



**REVISED 5-8-2020**

**AGENDA  
PLANNING AND ZONING ADVISORY BOARD MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
PALM SPRINGS, FL 33461  
FEBRUARY 11, 2020  
6:30 PM**

**1. CALL TO ORDER**

The meeting held in the Council Chambers at Village Hall was called to order by Chairman Johnnie Tiech at 6:33 PM

**2. ROLL CALL**

Members present: Chairman - Johnnie Tieche, Ralph Lashells, James Mandigo, Kimberly Gehrman and Larry Saingilus

Absent:

Staff: Attorney Brian Shutt, Planner of Planning, Zoning and Building, Iramis Cabrera and Deputy Village Clerk Jane R. Worth

Absent: Director of Planning, Zoning and Building, Kimberly Glas-Castro

**3. PLEDGE OF ALLEGIANCE**

Chairman Tieche led the Pledge of Allegiance

**4. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA**

Planner Cabrera stated Items 6.1 and 7.1 will be postponed to the February 25, 2020 meeting.

**5. MINUTES**

**6. PUBLIC HEARING NOTE: CLERK TO ASCERTAIN IF THERE ARE ANY EX PARTE COMMUNICATIONS TO BE DISCLOSED DURING QUASI JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY**

6.1 Ordinance No. 2020-04 - Land Use Plan Amendment (Large Scale) - 2085 South Congress Avenue and 3243 Lillian Road (Proposed Palm Springs Residences Residential Planned Development)

Exhibit A - Legal Description and Survey  
PZB Staff Report (combined for both applications)  
Applicant's Future Land Use Map Amendment Analysis and Justification  
Police Chief Comments on Proposed Palm Springs Residences  
Proposed Turn Lane Improvements - Forest Hill Boulevard and Congress Avenue Intersection  
School Capacity Availability Determination  
Aerial, Location and Future Land Use Maps  
Chapter 163.3177 F.S. - Required and Optional Elements of Comprehensive Plan; Studies and Surveys (SEE PAGE 3-4)  
Ordinance No. 2020-04 - 2085 South Congress Avenue and 3243 Lillian Road

## **7. QUASI JUDICIAL PUBLIC HEARINGS**

- 7.1 Resolution No. 2020-06 - Residential Planned Development Site Plan (SPR20-03) and Six (6) Waivers - 3922 Park Lane (*Quasi-Judicial*)  
Res No. 2020-06 Residential Planned Development - SPR20-03 - -3922 Park Lane.doc  
Exhibit "A" - Staff Report and Conditions of Approval  
Project Narrative and Justification Statement  
Site Plan, Landscape Plan, Architectural Plans, Civil Plans and Letters Color Rendering  
Legal Description  
Aerial Map and Location Map

Planner Cabera informed the Board the applicant was requesting a residential planned development, proposed to be developed with one townhouse building of 11 units. Each unit is three stories and supports a one-car garage with 2.18 additional parking spaces. The proposed site plan indicates a total of 11 rental townhouse units. Staff recommends approval only with removing one (1) unit. Staff does not support the project with six (6) waivers.

Mr. Cory Cross, architect informed the Board the proposed project is compatible with the neighborhood in use, massing, and buffering. Multi-family uses are adjacent to the site on the west and east. A two-story townhouse development is to the southwest. The building is physically designed as townhouses, rather than as an apartment block, to attract families. Each unit has three bedrooms, a single car garage, and a backyard with a patio. The building height is stepped back on both the west and east sides. It is further staggered in plan to produce a facade with multiple faces. Variations in wall texture and roof heights further break up the mass of the building. The site is well buffered with abundant landscaping and a six-foot-high solid vinyl fence on the west, south, and east sides. Additional trees have been added on the east side of the building to provide screening for the properties to the east. He continued to say this gives a residential feel and for the young it is affordable family housing. Common amenities are in the front and back of the project.

The Boards concern were as follows:

1. That it was not a gated community and the rent was \$1,800 and did not think that was a family affordable price.

2. The consensus of the Board was, to much of a development on 3-4 of an acres. The garbage was to close to the neighbors. The plastic fence is not recommended. Mr. Cross said that could be changed to a concrete wall if preferred.

3. The Board was concerned that the property management would be offsite.

4. There were positives, the architecture was nice, it had a very good look, but the again, the lot was to small for all the units. If it was cut down by one unit, maybe that would help. There were to many problems for this project that the Board could determine at this time.

Planner Cabrera stated if the Board recommends ten (10) units, the Applicant would have to come back with a new Site Plan.

Attorney Shutt informed the Board the only thing they would be voting on was the eleven (11) unit development.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of Resolution No. 2020-06 and the 4 waivers was made by Mr. Mandigo. There was not a second for approval.

Attorney Shutt stated the Applicant could bring this back for a date certain if they wanted that option. Mr. Cross stated they were trying to avoid changing this and taking a month to come back, but if necessary, they would revise the Site Plan and bring it back on a date certain. Attorney Shutt, the Board Members and the Applicant agreed on a date certain of April 14, 2020.

## **8. ACTIONS AND REPORTS**

### **8.1 WORKSHOP DISCUSSION: FPL "Right Tree Right Place" Guidelines**

[FPL Right Tree in the Right Place Flyer](#)

[FPL Planting Brochure](#)

[FPL Tree Maintenance Pamphlet](#)

[PBCounty Code Amendments for Right Tree Right Place](#)

Planner Cabrera stated at the January 14, 2020 meeting, the Planning & Zoning Board requested a future agenda item to discuss Florida Power & Light's "Right Tree, Right Place" planting guidelines. The objective of these guidelines is to select tree species in consideration of proximity to power and utility lines to avoid future conflicts and maintenance issues. FPL suggests that large palms (Royal Poinciana) be setback at least 20' from utility lines, and large trees (Live Oak) be at least 50' from overhead lines. Trees that are suitable, per FPL, to plant near overhead distribution lines include buttonwood, geiger and cassia.

The Land Development Regulations (LDR) require a 15' right-of-way buffer along a property's street frontage. Within this landscape buffer, trees are required every 20 linear feet. Increasing the right-of-way buffer width on the distribution line side of the road to meet FPL's distance separation guidelines (20'-50') may be too burdensome.

Chairman Tieche asked if the Village had to adopt FPLs regulations. He also mentioned that FP&L wants to go underground in the neighborhood. He felt that would be a problem if A&T and Comcast did not follow that also.

Planner Cabrera said no the Village did not have to adopt their regulations. However, when Site Plans are reviewed, Planning, Building and Zoning do look the plants or trees to make sure they are low maintenance.

Larry Saingilus asked if arrowlines could be added at Congress and Greenbriar Drive. There was not a left, right or straight arrow, no directional signs at all. Planner Cabrera state Congress is a DOT Road; however, she could voice their concerns to Public Works.

## **9. ADJOURNMENT**

Hearing no further business, Chairman Tieche adjourned the meeting at 8:55 PM

## **10. NEXT MEETING - TUESDAY, MARCH 10, 2020**

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he 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. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.