MINUTES
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
JULY 14, 2020
6:30 PM

1. CALL TO ORDER

The meeting was called to order by Vice Chairman Richard Hughes at 6:30 PM

2. ROLL CALL

BOARD MEMBERS

Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, James Mandigo, Peter Braun, Kim Gehrman and Larry Saingilus

ABSENT: Chairman Johnnie Tieche

STAFF

Planning, Zoning and Building Director, Kimberly Glas-Castro, Planning, Zoning and Building Planner, Iramis Cabrera, Village Attorney Brian Shutt and Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chairman Richard Hughes.

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

5. MINUTES

5.1 May 14, 2020 Minutes
May 14, 2020 Minutes

A motion to accept the minutes was made by Mr. Braun and seconded by Ms. Gehrman. Motion carried 5-0

Motion:	Second:	Vote:
Peter Braun	Kim Gehrman	Motion: 5 - 0

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 A) Resolution No. 2020-20 - Approve Water Supply Facilities Work Plan (2020-2030)

B) Ordinance No. 2020-11 - Comprehensive Plan Text Amendment - Water Supply Plan Update

Res No. 2020-20 - Adopt Water Supply Facilities Work Plan (2020-2030).docx
10-Year Water Supply Facilities Work Plan (Exhibit "A" to Resolution No. 2020-20)
Ord No. 2020-11 Comprehensive Plan Amendments - Water Supply Plan.docx Proposed Comprehensive Plan Amendments (Water Supply Plan) (Exhibit "A" to Ordinance No. 2020-11)
Proposed Water Supply Capital Improvement Projects Lake Worth Herald Advertisement

Approve

Utilities Director Ron Eyma presented the Board with the following information: Each government's update to its water supply facilities work plan includes:

- Updated population projections
- Projections of the water needs for the projected populations and businesses in the utility service area
- Methods to ensure adequate water supply through the planning period and plans for alternative sources of raw water to ensure long-term availability
- Actions, programs or initiatives to promote water conservation & reduce water use
- Annual update to the Capital Improvements Program (CIP), which also includes non-water supply related capital projects

The Board had a discussion regarding getting additional water from the aquifer if necessary. There were questions asked if there could be saltwater intrusion. Mr. Eyma answered no and explained the reasons why. The Board inquired if the unincorporated rates would be increased. Director Glas Castro stated they were charged a higher fee than those inside the Village boundaries. Director Eyma stated those needing to connect to water would have the opportunity at the base rate, for unincorporated. A discussion on water conservation also took place.

Vice Chairman Hughes asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2020 and Ordinance No. 2020-11 were voted as follows:

6.1) A) Resolution No. 2020-20 – a motion to recommend approval was made by Mr. Braun and seconded by Ms. Gehrman. Motion carried 5-0
Roll Call vote – Resolution No. 2020 passed 5-0

6.1) B) Ordinance No. 2020-11 – a motion to recommend approval was made by Mr. Braun and seconded by Mr. Saingilus. Motion carried 5-0
Roll Call vote – Ordinance No. 2020-11 passed 5-0

7. QUASI JUDICIAL PUBLIC HEARINGS

7.1 Planning & Zoning Board Order No. 2020-06 - Landscape Buffer Variance PSV20-09 Parking Variance PSV20-10 - Soma Medical Center - 3325 Forest Hill Boulevard & 1697 Dalinda Lane (**Quasi-Judicial Hearing**)

Planning & Zoning Board Order 2020- 06.doc
PZB Staff Report
Project Narrative and Justification Statements
Site Plan, Landscape Plans, Architectural Plans and Letters
Color Site Plan
Aerial and Location Maps
County Site Plan #79-182 with parking for Cushman's Sec.34-602(2)
Variances.doc

Approve

Ms. Ana Colom, agent for the applicant, Soma Investors LLC., is requesting two (2) variances in conjunction with the proposal for a medical center on the 1.14-acre parcel located at the northwest corner of Forest Hill Boulevard and Dalinda Lane.

The site is currently developed with a 9,760 square foot commercial structure constructed in 1958 and a 1,216 square foot residential structure constructed in 1956. The property was annexed into the Village in 2004 and was used as a produce supermarket and residential dwelling unit, respectively, until 2014 when it was vacated.

As a separate agenda item, the applicant is requesting a minor site plan amendment to renovate the existing structures and permit the use of the property as a medical clinic for internal medicine, and a professional office for Soma's accounting department. A site plan is being requested in order to bring the property up to code, to the extent possible, to be consistent with the Commercial General district regulations.

The applicant is requesting two (2) variances:

1. PSV20-09 – Request to allow the required landscape buffer along the east side, adjacent to the medical building, to be shifted to foundation planting and grass areas.

2. PSV20-10 – Request to allow the reduction of parking stalls from 49 spaces to 38 parking spaces.

With the requested variances, a wider landscape buffer is proposed along the front façade of 1 the building facing Forest Hill Boulevard, and additional parking is provided on the adjacent property to the west as part of an overall parking count approved by Palm Beach County in 1979.

Vice Chairman Hughes asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of PZ&B Order No. 2020-06 was made by Mr. Lashells and seconded by Mr. Braun. A Roll call vote was taken, and passed 5-0 approved.

Motion:	Second:	Vote:
Ralph Lashells	Peter Braun	Motion Approve: 5 - 0

7.2 Planning & Zoning Board Order No. 2020-07 - Minor Site Development Plan (SPR20-06) - Soma Medical Center - 3325 Forest Hill Boulevard & 1697 Dalinda Lane (**Quasi-Judicial**)

Planning & Zoning Board Order 2020-07.doc
PZB Staff Report
Project Narrative and Justification Statements
Site Plan, Landscape Plans, Architectural Plans and Letters
Color Site Plan
Aerial and Location Maps
County Site Plan #79-182 with parking for Cushman's
Lake Worth Herald Advertisment.pdf

Approve

Ms. Ana Colom, agent for the applicant, Soma Investors LLC., is requesting a minor site development plan approval (SPR20-06) to allow the use of the existing 1.14-acre parcel located at the northwest corner of Forest Hill Boulevard and Dalinda Lane, as a medical clinic and professional office.

The site is currently developed with a 9,760 square foot commercial structure constructed in 1958 and a 1,216 square foot residential structure constructed in 1956.

The property was annexed into the Village in 2004 and was used as a produce supermarket and residential dwelling unit, respectively, until 2014 when the property was vacated until present day.

The applicant is requesting minor site plan approval to re-develop the former produce market building with the demolition of the front open-air portion of the building and the renovation of the remainder of the existing (8,535 square foot) commercial retail building, and the conversion of the existing 1,876 square foot residence to professional office. The commercial structure will be used as a medical clinic for internal medicine and other professional services. The applicant is proposing to renovate the residential structure, facing Dalinda Lane, to house the new offices for Soma Medical Center's accounting department.

The proposed site plan provides enhancements to the landscaped buffers, driveway access, parking lot striping, paving, drainage improvements, dumpster enclosure, pedestrian connections, vehicular circulation, as well as exterior improvements to the buildings.

The Applicant is requesting two (2) variances, which are subject of a separate agenda item. Approval of the minor site development plan is dependent on the approval of these variances.

Vice Chairman Hughes asked the public or the Board for any additional comments. Hearing none, a motion to approve PZ&B Order 2020-07 was made by Mr. Saingilus, subject to 40 Conditions as discussed and seconded by Mr. Braun. Roll call vote was taken, and motion passed 5-0 approved.

Motion:	Second:	Vote:
Larry Saingilus	Peter Braun	Motion Approve: 5 - 0

Approve

7.3 Planning & Zoning Board Order No.2020-08 - Landscape Buffer Variance PSV20-11 - Tranche 3 Properties LLC - 3856 7th Avenue North

Planning & Zoning Board Order 2020-08.doc

Staff Report

Project Narrative and Justification Statement

Site Plan, Landscape Plans, Architectural Plans and Letters

Color Rendering

Aerial and Location Maps

Sec.34-602(2) Variances.doc

Lake Worth Herald Advertisment.pdf

Approve

Planner Cabrera informed the Board, Mr. James Milloway, agent for the applicant, Tranche 3 Properties LLC, is requesting a Minor Site Development Plan to redevelop the 0.64 acres multi-family parcel, with the construction of two additional residential dwelling units. There is an existing single-family home on the property and the applicant is proposing to add a 2,820 square feet duplex structure for a total of three (3) dwelling units on the property.

The site is currently developed with a 1,458 square foot residential structure, constructed in 1955. The property was annexed into the Village in 2005 and subsequent designated with the Land Development as Residential Multiple-Family and Low Density Residential as a Future Land Use category.

Each new unit will be configured with 3 bedrooms, two bathrooms, one kitchen, a living room, a dining room and each unit will be equipped with washer and dryer.

The proposed site plan is consistent with the land use designation and generally meets land development regulation for a residential multiple-family (RM) zoning district.

The applicant is requesting one (1) variance, which is subject of a separate agenda item. Approval of the site plan is dependent on the approval of this variance.

Mr. James Miloway was present and available for any questions the Board might have.

The Board asked about parking. Mr. Miloway stated there was ten (10) spaces and one (1) handicap. The Board inquired about the garbage situation. Planner Cabrera stated they would have a dumpster and it would be put out to the street. Vice

Chairman Hughes asked if the applicant was ok with the 32 conditions and the voluntary contribution of $12,500. Village Attorney Brian Shutt stated the School Board is requesting the this on a voluntary basis. Director Glas-Castro stated the Council has not mandated this; it was up to the Board. Mr. Lashells stated he thought that was high for a project of this size. It was decided by the Board it would not be mandated, strictly voluntary. Mr. Miloway stated they were comfortable with that.

Vice Chairman Hughes asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of PZ&B Order No. 2020-08 was made by Mr. Braun and seconded by Mr. Lashells. A roll call vote was taken, and motion passed 5-0 approved.

Motion:	Second:	Vote:
Peter Braun	Ralph Lashells	Motion Approve: 5 - 0

7.4 Planning & Zoning Board Order No. 2020-09 - Minor Site Development Plan - Tranche 3 Properties LLC - 3856 7th Avenue North

Planning and Zoning Board Order 2020-09.doc

Staff Report

Project Narrative and Justification Statement
Site Plan, Landscape Plans, Architectural Plans and Letters
Color Rendering
Aerial and Location Maps

Approve

Planner Cabrera informed the Board, Mr. James Milloway, agent for the applicant, Tranche 3 Properties LLC, is requesting a Minor Site Development Plan to redevelop the 0.64 acres multi-family parcel, with the construction of two additional residential dwelling units. There is an existing single-family home on the property and the applicant is proposing to add a 2,820 square feet duplex structure for a total of three (3) dwelling units on the property.

The site is currently developed with a 1,458 square foot residential structure, constructed in 1955. The property was annexed into the Village in 2005 and subsequent designated with the Land Development as Residential Multiple-Family and Low Density Residential as a Future Land Use category.

Each new unit will be configured with 3 bedrooms, two bathrooms, one kitchen, a living room, a dining room and each unit will be equipped with washer and dryer.

The proposed site plan is consistent with the land use designation and generally meets land development regulation for a residential multiple-family (RM) zoning district.

The applicant is requesting one (1) variance, which is subject of a separate agenda item. Approval of the site plan is dependent on the approval of this variance.

Mr. James Miloway was present and available for any questions the Board might have.

The Board asked about parking. Mr. Miloway stated there was ten (10) spaces and one (1) handicap. The Board inquired about the garbage situation. Planner Cabrera stated they would have a dumpster and it would be put out to the street. Vice Chairman Hughes asked if the applicant was ok with the 32 conditions and the voluntary contribution of $12,500. Village Attorney Brian Shutt stated the School Board is requesting the this on a voluntary basis. Director Glas-Castro stated the Council has not mandated this; it was up to the Board. Mr. Lashells stated he thought that was high for a project of this size. It was decided by the Board it would not be mandated, strictly voluntary. Mr. Miloway stated they were comfortable with that.

Vice Chairman Hughes asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of PZ&B Order No. 2020-09 was made by Mr. LaShells, subject to the 32 conditions, along with the voluntary contributions, and seconded by Mr. Braun.
Roll call vote was taken, and motion passed 5-0 approved.

Motion:	Second:	Vote:
Ralph LaShells	Peter Braun	Motion Approve: 5 - 0

8. ACTIONS AND REPORTS

9. ADJOURNMENT

Hearing no further business, Vice Chairman Hughes adjourned the meeting at 7:44 PM

10. NEXT MEETING – AUGUST 11, 2020 @ 6:30 PM

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.

Johnnie Tieche, Chairman

Jane R. Worth, Deputy Clerk

Approved by Board 2/9/2021
(Date)

VILLAGE OF PALM SPRINGS
SEAL
1957
FLORIDA