



LOCAL PLANNING AGENCY BOARD REGULAR MEETING MINUTES

Village Hall - Council Chambers

226 Cypress Lane | Palm Springs, FL 3461

JUNE 10, 2021 6:30 PM

COUNCIL

Mayor Beverly Smith

Vice Mayor Gary Ready

Mayor Pro Tem Doug Gunther

Council Member Joni Brinkman

Council Member Patti Waller

ADMINISTRATION

Village Manager Richard Reade

Village Attorney Glen Torcivia

Village Clerk Kimberly Wynn

1. CALL TO ORDER

Mayor Smith call the Local Planning Agency Meeting to order at 6:35 PM.

2. ROLL CALL

Present: Mayor Bev Smith, Vice Mayor Gary Ready, Mayor Pro Tem Doug Gunther, Council Member Joni Brinkman, Council Member Patti Waller, Village Attorney Glen Torcivia, Village Manager Richard Reade, and Village Clerk Kimberly Wynn

Absent: None

Also Present: Kimberly Wynn, Village Clerk, Glen Torcivia, Village Attorney, Thomas Ceccarelli, Police Chief as Sergeant-in-Arms, Iramis Cabrera, Interim Planning, Zoning & Building Director, Josie Maliska, Library Services Director, Thomas Cook, IT Director, Justin Lucas, Parks and Recreation Director, Chad Girard, Assistant Public Service Director, Paul Ward, Utilities Superintendent, James Schmitz, Public Works Superintendent, Walter Sanchez, Project Manager, Mariana Ortega-Sanchez, Assistant Finance Director, and Robert Perez, Assistant Police Chief

3. PUBLIC HEARINGS

3.1 Ordinance No. 2021-05 - Land Use Plan Amendment (Large Scale) - 2085 South Congress Avenue and 3243 Lillian Road (Proposed Palm Springs Residences Residential Planned Development) (*First Reading*)

- Proposed Ordinance No. 2021 -05 - Comprehensive Plan Amendment (Large Scale) 2085 South Congress Avenue and 3243 Lillian Road
- Exhibit "A" - Staff Report and Recommended Conditions of Approval Applicant's Future Land Use Map Amendment Analysis and Justification Site Plan, Civil Plans, Landscape Plans, Architectural Plans & Letters (for informational purposes only)
- Colored Site Plan and Rendering (for informational purposes only)
- School Capacity Availability Determination
- FDOT Pre-Application Approval Letter
- Proposed Median Improvements
- Legal Description and Survey
- Aerial Map, Location Map and Future Land Use Map Letters to Support or Oppose
- LWH Advertisement for Ordinance No. 2021-05

Recommend for approval Council Member Brinkman made a motion to recommend approval of Ordinance No. 2021-05 to Village Council, seconded by Vice Mayor Ready. The motion carries 5-0.

Mayor Smith introduced Ordinance No. 2021-05. The Village Clerk, Ms. Wynn, read the statement of advertisement into the record. Mayor Smith asked the members of the Board if there was any ex-parte communication to disclose; there was none.

Village Manager Reade read the staff's report about the project located at 2085 South Congress Avenue and 3243 Lillian Road, the "YMCA Project") into the record. Mayor Smith offered the Applicant an opportunity to present their presentation.

The representative for the Applicant, Bonni Miskel, with Dunay, Miskel, and Backman, located at 14 S.E. 4th Street Ste #36, Boca Raton, Florida, presented on behalf of the Developer. Ms. Miskel discussed revisions made from the previous plan and the Council's apprehension with the project in that particular area because of the density. Ms. Miskel discussed the modifications and revisions to the plan that were made for the Council based on their recommendations. They reduced the number of units at the location and discussed modified parking plans. The amenities

in the community were upgraded in the revised plan for safer access. Ms. Miskel talked about the traffic patterns and the extra measures taken to help control the flow.

Ms. Miskel introduced her colleague Mr. Brian Kelly, Traffic Engineer with Simmons and White, located at 2581 Metrocentre Boulevard, Suite #3, West Palm Beach, Florida, talked about the traffic modifications at the entrance of the site. The proposed change will allow you to make a left into the site (going southbound). When you leave the site, you can only make a right turn (going northbound). An enforced median will restrict illegal turn traffic at the median in front of the site. Ms. Miskal commented that staff did not object to their sidewalk waiver request. They received six (6) letters of support from a neighboring community and a majority of the Planning & Zoning Board recommended approval.

At this time, Mayor Smith offered the public an opportunity to speak on this item.

Vice Mayor Ready asked if there was an association with the yellow flashing light at the intersection of Forest Hill (and Congress) effect crossing with the proposed light. Mr. Kelly told Vice Mayor Ready it was not associated, the light was considered safer.

Mayor Smith asked about the occupancy limit for the 1-3 bedroom apartments. Mr. Kevin Landry, Coconut Grove, explained there is a limitation on occupancy for the units, and there is a system to monitor the occupants (i.e., credit, background check, and verification of employment). Mayor Smith questioned the stacking from the turn going southbound (left) then going northbound (right) on Lillian Road. Mr. Kelly told her that the County reviewed the area and noted no concerns with stacking - it was adequate. More conversation ensued about the traffic pattern.

Mr. Tim Coffield, the Chief Executive Officer for the YMCA, located at 2085 South Congress Avenue, Palm Springs, Florida spoke in support of the project.

At this time, Mayor Smith offered the public an opportunity to comment on this item.

1. **Mrs. Peggy Van Arman - 4077 Luzon Avenue:** Mrs. Van Arman talked about annexations and the projected impact on traffic.
2. **Mr. Paul Cavoni - 701 Lori Drive:** Mr. Cavoni spoke in support of the project. He asked what the benefit to the Village with two (2) additional officers. Police Chief Ceccarelli discussed the benefits of the officers. Mr. Cavoni talked about

the future and current utilization of the Y ("YMCA"). The benefit is [a] better use from taxpayers rather than no use. Mayor Smith gave a brief history about how the YMCA acquired the property.

3. **Larry Saingilus** - Mr. Saingilus stated this is a good project; however, it does not fit the location. Single-family homes were a better fit for the Village. Mr. Saingilus discussed the rental price versus homeownership. The project was better suited as single-family homes or mixed-use. Apartment rentals are not sustainable for the Village - prefers homeownership.
4. **Carmine Pace - 750 Lori Drive** - Mr. Pace said he lived adjacent to the property. The condition is an eyesore there is little impact on traffic. Millennials do not want to buy starter homes. They want to rent until they're in their 30's. Hearing no further discussion Mayor Smith closed public comment.

Hearing no further discussion Mayor Smith closed public comment. Village Attorney Torcivia read the title of the caption into the record.

Council Member Brinkman made a motion to recommend approval of Ordinance No. 2021-05 to Village Council, seconded by Vice Mayor Ready. The motion carries 5-0.

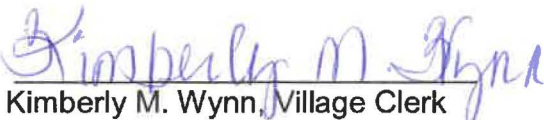
ADJOURNMENT

Hearing no further business, Mayor Smith adjourned the meeting at 7:15 PM.

ATTEST:


Bev Smith, Mayor

The undersigned is the Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Regular Council Meeting held on **June 10, 2021**. Which minutes were formally approved and adopted by the Village Council on **July 8, 2021**.


Kimberly M. Wynn, Village Clerk

