



A G E N D A
CITY OF PALM BEACH GARDENS
PLANNING, ZONING AND APPEALS BOARD
TUESDAY, APRIL 9, 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: 03/05/2019**

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 HEARING
(Continued from 3/5/2019)**

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

A request from the Costco Wholesale Corporation seeking 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 proposed Site Plan includes a 20,074 SF expansion to the existing Costco building, the addition of 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

**2. Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING
(Continued from 3/5/2019)**

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

**3. Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING
PPUD-14-12-000038 – BallenIsles East Outparcel PUD Rezoning**

A request from E.W. Outparcels LLC to rezone a 5.27-acre site located at the southeast corner of PGA Boulevard and BallenIsles Drive from Neighborhood Commercial (CN) to Planned Unit Development (PUD) Overlay with an underlying zoning designation of CN. The Applicant is also requesting Site Plan approval for a 60,000-square-foot medical and professional office building on the subject site.

Project Manager: Dawn Sonneborn, Senior Planner, dsonneborn@pbgfl.com

**4. Recommendation to City Council (Public Hearing) - QUASI-JUDICIAL HEARING
PPUD-18-03-000051 – Tax Collector of Palm Beach County PUD**

A request by the Tax Collector of Palm Beach County to rezone one parcel consisting of approximately 6.96 acres from Planned Development Area (PDA) District to Planned Unit Development (PUD) Overlay with an underlying zoning designation of Public and Institutional (P/I) with PUD Site Plan approval for a Government Office. The property is generally located on the southeast corner of the intersection of PGA Boulevard and Mall Road, approximately 0.6 miles east of Interstate 95.

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

5. OLD BUSINESS

6. NEW BUSINESS

7. 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.

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