



**A G E N D A**  
**CITY OF PALM BEACH GARDENS**  
**PLANNING, ZONING AND APPEALS BOARD**  
**TUESDAY, FEBRUARY 14, 2023 AT 6:00 P.M.**  
**COUNCIL CHAMBERS**

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL**
- **Regular Members:**  
Randolph Hansen  
Erez “Eric” Sela  
Christopher Oftedal  
Timothy Coppage  
Robert Savel  
Zachary (Seth) Mansfield  
Charles Millar
- **Alternates:**  
Linda Hess  
Nadia Spivak
- **ADDITIONS, DELETIONS, MODIFICATIONS**
- **REPORT BY THE DIRECTOR OF PLANNING AND ZONING:**  
**NATALIE CROWLEY**
- **APPROVAL OF MINUTES: [1/17/23](#)**

**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  
**SPLN-22-06-000061 - Avenir requests a site plan approval for the west recreation area and clubhouse**

A request by Avenir Development, LLC for site plan approval to allow the development of a 28,110-square-foot community clubhouse and recreation facility on a 13.28-acre site within the Avenir Planned Community Development (PCD). The community clubhouse and recreation facility is generally located north of Avenir Drive, approximately 0.70 miles west of the intersection of Avenir Drive and Coconut Boulevard.

Project Manager: Brett A. Leone, Senior Planner, [bleone@pbgfl.com](mailto:bleone@pbgfl.com)

**2. OLD BUSINESS**

**3. NEW BUSINESS**

**4. 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 2023/2-14-23/01-agenda 2-14-23.docx](https://pbgfl.sharepoint.com/sites/planning/shared%20files/admin/pzab%20agenda/p%20and%20z%20agenda%202023-2-14-23/01-agenda%202-14-23.docx)*