



**AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
NOVEMBER 10, 2020
6:30 PM**

COUNCIL

1. CALL TO ORDER

The meeting held in the Council Chambers at Village Hall was called to order by Chairman Johnnie Tieche at 6:37 p.m.

2. ROLL CALL

BOARD MEMBERS

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

STAFF

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

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Johnnie Tieche.

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

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

Deputy Clerk Worth asked if there were any ex-parte communications. Chairman Johnnie Tieche stated for the record that his son was friends with Applicant Brandon Cabrera, Items 7.2 and 7.3 on the agenda. That would not make any difference in his voting. Deputy Clerk Worth swore in Village Attorney Susan Garrett, Director Kim Glas-Castro, Planner Iramis Cabrera, Mr. Brandon Cabrera, and Mr. Andy Temprano.

6.1 Ordinance No. 2020-20 - Comprehensive Plan Text Amendment - Capital Improvements Element - Annual Update to Five-Year Capital Improvement Plan (CIP)

[Proposed Ordinance No. 2020-20 - Comprehensive Plan Text Amendment - Capital Improvements Element - Five-Year Capital Improvement Exhibit "A" - Village of Palm Springs' Capital Improvement Plan \(CIP\)](#)
[Lake Worth Herald Advertisement October 29, 2020 - Ordinance No. 2020-20](#)

Approve

Planning, Zoning and Building Director Glas-Castro informed the Board the Village's Comprehensive (Comp) Plan, which is required by state law, includes principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development within our community and reflects the Village's commitment to implement the plan and its elements. The Village's Comp Plan helps to guide future decisions and describes how the Village's programs, activities, and land development regulations will be initiated, modified, or continued to be implemented as outlined within the comprehensive plan in a consistent manner.

The Five-Year Capital Improvement schedule, within the Capital Improvements Element of the Comp Plan, identifies funding for capital projects necessary to achieve and maintain adopted level of service standards for public facilities that are necessary to implement (meet the requirements of) the Comp Plan.

The proposed update to the Five-Year Capital Improvement Schedule incorporates the Village's FY 2021 Capital Improvement Plan (CIP) for all Village budgetary funds (identifies needed capital improvements that have been programmed/planned/funded within the approved FY 2021 Budget and within future fiscal years).

The proposed amendment has been submitted for review through the Intergovernmental Plan Amendment Review Committee (IPARC) and no comments were received.

Director Glas-Castro stated the Village Council had already approved this and it was more of a housekeeping item.

The proposed ordinance was prepared by the Village Attorney and reviewed by the Planning, Zoning, and Building Director.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of Ordinance No. 2020-20 was made by Mrs. Gehrman and seconded by Mr. Mandigo.

Motion: Kim Gehrman	Second: James Mandigo	Vote: Motion Passed: 5 - 0
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7. QUASI JUDICIAL PUBLIC HEARINGS

7.1 Planning & Zoning Board Order No. 2020-11 - Lot Width Variance PSV20-13 - Anna Lane Vacant Lot (*Quasi-Judicial Hearing*)

[Planning & Zoning Board Order No. 2020-11 - Anna Lane Lot](#)

[Variance Exhibit "A" to ORDER - Staff Report](#)

[Application Justification](#)

[Statement Proposed Site](#)

[Plan Proposed Floor](#)

[Plan Aerial and Location](#)

[Maps 50' Lot Width](#)

[Village Code of Ordinances Sec. 34-602\(2\) - Variances](#)

[Lake Worth Herald Advertisement - October 29, 2020 - Anna Lane Lot Width Variance](#)

Approve

Planning, Zoning and Building Planner Cabrera stated the applicant is requesting a variance from Section 34-746 of the Village of Palm Springs Land Development Regulations to allow a minimum lot width of 50 feet instead of the required 65 feet minimum width. The subject property located on the East side of South Military Trail, west of Donald Road, is designated within the Residential Multiple-Family zoning district; and Low-Density Residential Future Land Use category. The property dimensions are 135 feet in depth and 50 feet in width for a total of 6,750 square feet of land area.

Staff finds the proposed variance comparable to surrounding properties, as several parcels have the same lot size (0.15 acres) with the same lot width (50 feet). The property has special conditions that are peculiar to the land and do not result from the actions of the applicant.

Staff considers this to be the minimum variance that will make possible the reasonable use of the land and will be in harmony with the general intent and purpose of the variance requested and will not be injurious to the area involved or otherwise detrimental to the public welfare.

The Board asked how wide each side of the lot was: Mr. Andy Temprano, on behalf of the agent Erick Mayor Bacallao, stated the lot was 50'. Director Glas-Castro stated the

lots were 50' and not unique to the neighborhood. Mr. Temprano stated a single-family home would be built on this lot.

Director Glas-Castro showed the Board a proposed site plan that residents can meet the setbacks, except for the lot dimension. She also mentioned over time the lots had been combined.

Mr. Temprano stated the house would be placed vertical instead of with the width of the property. The home would have shingle roof.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of PZ&B Order No. 2020-11 was made by Mr. Hughes and seconded by Mr. Braun. Motion carried 5-0

Motion: Richard Hughes	Second: Peter Braun	Vote: Motion Passed: 5 - 0
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- 7.2 Planning & Zoning Board Order No. 2020 -12 - Rear Setback Variance PSV20-12 -
The Brandx Company - 3766 Gulfstream Road (*Quasi-Judicial Hearing*)
[Planning & Zoning Board Order No. 2020-12 - Rear Setback Variance PSV20-12 -
3766 Gulfstream Road](#)
[Exhibit "A" to ORDER - Staff Report](#)
[Project Narrative and Justification Statement](#)
[Site Plan, Landscape Plan, Architectural Plans and Letters](#)
[Color Rendering](#)
[Color Site Plan](#)
[Aerial and Location Maps](#)
[Village Code of Ordinances Sec. 34-602\(2\) - Variances](#)
[Lake Worth Herald Advertisement on October 29, 2020 - Variances](#)

Approve

Planning, Zoning and Building Planner Cabrera stated that both Items 7.2 and 7.3 would be heard together. Planner Cabrera stated currently, the site is developed with a 1,763 square foot residential structure constructed in 1950. The property was annexed into the Village in 2012 and was designated Residential Multiple-Family Land Development District and Low-Density Residential Future Land Use category.

As a separate agenda item, the applicant is requesting a minor site development plan to permit the addition of a duplex structure on the property for a total of three (3) residential dwelling units consistent with the Low-Density designation. The applicant is requesting one (1) variance:

PSV20-12 - Request to allow 21.6' rear setback on the east side (provides relief from Section 34-766(8) of the Village Code that requires a 25' rear setback on the east side)

With the requested variance, a 26' wide drive aisle is provided, as required by code, and minimum landscaped buffers are not affected.

The Board questioned the number of conditions for this project. Planner Cabrera stated the twenty ninth (29th) was not a condition, it was a voluntary option.

Mr. Brandon Cabrera, agent for the owner, Rehab Camp LLC, stated they were excited for this project, hopefully some more projects will come to this area soon. The one variance is needed for adequate parking.

The Board asked for if there would be three (3) buildings that would be on the property. Mr. Cabrera stated there would actually be two (2) buildings, one (1) of the actual building built in the 1950's. Then an addition of one (1) new building. He described each unit for the Board. The Board asked if the parking was the issue. Mr. Cabrera stated there needed to be ten (10) parking spaces, which would be for the three (3) dwelling units.

The Board also asked about the landscaping. Mr. Cabrera answered all landscaping was completely up to code. There were a lot of trees currently on the property right now.

The Board also asked if there would be a problem with the twenty eight (28) conditions. Mr. Cabrera stated there would not be a problem and he did review the conditions personally. The question was asked if this also was like the Key West style that the Board had been introduced to. Director Glas-Castro answer that had not been adopted yet, however, the overlay was also voluntary. The property owner would have to choose to use the allowances of the overlay to get the density bonus. This would be going forward without any consideration of the overlay, as they were working on this prior to the overlay originating.

The Board also asked where the trash would be proposed. Mr. Cabrera answered they would roll it out to the street. That was also one of the conditions. The Board also asked if there would be any plans to improve the current building. Mr. Cabrera stated there were not any plans currently.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of PZ&B Order No. 2020-12 - PSV20-12, was made by Mr. Mandigo and seconded by Mrs. Gehrman. Motion carried 5-0

Motion: James Mandigo	Second: Kim Gehrman	Vote: Motion Passed: 5 - 0
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7.3 Planning & Zoning Board Order No. 2020-13 - Minor Site Development Plan SPR20-07 -
The Brandx Company - 3766 Gulfstream Road (*Quasi-Judicial Hearing*)
Planning and Zoning Board Minor Site Plan Order. 2020-13
Exhibit "A" to ORDER - Staff Report
Project Narrative and Justification Statement
Color Rendering
Site Plan, Landscape Plan, Architectural plans and Letters
Color Site Plan
Aerial and Location Maps
LW Herald Advertisement - October 29, 2020 - Minor Site Plan

Approve

Planning and Zoning Planner Cabrera informed the Board Mr. Brandon Cabrera, agent for the owner, Rehab Camp LLC, is requesting a Minor Site Development Plan to redevelop the 0.53 acres multi-family parcel, with the construction of two additional residential units. There is an existing single-family home on the property, and the applicant is proposing to add a 2,484 square foot duplex structure for a total of three dwelling units on the property. The site currently is developed with a 1,763 square foot residential structure, constructed in 1950. The property was annexed into the Village in 2012 and designated within the Residential Multiple-Family Land Development District and Low-Density Residential Future Land Use category.

Each unit will have a different layout. One unit will have two (2) bedrooms, one (1) bathroom, a kitchen, a living room, and a dining room. The second unit will have three (3) bedrooms, three (3) bathrooms, a living room, a dining room, and a family room. Each unit will have a washer and dryer. The project provides sidewalk connections from the parking lot to the residences.

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

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

The Board did not have any questions regarding this as all was discussed with the Item 7.2.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of PZ&B Order No. 2020-13 - Minor Site Development Plan SPR20-07, was made by Mr. Mandigo and seconded by Mrs. Gehrman. Motion carried 5-0

Motion: Richard Hughes	Second: Peter Braun	Vote: Motion Passed: 5 - 0
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8. ACTIONS AND REPORTS

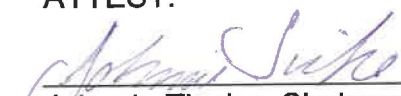
Director Glas-Castro informed the Board, Village Council was meeting on Thursday and the Gulfstream Overlay, Traffic Calming Ordinance and Special Assessment Ordinance. She also stated there are site plans in review, but they are taking time to be reviewed.

Director Glas-Castro introduced the new Village Attorney, Susan Garrett. Attorney Garrett gave the Board some information of her career as an attorney for East Point, Georgia, and moving on to the City of Atlanta Georgia for the past nine (9) years. She also informed the Board that she had worked in Municipal law. She was happy to be back to Florida.

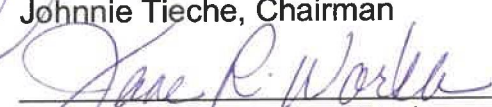
9. ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 7:10 p.m.

ATTEST:



Johnnie Tieche, Chairman



Jane R. Worth, Deputy Clerk



Approved by Board 2/9/2021
(Date)

10. NEXT MEETING - Tuesday December 8, 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.