgov.org.

Sincerely,

Wendy N Hernández
 Deputy Zoning Director

Attachment

- C: Digital/Email Copy:**
 Lisa Amara, Zoning Director
 Jeff Gagnon, AICP, Principal Site Planner
 Timothy Haynes, Senior Site Planner
 Vismary Dorta, Site Plan Technician
 Valerie Flores, Site Plan Technician
 Emily O Mahoney, Agent
 Pat Lentini, Agent
 Dylan Roden, Agent

POSTPONEMENT REQUEST - Agenda Item 10

10. PDD/DOA/CA-2021-01612, PGA Waterfront Residential PUD, (1984-00159)

MOTION: To postpone to the June 23, 2022

From: George Gentile <george@2gho.com>

Sent: Friday, May 20, 2022 11:42 AM

To: Timothy Haynes <THaynes@pbcgov.org>; Lisa Amara A. <LAMara@pbcgov.org>; rSCantor@pbcgov.org

Cc: Dan Catalfumo <dcatalfumo@catalfumo.com>; Nick Mastroianni II <nick@usifund.com>; paul@acdofsouthflorida.com; Marty Perry <fmperry@perrytaylorlaw.com>

Subject: PGA Waterfront PDD/DOA/CA2021-01612

Timothy:

Please accept this correspondence as the owner's request for a thirty-day (30 day) postponement, for the item indicated above, from the hearing before the Palm Beach County Board of County Commission (BCC), Thursday May 26th, 2022. We need this time to resolve conditions of approval with a few of the departments at the County prior to final approval by the BCC. We feel confident that these issues can be resolved in the thirty-day postponement.

Thank you for your understanding and assistance in the matter.

George G. Gentile

Sr. Partner, FASLA, PLA, LEED®AP, BD&C

Cell: 561-718-4320

George@2gho.com



Landscape Architects ■ Planners ■ Environmental Consultants

1907 Commerce Lane, Suite 101 Jupiter, Florida 33458 561-575-9557 x101

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All attached drawings, specifications and other documents, including those in electronic form, prepared by the consultant and the Consultants Sub-consultants are Instruments of Service for use exclusively to this Project. The Consultant and the Consultants Sub-consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.



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If you have any questions and/or require further information, please contact Timothy Haynes, Senior Site Planner at 561-233-5222 or THaynes@pbcgov.org.

Sincerely,

Wendy N Hernández
Deputy Zoning Director

Attachment

- C: **Digital/Email Copy:**
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 Dylan Roden, Agent



April 15, 2022

RE: Notice of a Proposed Zoning Application

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 500 of your property. The application summary is provided below and in the attachment.

Application:	PGA Waterfront Residential PUD, PDD/DOA/CA-2021-01612
Control:	Hatties Landing, 1984-00159
Location:	Southwest corner of PGA Boulevard and Ellison Wilson Road
ZC Hearing:	May 5, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	May 26, 2022 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The Zoning Commission (ZC) and Board of County Commissioners (BCC) will hold public hearings to consider the application identified above. The Board may accept, reject or modify Staff's recommendation and take such other appropriate and lawful action including continuing said public hearing. The staff report will be available online five-days prior to each hearing at the following website:

<https://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Comments may be provided at the public hearings and/or submitted in writing to the Project Manager identified below. Be advised that anyone choosing to appeal any final decision made by the BCC, with respect to any matter discussed at the hearing will need to provide their own court report to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you have any questions and/or require additional information, please contact project manager Timothy Haynes, Senior Site Planner at (561) 233-5222 or THaynes@pbcgov.org.

Sincerely,

Wendy N. Hernández,
Deputy Zoning Director

Attachments: Application Summary and Map

- C: Lisa Amara, Zoning Director
- Jeff Gagnon, AICP, Principal Site Planner
- Timothy Haynes, Senior Site Planner

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Zoning Application Summary

Application:	PGA Waterfront Residential PUD, PDD/DOA/CA-2021-01612
Control:	Hatties Landing, 1984-00159
Location:	Southwest corner of PGA Boulevard and Ellison Wilson Road
BCC District:	1
Title:	an Official Zoning Map Amendment
Request:	to allow a rezoning from a Multifamily Residential (RM) Zoning District to the Planned Unit Development (PUD) Zoning District
Title:	a Development Order Amendment
Request:	to modify the Site Plan; add land area, units, and uses; and, modify Conditions of Approval
Title:	a Class A Conditional Use
Request:	to allow a Marina
Overall Acres:	10.97
Affected Acres:	10.97

Summary: Proposed is an Official Zoning Map Amendment, Development Order Amendment (DOA), and a Class A Conditional Use (CA) for the PGA Waterfront Residential PUD development. The site was last approved by the Board of County Commissioner (BCC) on August 23, 2018 for the rezoning of 8.89 acres to the Planned Unit Development (PUD) Zoning District to allow for 70 Multifamily units within a 4.54-acre Residential Pod, a .51-acre Recreation Pod, a .1-acre Neighborhood Park, .25-acres of Open Area, and included 2.89-acres of submerged lands.

The Applicant is requesting a rezoning of 2.08-acres from the RM Zoning District to the PUD Zoning District and a DOA to add the land area to the approved 8.89-acre PUD, for a total of 10.97 acres. The Development Order Amendment proposes to modify the Site Plan; add land area, units and uses; and, modify Conditions of Approval. Additionally, the Applicant requests the CA to allow a Marina use in conjunction with the PUD.

The Preliminary Site Plan (PSP) indicates three Multifamily buildings (Tower North, Tower South, and Tower East) containing 98 units (+28 units) within an 7.22-acre Residential Pod, a 0.6-acre Recreation Pod (Rec Pod 1), an additional 2.92-acre Recreation Pod (Rec Pod 2) for the Marina, and a 0.1-acre Neighborhood Park. Further, 5.23 acres of Open Space is also provided on site. Overall, the PSP indicates 477,976 sq. ft. total of building square footage, 23 boat slips are provided for the Marina, along with 363 parking spaces. Access will be from Ellison Wilson Road.

Location Map:

