



A G E N D A
CITY OF PALM BEACH GARDENS
PLANNING, ZONING AND APPEALS BOARD
TUESDAY, MARCH 5, 2019 AT 6:00 P.M.
COUNCIL CHAMBERS

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL**
- **ADDITIONS, DELETIONS, MODIFICATIONS**
- **REPORT BY THE DIRECTOR OF PLANNING AND ZONING:**
NATALIE CROWLEY
- **APPROVAL OF MINUTES: [02/12/2019](#)**

PLANNING, ZONING AND APPEALS BOARD

Regular Members:

Randolph Hansen
Carl Sabatello
Michael Panczak
L. Marc Cohn
Roma Josephs
Christopher Oftedal
Erez "Eric" Sela

Alternate:

Chelsea Reed
Timothy Coppage

**1. [Recommendation to City Council](#) (Public Hearing) - QUASI-JUDICIAL
PPUD-18-11-000054 – Seacoast Utility Authority PUD and Rezoning**

A request by the Seacoast Utility Authority to rezone an approximately 40-acre parcel from Public and Institutional District (P/I) to Planned Unit Development (PUD) Overlay with an underlying zoning designation of Public and Institutional District (P/I) with PUD Site Plan Approval.

The Site Plan approval will accommodate a new Administrative Office Complex and new Maintenance and Storage Buildings. The property is located on the southwest corner of the intersection of Hood Road and Alternate A1A.

Project Manager: Martin Fitts, Senior Planner, mfitts@pbgfl.com

2. **Recommendation to City Council** (Public Hearing) - QUASI-JUDICIAL HEARING

CUMJ-18-11-000053 – Seacoast Utility Authority Major Conditional Use

A request by the Seacoast Utility Authority for a Major Conditional Use Amendment for upgrades to the existing Administrative Offices and Maintenance Buildings associated with the Water Treatment Plant within the Public and Institutional District (P/I) zoning district. The property is located on the southwest corner of the intersection of Hood Road and Alternate A1A.

Project Manager: Martin Fitts, Senior Planner, mfitts@pbgfl.com

3. **Recommendation to City Council** (Public Hearing)

LDRA-18-05-000069 – Costco Wholesale Corporation Amendment to the Land Development Regulations

An Applicant-initiated request to amend Section 78-159, Table 21. Permitted, Conditional, and Prohibited Uses to add a Membership Club, Retail or Wholesale use as a Major Conditional Use in the General Commercial (CG-1) zoning district; Section 78-221, PGA Boulevard Corridor Overlay to prohibit Membership Club, Retail or Wholesale within the PGA Boulevard Corridor Overlay; and Section 78-251, Definitions to define Fuel Center.

Project Manager: Martin Fitts, Senior Planner, mfitts@pbgfl.com

4. **Recommendation to City Council** (Public Hearing) - QUASI-JUDICIAL HEARING

PPUD-18-05-000052 – Costco Wholesale Corporation PUD and Rezoning

A request from the Costco Wholesale Corporation requesting to rezone two parcels totaling approximately 16.61 acres from General Commercial (CG-1) to Planned Unit Development (PUD) Overlay with an underlying zoning designation of General Commercial (CG-1) with PUD Site Plan Approval. The Site Plan approval includes an expansion to the existing Costco building by 20,074 SF, adding a membership fuel center, and various site plan and landscape plan modifications. The property is located on the south side of Northlake Boulevard approximately 0.2 miles west of Congress Avenue.

Project Manager: Martin Fitts, Senior Planner, mfitts@pbgfl.com

5. **Recommendation to City Council** (Public Hearing) - QUASI-JUDICIAL HEARING

CUMJ-18-05-000052 – Costco Wholesale Corporation Major Conditional Use

A request from the Costco Wholesale Corporation to allow a Membership Club, Retail or Wholesale use with an accessory fuel center use within the General Commercial (CG-1) zoning district. The property is located on the south side of Northlake Boulevard approximately 0.2 miles west of Congress Avenue.

Project Manager: Martin Fitts, Senior Planner, mfitts@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.

g:\share\administration\pzab agenda\p & z agenda 2019\03.05.2019\03.05.2019 agenda.docx