CITY OF PALM BEACH GARDENS
DEVELOPMENT APPLICATION

Planning and Zoning Department
CITY OF PALM BEACH GARDENS
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4243    Fax (561) 799-4281

Request:
- Planned Community Development (PCD)
- Planned Unit Development (PUD)
- Amendment to PCD, PUD or Site Plan
- Conditional Use
- Amendment to the Comprehensive Plan
- Administrative Approval
- Administrative Appeal
- Annexation
- Rezoning
- Site Plan Review
- Concurrency Certificate
- Time Extension
- Miscellaneous
- Other

Date Submitted: January 5, 2018

Project Name: Port 32 (Also known as PGA Marina PUD)

Owner: PGA Marina Partners, LLC

Applicant (if not Owner): Same

Applicant’s Address: 33 Lockwood Dr, SC 29401  Telephone: 

Agent: Anne Booth, Urban Design Kilday Studios

Contact Person: Anne Booth  E-Mail: abooth@udksstudios.com

Agent’s Mailing Address: 610 Clematis Street, WPB, FL 33401

Agent’s Telephone Number: 561-366-1100

FOR OFFICE USE ONLY

Petition Number:     Date & Time Received:

Fees Received
Application $       Engineering $   
Receipt Number:     

1
Site Information:

Note: Petitioner shall submit electronic digital files of approved projects. See attachment for details.

General Location: NW corner of PGA Boulevard and Intracoastal Waterway

Address: 2385 PGA Blvd, PBG, FL 33418

Section: 5 Township: 42 Range: 43

Property Control Number(s): 52-43-42-05-00-000-1100 and 52-43-42-05-00-000-1480

Acreage: 7.2 Current Zoning: CG1/PUD Requested Zoning: No Change

Flood Zone B Base Flood Elevation (BFE) – to be indicated on site plan

Current Comprehensive Plan Land Use Designation: Commercial

Existing Land Use: Commercial (Marina) Requested Land Use: Commercial (Marina)

Proposed Use(s) i.e. hotel, single family residence, etc.: Marina See attached site plan

Proposed Square Footage by Use: Please see attached site plan

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable): N/A
Justification

Information concerning all requests (attach additional sheets if needed.)
{Section 78-46, Application Procedures, Land Development Regulations.}

1. Explain the nature of the request: A request to modify the approved master site plan for the PGA Marina and Boating Center to allow a complete upgrade and renovation, the construction of new boat storage racks, an office/retail component for marine industry related businesses, enclosed maintenance and storage facilities, 151 new dry storage slips, a marina showroom, and a new ships store/office building.

2. What will be the impact of the proposed change on the surrounding area?
The use of the parcel is not changing. The proposed modifications will dramatically improve the existing aesthetic and safety conditions.

3. Describe how the rezoning request complies with the City's Vision Plan and the following elements of the City's Comprehensive Plan - Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservations, Recreation and Open space, Intergovernmental Coordination and Capital Improvement.
All elements of the City Vision Plan and Comprehensive Plan were addressed with the approval of the overall PUD. The proposed plan of development meets the standards of the City's PUD requirements and is consistent with the overall approved master site plan.
4. How does the proposed project comply with City requirements for preservation of natural resources and native vegetation (Section 78-301, Land Development Regulations)?

All requirements for the preservation of natural resources were addressed at the time of the approval of the PUD.

5. How will the proposed project comply with City requirements for Art in Public Places (Chapter 78-261, Land Development Regulations)?

The applicant will comply as required by code for any AIPP fees.

6. Has project received concurrency certification?

The applicant is requesting additional traffic concurrency with this application.

Date Received:

**Legal Description of the Subject Property**

(Attach additional sheets if needed)

Or see attached deed for legal description.

**Location**

The subject property is located approximately 0 mile(s) from the intersection of PGA Blvd and Intracoastal Waterway, on the ✔ north, [ ] east, [ ] south, [ ] west side of ______PGA Blvd. ______ (street/road).
Applicant's Certification

I/We affirm and certify that I/we understand and will comply with the land development regulations of the City of Palm Beach Gardens, Florida. I/We further certify that the statements or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments, and application filing fees become a part of the official records of the City of Palm Beach Gardens, Florida, and are not returnable.

Applicant is: [Signature of Applicant]

☐ Owner
Anne Booth
Print Name of Applicant
610 Clematis Street, Suite CU02
Street Address
West Palm Beach, FL 33401
City, State, Zip Code
561-366-1100
Telephone Number
☐ Lessee
Fax Number
☐ Optionee
abbooth@udkstudios.com
☐ Agent
E-Mail Address
☐ Contract Purchaser
Financial Responsibility Form

The owner understands that all City-incurred professional fees and expenses associated with the processing of this application request are ultimately the responsibility of the owner. A security deposit shall be deposited in an interest-bearing account with any accrued interest to be retained by the City of Palm Beach Gardens.

The owner and/or designee shall be invoiced on a monthly basis for professional fees such as, but not limited to, consultant engineering services, legal services, advertising costs, and/or any other costs attributable to the processing of the permit for which the City incurred during the previous month. The owner and/or designee shall reimburse the City within thirty (30) days from date of invoice. If payment is not received, the City may utilize the security deposit for re-imbursement purposes. All activities related to the pending permit(s) will cease until any outstanding invoices are paid.

The owner/designee further understands that transfer of this responsibility shall require a completed form, signed and notarized by the responsible party, and delivered to the City Planning and Zoning Department if the name and/or address of the responsible party changes at anytime during the application review process.

Owner signature

[Signature]

Date

8/5/17

Joe Miller, Manager
A&M PGA, LLC, Manager

Owner printed name

DESIGNEE/BILL TO:
PGA Marina Partners, LLC

33 Lockwood Dr.
Charleston, SC 29401

NOTARY ACKNOWLEDGEMENT

STATE OF South Carolina

COUNTY OF Charleston

I hereby certify that the foregoing instrument was acknowledged before me this 5th day of August, 2017, by Joe Miller. He or she is personally known to me or has produced as identification.

[Signature]

Notary public signature

[Signature]

Printed name

State of SC at-large

My Commission expires: 10/14/2022
STATEMENT OF OWNERSHIP AND DESIGNATION OF AUTHORIZED AGENT

Before me, the undersigned authority, personally appeared Joe Miller, who being sworn on oath, deposes and says:

1. That, he is the **MANAGER OF PGA MARINA PARTNERS, LLC**, which is the owner of certain properties as described in the attached legal description: (See attached deed), and;

2. That, he is authorized to act on behalf of **PGA MARINA PARTNERS, LLC**, with regard to development approvals, applications and permits, and;

3. That, **PGA MARINA PARTNERS, LLC**, is requesting approvals to modify and develop the PGA Marina PUD, and;

4. That, **PGA MARINA PARTNERS, LLC**, has appointed **ANNE BOOTH and URBAN DESIGN KILDAY STUDIOS** to act as Agent on its behalf to accomplish the above, and;

5. That, **PGA MARINA PARTNERS, LLC**, and/or its successors or assigns, commits to proceed with the proposed development in accordance with the Ordinances and Resolutions of approval and such conditions and safeguards as may be set by the City Council in such Ordinance, and;

6. That, **PGA MARINA PARTNERS, LLC**, or its successors or assigns, commits to complete the development according to the plans approved by such Ordinance, and to continue operating and maintaining such area, functions, and facilities as are not to be provided, operated or maintained by the City of Palm Beach Gardens pursuant to written agreement, and;

7. That, **PGA MARINA PARTNERS, LLC**, commits to bind any successors in title to any commitments made in the approval.

**PGA MARINA PARTNERS, LLC,**

By: [Signature]

Joe Miller, Manager

Sworn to and subscribed before me this 4th day of January, 2018.

(Notary Seal)

SANDRA J. MEGRUE
My Commission Expires: August 13, 2020

Notary Public, State of Florida
Commission Number: FF 982157