



A G E N D A
CITY OF PALM BEACH GARDENS
PLANNING, ZONING AND APPEALS BOARD
TUESDAY, OCTOBER 11, 2022 AT 6:00 P.M.
COUNCIL CHAMBERS

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ADMINISTER OATH OF OFFICE TO NEW MEMBERS**
- **ROLL CALL**
- **Regular Members:**
 - Randolph Hansen
 - Erez “Eric” Sela
 - Christopher Oftedal
 - Timothy Coppage
 - Robert Savel
 - Zachary (Seth) Mansfield
 - Charles Millar
- **Alternate:**
 - Linda Hess
 - Nadia Spivak
- **BOARD APPOINTMENTS**
 - ◆ **Appointment of Chair**
 - ◆ **Appointment of Vice Chair**
- **BOARD ORIENTATION**
- **ADDITIONS, DELETIONS, MODIFICATIONS**
- **REPORT BY THE DIRECTOR OF PLANNING AND ZONING:**
NATALIE CROWLEY
- **APPROVAL OF MINUTES: [9/13/22](#)**

COMMENTS FROM THE PUBLIC:

- **Please submit a comment card to the Agenda Coordinator prior to the commencement of the public hearing(s). You will be called to the podium where you will state your full name and address and be given three (3) minutes to address the Board.**

**1. [Recommendation to City Council](#) (Public Hearing) – QUASI-JUDICIAL HEARING
**SPLA-22-03-000063 - Frenchman’s Creek requests a site plan amendment for a
new 93,155 SF Clubhouse along with 12,451 SF of outdoor dining area****

A request by Frenchman’s Creek Inc. to construct a new 93,155-square-foot clubhouse building and parking lot within the Frenchman’s Creek Planned Community Development (PCD). The property is located on the southeast corner of the intersection of Donald Ross Road and Alternate A1A.

Project Managers: Olivia Ellison, Senior Planner oellison@pbgfl.com

**2. [Recommendation to City Council](#) (Public Hearing) – QUASI-JUDICIAL HEARING
**SPLN-20-09-000041 - Avenir requesting 250 townhomes within Parcel B, Town
Center District of the Avenir PCD****

A request from Avenir Development, LLC for site plan approval to allow the development of a 250-unit residential townhome community on approximately 32.83 acres within the Town Center District (Parcel B) of the Avenir Planned Community Development (PCD). The site is located within the northern portion of the Town Center District that is generally located at the northeast corner of Northlake Boulevard and Coconut Boulevard

Project Managers: Brett Leone, Senior Planner bleone@pbgfl.com

**3. [Recommendation to City Council](#) (Public Hearing) - QUASI-JUDICIAL HEARING
**SPLN-21-11-000055 - Avenir requests site plan approval for 144 SF homes at Pod 20
(Kolter) within the Avenir PCD****

A request by Avenir Development, LLC for site plan approval to allow the development of a 144-lot residential subdivision on approximately 51.15 acres known as Pod 20 within the residential parcel (Parcel A) of the Avenir Planned Community Development (PCD). Pod 20 is generally located at the southeast corner of Avenir Drive and the future Panther National Boulevard within the Avenir PCD.

Project Managers: Brett Leone, Senior Planner bleone@pbgfl.com

4. OLD BUSINESS

5. NEW BUSINESS

6. 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.

[https://pbgfl.sharepoint.com/sites/planning/shared files/admin/pzab agenda/p and z agenda 2022/10-11-22/01-agenda 10-11-2022.docx](https://pbgfl.sharepoint.com/sites/planning/shared%20files/admin/pzab%20agenda/p%20and%20z%20agenda%202022/10-11-22/01-agenda%2010-11-2022.docx)