

SITE DATA

PROJECT NAME:	PGA NATIONAL RESORT CORE
PROPERTY CONTROL NUMBER:	52-42-42-10-07-001-0000
SECTION, TOWNSHIP, RANGE:	10/42/42
FUTURE LAND USE DESIGNATION:	COMMERCIAL
ZONING DISTRICT:	PUD
EXISTING SITE AREA:	38.78 AC
PROPOSED SITE AREA:	40.88 AC

SUMMARY OF PROPOSED USES

HOTEL	339 ROOMS
RESTAURANTS	16,585 SF
BALLROOM	16,871 SF
MEETING ROOMS	11,915 SF
HEALTH/RAQUET CLUB	24,392 SF
SPA	18,040 SF
GOLF COURSE	81 HOLES
GATE HOUSE	335 SF
POOL ACCESSORY BUILDINGS	
FOOD AND BEVERAGE	678 SF
RESTROOMS	1,533 SF
EQUIPMENT BUILDING	3,668 SF
MEMBERS CLUB	21,186 SF

LOT COVERAGE	
REQUIRED	35% MAXIMUM
PROVIDED	21.9%

OPEN SPACE	
REQUIRED	4.8 AC (10%)
PROVIDED	16.58 AC (40.5%)

PARKING REQUIRED (PER SHARED PARKING ANALYSIS) 1,140 SPACES

PARKING PROVIDED 1,247 SPACES

ACCESSIBLE PARKING REQUIRED 23 SPACES
 (1,253 PARKING SPACES PROVIDED; 20 ACCESSIBLE SPACES FOR THE FIRST 1,000 PARKING SPACES PROVIDED, PLUS 1 ACCESSIBLE SPACE PER 100 PARKING SPACES)

ACCESSIBLE PARKING PROVIDED 27 SPACES

PARKING SPACE SIZE	
REQUIRED	10' x 18.5'
PROVIDED	9' x 18.5' **WAIVER APPROVED**

LOADING SPACES	
REQUIRED	7 SPACES
PROVIDED	8 SPACES

BICYCLE PARKING	
REQUIRED	71 SPACES
PROVIDED	40 SPACES **WAIVER APPROVED**

VALET PARKING SPACES 574 SPACES

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	50'	578.5'
SIDES	15'	20.4'
REAR	15'	4.4'

NOTES:

- ALL STOP SIGN/BAR LOCATIONS TO BE CERTIFIED BY PROJECT ENGINEER.
- ALL STOP BARS SHALL BE TREATED WITH THERMOPLASTIC ASPHALT PAINT, EXCLUDING PARKING STALL STRIPING, AND PAVER BRICKS OF APPROPRIATE COLOR WILL BE USED ON PAVER BRICK AREAS IN LIEU OF THERMOPLASTIC MATERIALS.

EXISTING FACILITIES KEY:

- A. MAIN HOTEL LOBBY
- B. HOTEL ROOMS
- C. MEETING ROOMS
- D. BALLROOMS
- E. PRO SHOP
- F. ADMINISTRATION
- G. MEMBERS' CLUB
- H. SERVICE COURT
- I. POOL
- J. HEALTH & RAQUET CLUB
- K. SPA
- L. CROQUET COURTS
- M. DRIVING RANGE

PROPOSED/PREVIOUSLY APPROVED FACILITIES KEY:

- 1. POOL, LAZY RIVER, AND WATER SLIDE
- 2. POOL EQUIPMENT BUILDING
- 3. INFORMATION/GATE HOUSE (335 SF) AND GATED ENTRIES
- 4. ADDITIONAL PICKLE BALL COURT AND CABANA
- 5. SPA PARKING LAYOUT MODIFICATION
- 6. REMOVE EXISTING PLAYGROUND AT THE HEALTH AND RAQUET CLUB
- 7. WALKING PATH GATE
- 8. RECONFIGURED MEMBERS' CLUB DROP-OFF AND PARKING LOT
- 9. RELOCATED BALL VENDING BUILDING

NOT FOR CONSTRUCTION:
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Urban design studio

Urban Planning & Design
 Landscape Architecture
 Communication Graphics

610 Clematis Street, Suite CU02
 West Palm Beach, FL 33401
 561.366.1100 FAX 561.366.1111
 www.udsfloida.com
 #LC000035

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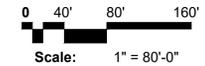
PGA National Resort Core

Palm Beach Gardens, Florida

Site Plan - Phase 1



NORTH

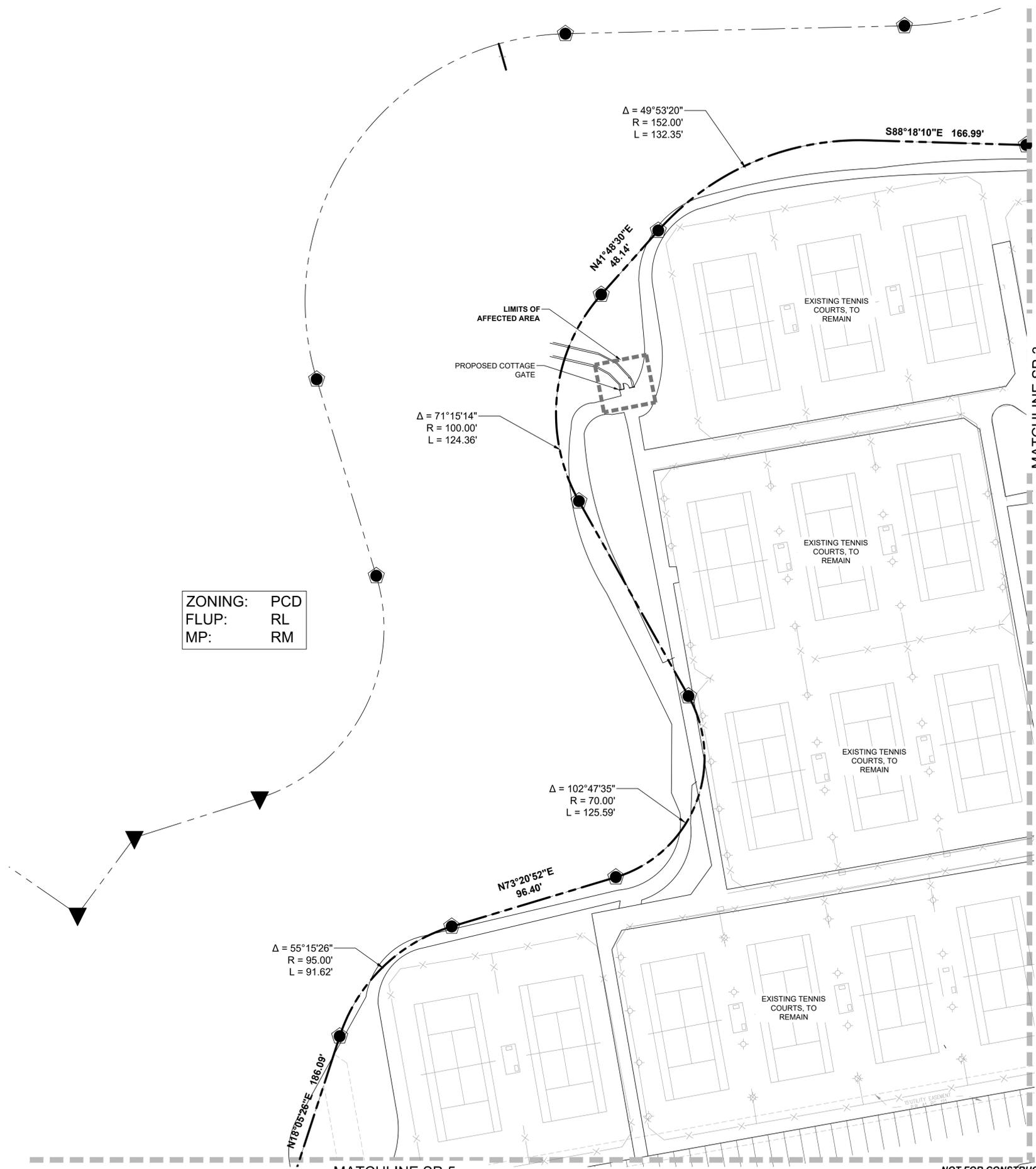


Date: 06/01/2021
 Project No.: 80-000.076
 Designed By: Arch.
 Drawn By: RD
 Checked By: AB

Revision Dates:

08/04/2021	RESUBMITTAL
09/02/2021	RESUBMITTAL

SP-1
 of 8



ZONING: PCD
FLUP: RL
MP: RM

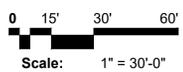
PGA National Resort Core

**Palm Beach Gardens, Florida
Site Plan - Phase 1**

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NORTH



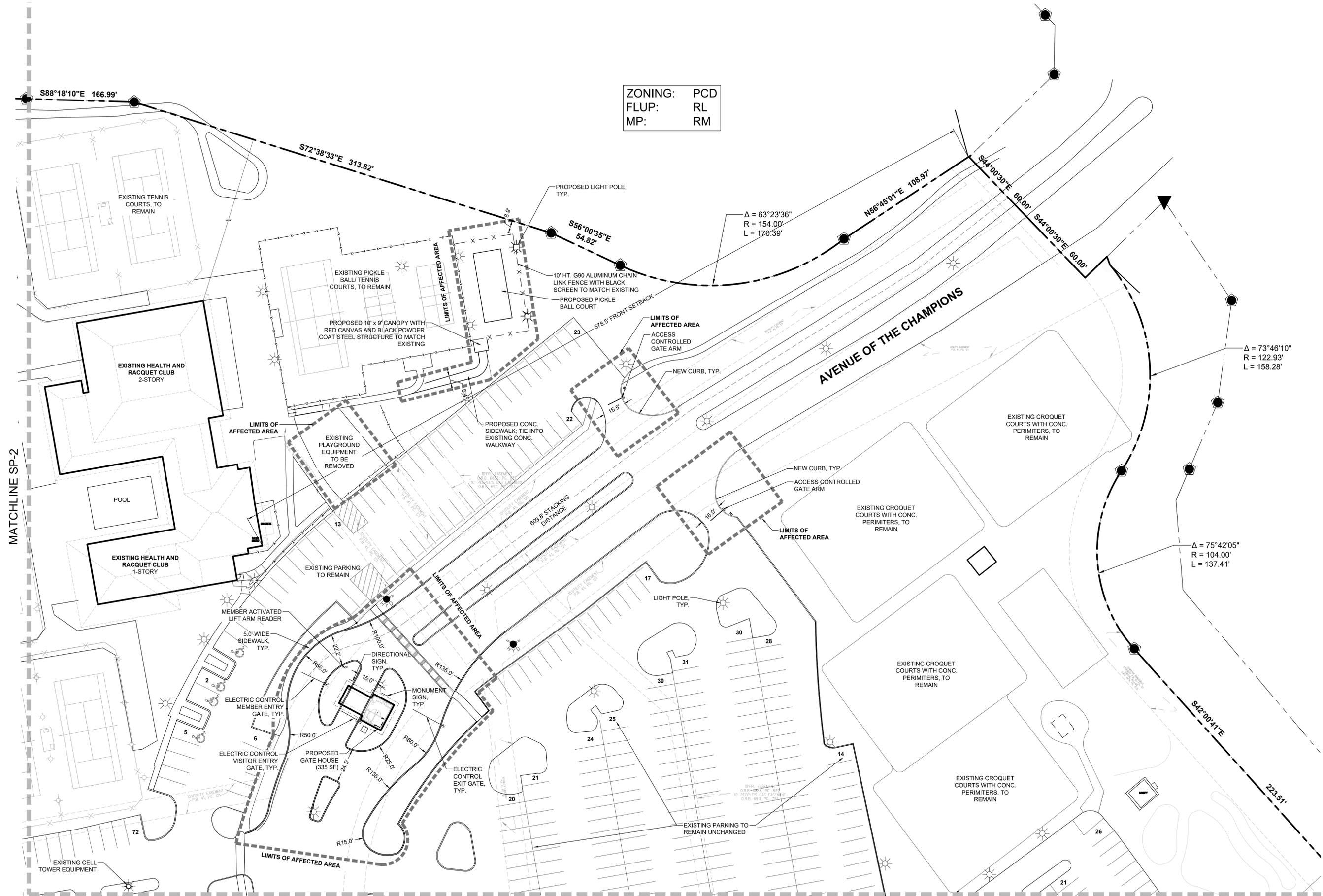
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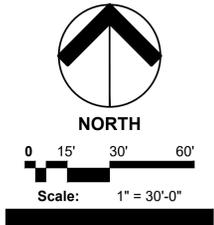
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PGA National Resort Core

Palm Beach Gardens, Florida
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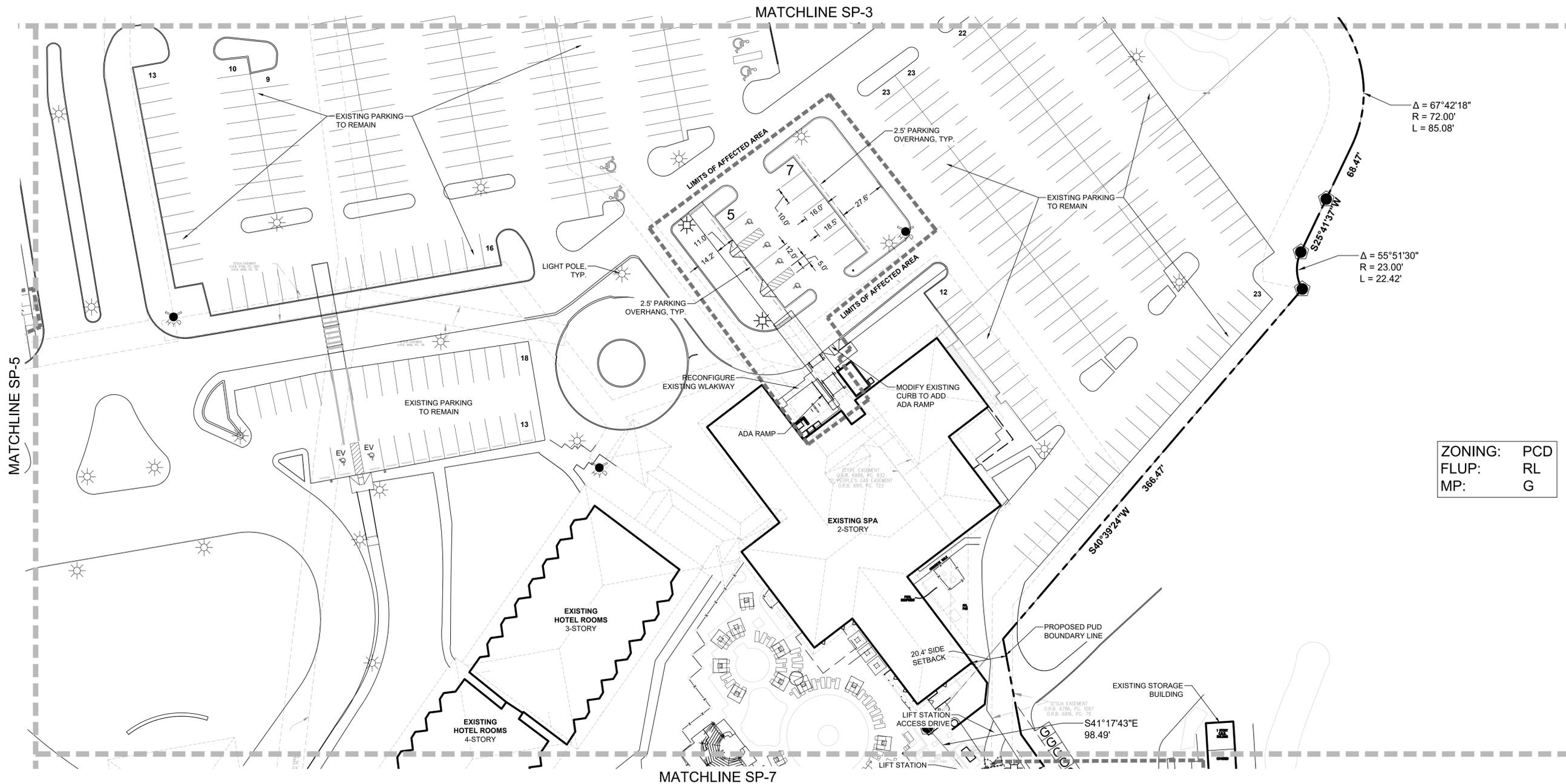


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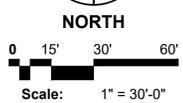
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ZONING:	PCD
FLUP:	RL
MP:	G

PGA National Resort Core

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Site Plan - Phase 1

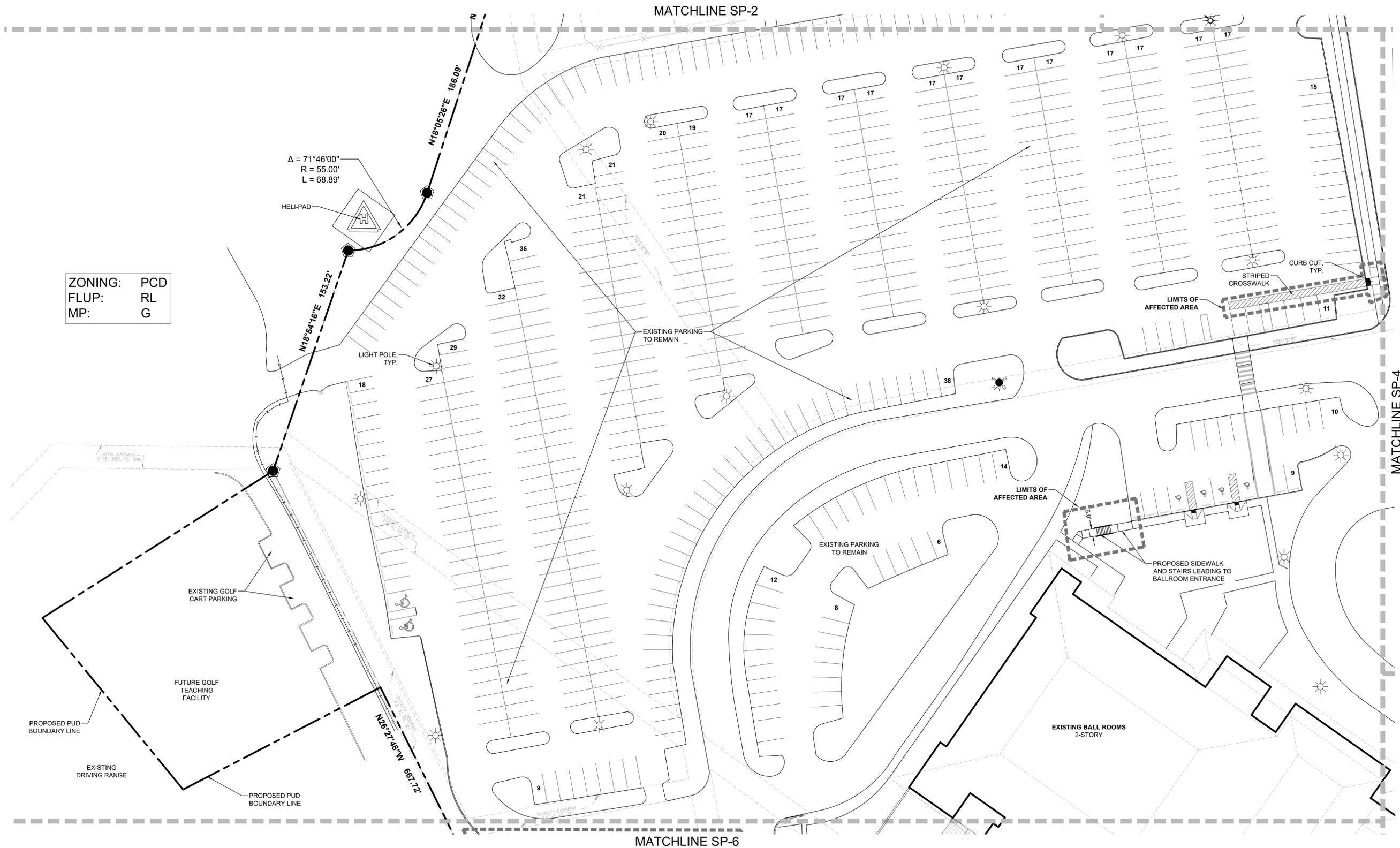


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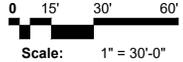
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Palm Beach Gardens, Florida

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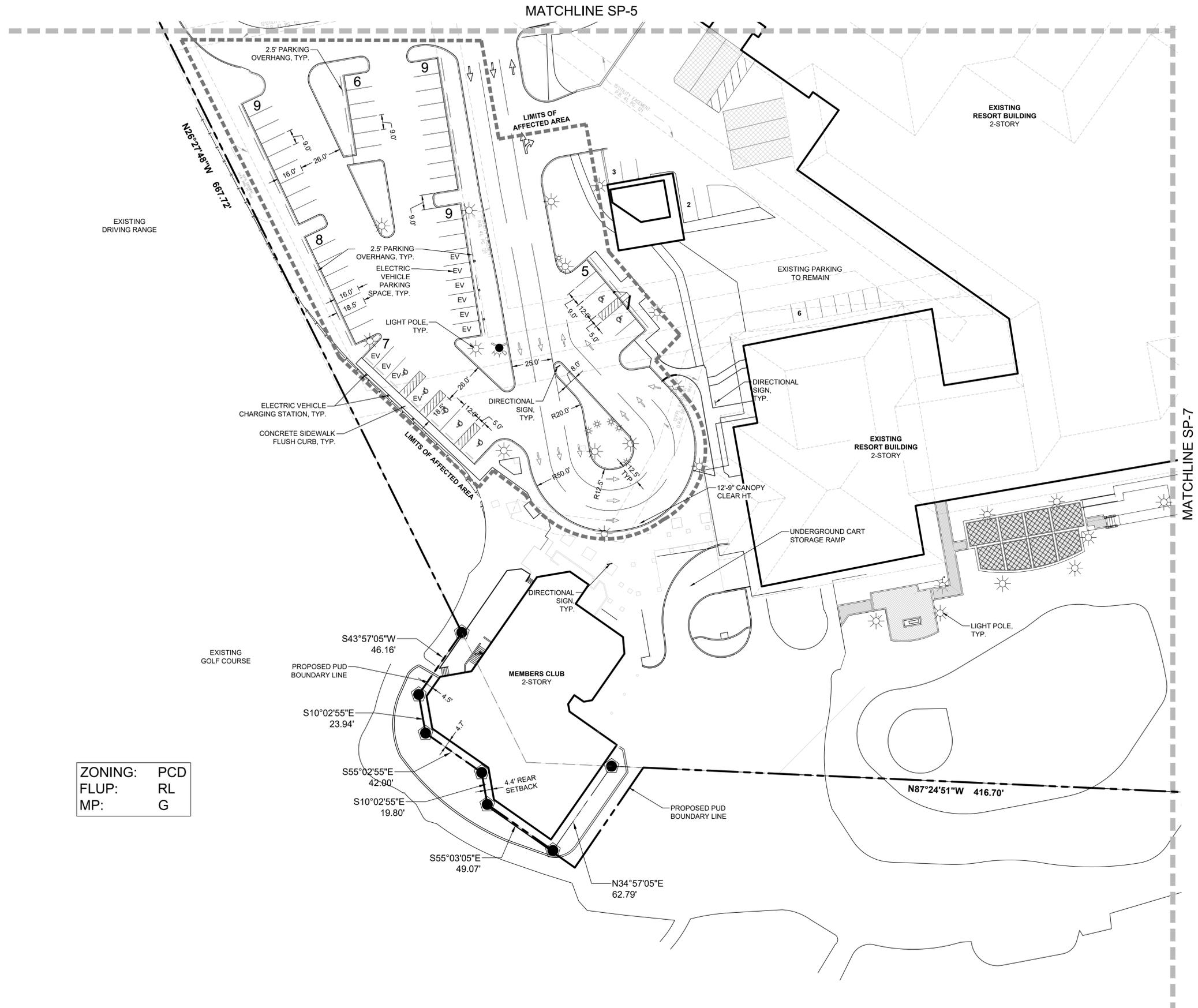
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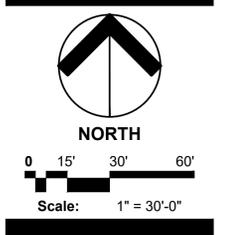
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PGA National Resort Core

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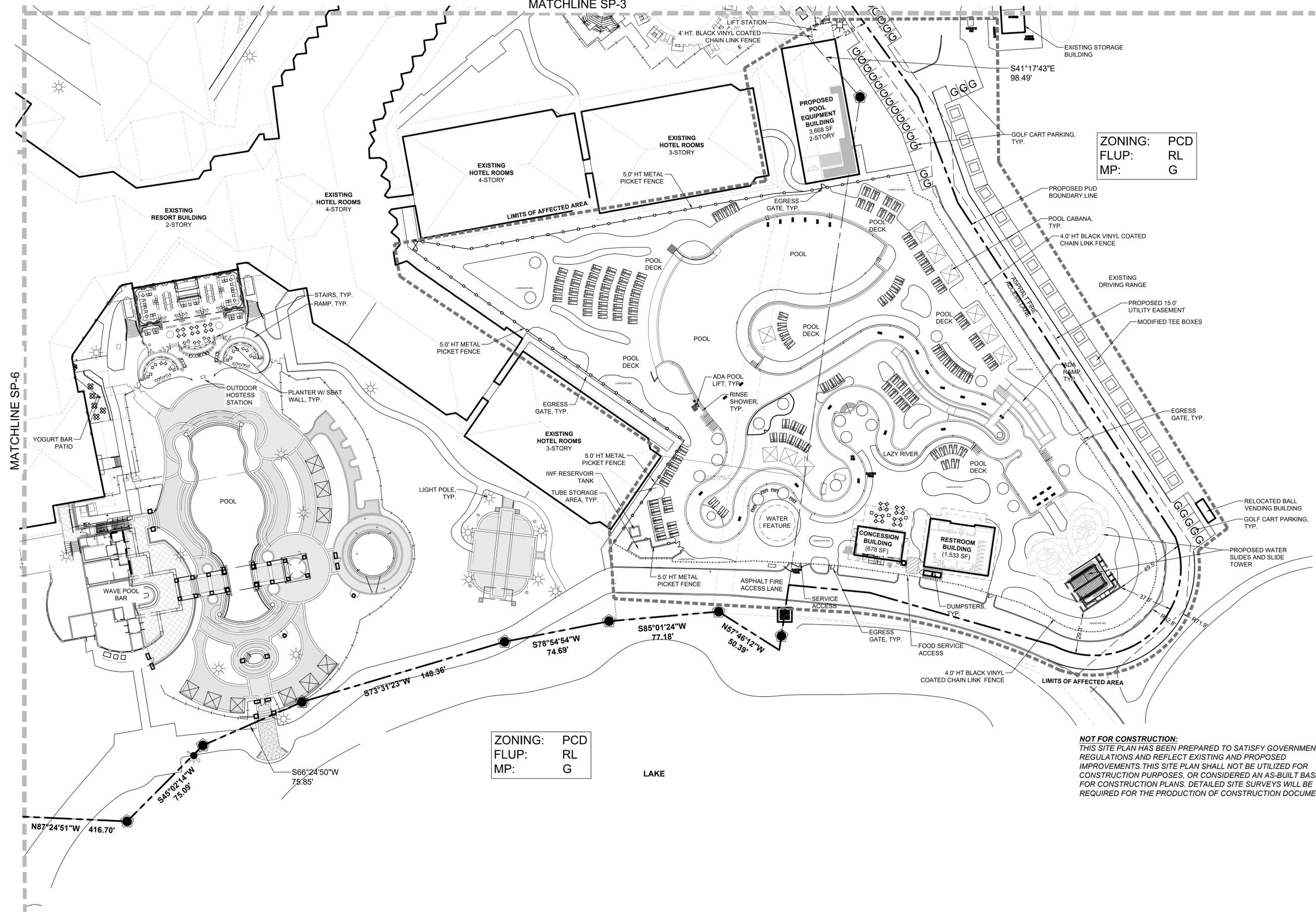


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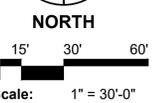
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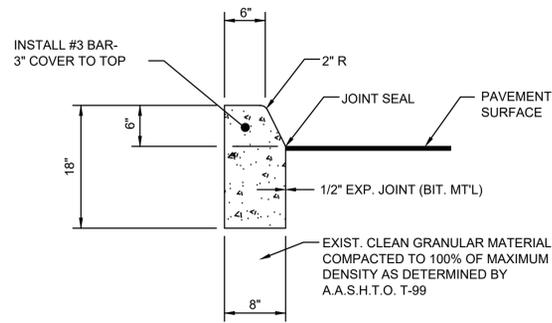
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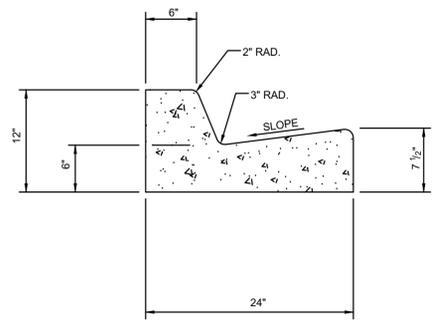
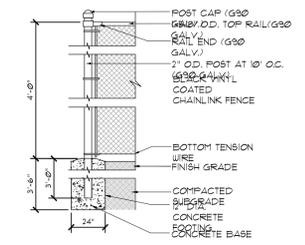
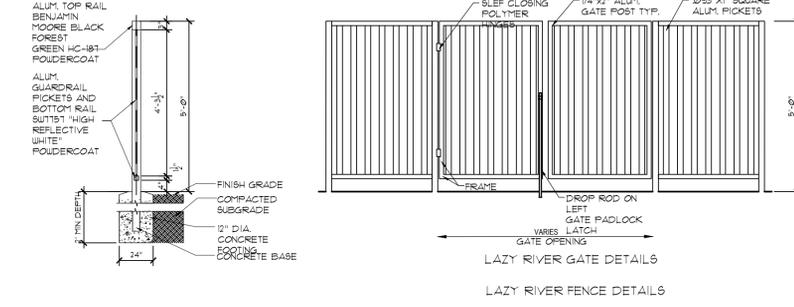
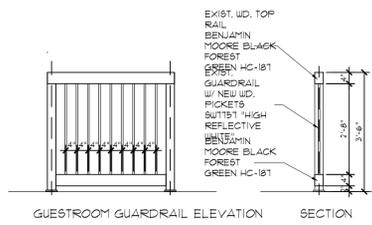
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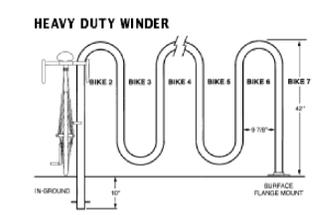
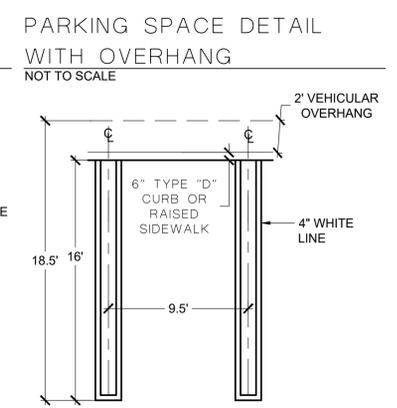
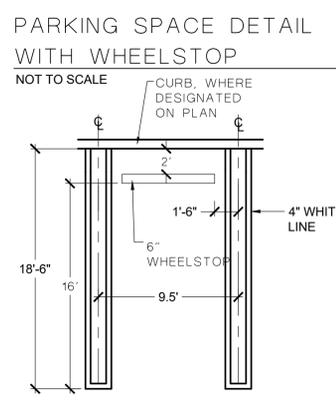
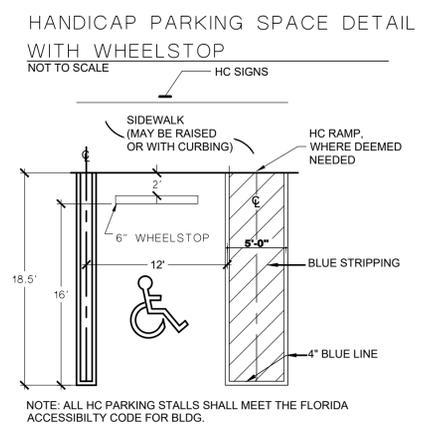
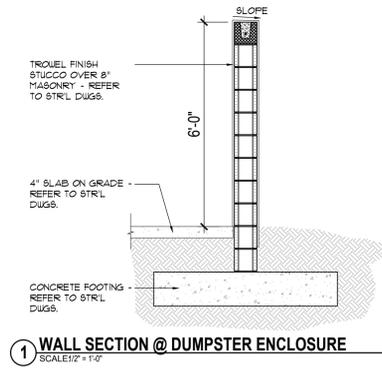
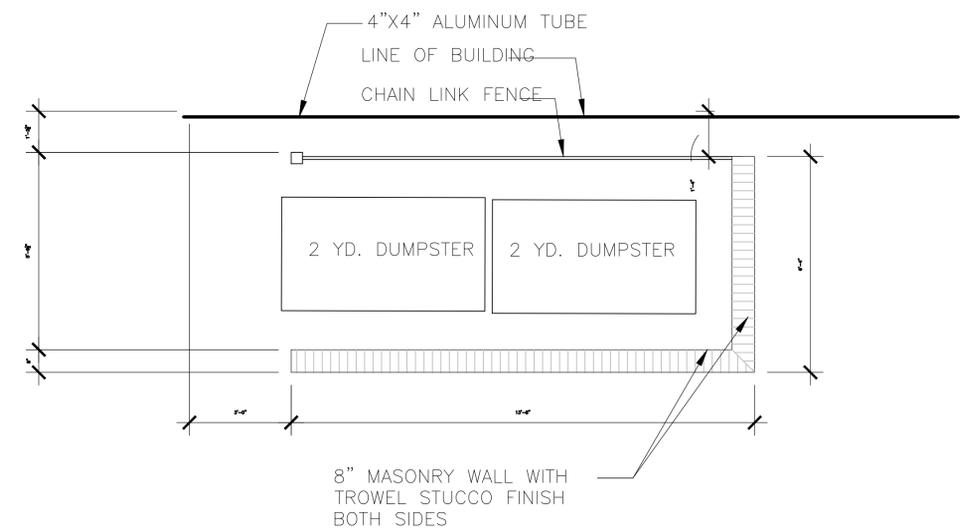
TYPE 'D' CURB

- NOTES: N.T.S.
1. CONCRETE TO BE 2500 PSI MINIMUM.
 2. BITUMINOUS MATERIAL EXPANSION JOINT REQUIRED AT CURB ADJACENT TO CONCRETE PAVEMENT ONLY.
 3. FOR ADDITIONAL INFORMATION REFERENCE F.D.O.T. INDEX No. 300



TYPE 'F' CURB

- NOTES: N.T.S.
1. CONCRETE TO BE 2500 PSI MINIMUM.
 2. BITUMINOUS MATERIAL EXPANSION JOINT REQUIRED AT CURB ADJACENT TO CONCRETE PAVEMENT ONLY.
 3. FOR ADDITIONAL INFORMATION REFERENCE F.D.O.T. INDEX No. 300



Bike Rack Detail

N.T.S.

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Designed By:	Arch.
Drawn By:	RD
Checked By:	AB
Revision Dates:	
09/02/2021	RESUBMITTAL



MEMORANDUM
CITY OF PALM BEACH GARDENS

TO: Mayor & Council Members

DATE: November 30, 2021

FROM: Natalie M. Crowley, AICP, Director of Planning and Zoning *Natalie Crowley*

THROUGH: Ronald Ferris, City Manager *Ronald Ferris*

SUBJECT: Resolution 61, 2021 – PGA National Resort

CC: R. Max Lohman, Esq., City Attorney
Patricia Snider, CMC, City Clerk
Samantha Morrone, Senior Planner

At the City Council meeting on November 4, 2021, the Applicant and Staff presented material for Ordinance 13, 2021, Ordinance 14, 2021, Resolution 60, 2021, and Resolution 61, 2021 for PGA National Resort project. The Council took action on Ordinance 13, 2021 and Ordinance 14, 2021 on first reading; however, no action was necessary on Resolution 60, 2021 and Resolution 61, 2021 at that time.

Since the November 4, 2021 City Council meeting, the Applicant has proposed modifications to the project that includes the removal of the waterslide. This area has been replaced with pavers, seating, and landscaping. Additionally, the Applicant has committed to providing access to the pool restroom building from the adjacent golf cart path in the rear, which has been included in the new condition #42 of Resolution 61, 2021.

Staff has reviewed the proposal to replace the waterslide with pavers, seating, and landscaping, as depicted on the attached plan, dated November 24, 2021, and the proposed modifications are consistent with City Code and supported by Staff. Due to the timing of the Applicant's proposed modifications being after the publication of the December 2, 2021 City Council agenda, Staff is proposing to make the following modifications to Resolution 61, 2021 as outlined in this memorandum.

Remove the following waiver:

1. Section 78-153. – Nonresidential zoning district regulations. Table 12: Property Development Regulations – Nonresidential Zoning Districts, Maximum Building Height for CG-1, to allow an additional 3 feet 10 inches to the top of the trellis on the waterslide tower for a total height of 39 feet 10 inches.

Remove the following condition:

13. The waterslide amenity shall only operate from dawn to dusk. (Planning and Zoning)

Modify the following condition:

19. Prior to the issuance of the Certificate of Completion or Certificate of Occupancy for the lazy river ~~and waterslide improvements~~, the City Forester and the Landscape Architect shall inspect the site and, if necessary, the Applicant shall install any supplemental landscaping recommended by the City Forester to further screen these uses from the residential developments and adjacent golf course areas, including, but not limited to, increasing the size of plantings and the number of plantings. (Forestry)

Add the following condition:

42. Within 30 days of this approval and prior to the issuance of any land alteration permits, the Applicant shall provide the City with updated plans to provide for internal consistency with the revised site plan dated November 24, 2021, which removes the waterslide. Additionally, the Applicant shall modify such plans to reflect rear access to the restroom building. (Planning and Zoning)

Remove the following documents listed in Resolution 61, 2021 and included in Exhibit "B":

21. Slide Tower, Black & White Elevations, Sheets AE 123 and AE 124, prepared by *LEO A DALY*, dated August 27, 2021.
26. Slide Tower, Color Elevations Sheets AE 123 and AE 124, prepared by *LEO A DALY*, dated August 27, 2021.

If you have any questions, please do not hesitate to contact Planning and Zoning at (561) 799-4243. Thank you.

Enclosed:

- PGA Resort Core PUD Amendment – Removal of Proposed Waterslide from Application, prepared by *Urban Design Studio*, dated November 29, 2021.
- Enlarged Site Plan, Sheet AE101, prepared by *LEO A DALY*, revised November 24, 2021.
- Site Plan – Phase 1, Sheet SP-7 of 8, prepared by *Urban Design Studio*, revised September 2, 2021.

November 29, 2021

Ms. Natalie Crowley, AICP
Planning & Zoning Director
City of Palm Beach Gardens
10500 N. Military Trail
Palm Beach Gardens, FL 33401



Urban Planning and Design
Landscape Architecture
Communication Graphics

**RE: PGA RESORT CORE PUD AMENDMENT
- REMOVAL OF PROPOSED WATERSLIDE FROM
APPLICATION**

PBG REF: #PUDA-20-11-000080/Resolution 61, 2021

Dear Ms. Crowley:

On behalf of the Applicant for the above-referenced petition, please accept this request to eliminate the proposed waterslide and accompanying waiver from the PGA Resort Core PUD Amendment application.

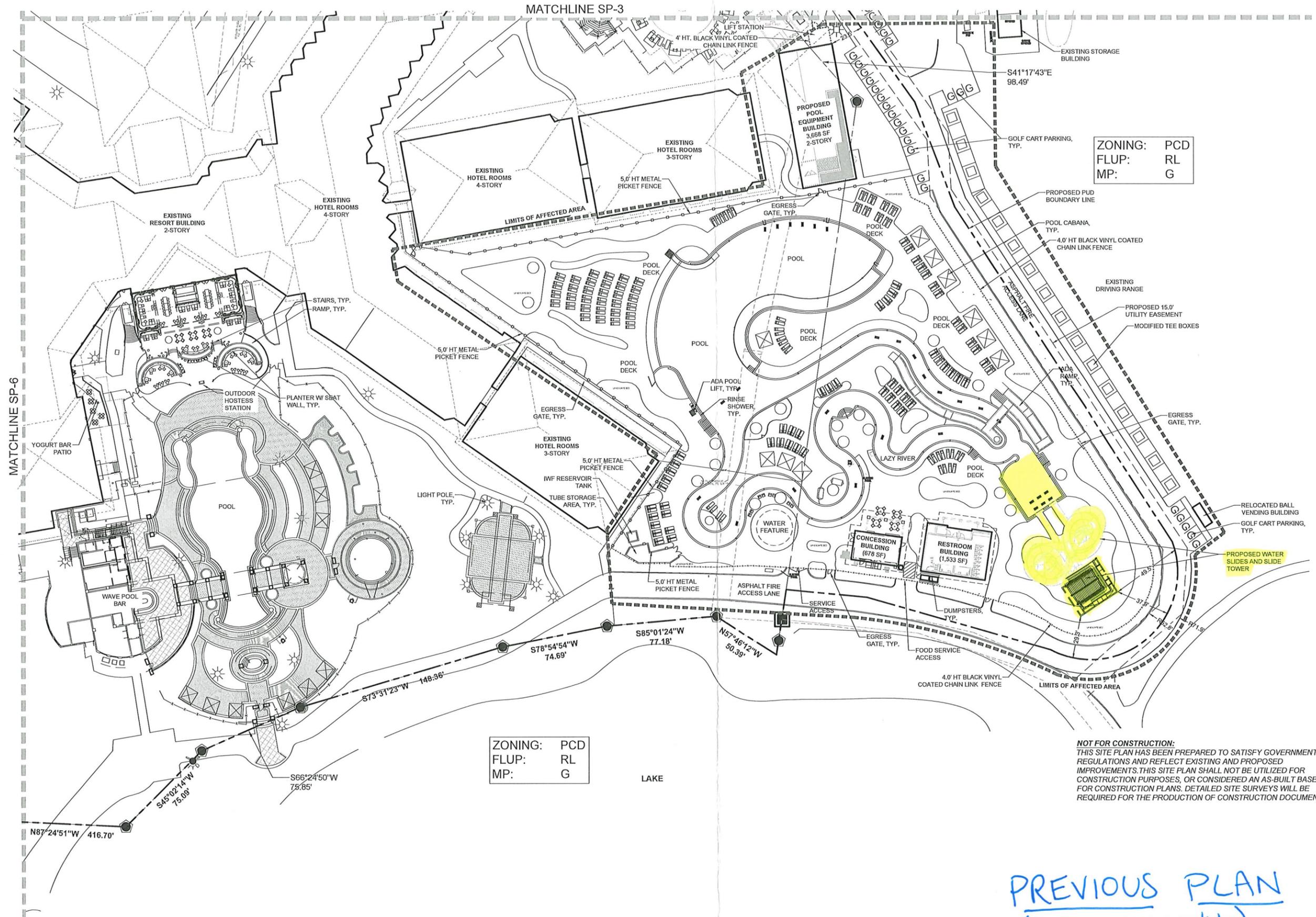
The decision to eliminate this recreational feature was reached after considerable discussions with local residents, City staff and elected officials about their concerns regarding the proposed waterslide. With the elimination of the waterslide from the petition, the project narrative has been updated to exclude any reference to the waterslide. Also, with the removal of the waterslide from the application, the height waiver for the waterslide is no longer needed and has been removed from the request. As a result, only one waiver is requested with this application.

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at any time.

Sincerely,
Urban Design Studio

A handwritten signature in black ink, appearing to read "Ken Tuma".

Ken Tuma
Managing Principal



ZONING: PCD
FLUP: RL
MP: G

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FLUP: RL
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*PREVIOUS PLAN
(with waterslide)*

PGA National Resort Core

**Palm Beach Gardens, Florida
Site Plan - Phase 1**



NORTH
0 15' 30' 60'
Scale: 1" = 30'-0"

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