



**AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
DECEMBER 8, 2020
6:30 PM**

1. CALL TO ORDER

Chairman Johnnie Tieche called the meeting to order at 630 PM

2. ROLL CALL BOARD MEMBERS

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

Absent: James Mandigo

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

Chairman Johnnie Tieche led the Pledge of Allegiance.

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 THE QUASI-JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY

Deputy Clerk Worth asked if there were any ex-parte communications. There were none from the Board. Deputy Clerk Worth swore in Village Attorney Susan Garrett, Director Kim Glas-Castro, Planner Iramis Cabrera, Ms. Yvette Louka, Mr. Nader Gouban, Mr. Richard Cruz, and Mr. Nicholas Barone.

7. QUASI JUDICIAL PUBLIC HEARINGS

1. Resolution No.2021-01 - Site Plan (SPR20-08) and Five (5) Waivers - 3673 Coconut Road

Proposed Resolution No. 2021-01 Residential Planned Development Site Plan
SPR20-08

Exhibit "A" Staff Report

Project Narrative and Justification Statement

Site Plan, Landscape Plan, Architectural Plans, Civil Plans and Letters

Colored Site Plan and Renderings

Legal Description

Aerial Map and Location Map

Approve

Planner Cabrera informed the Board, Mr. Kyle Cruz, agent for Creative Financing LLC ("Applicant and Owner"), is requesting a site development plan approval (SPR20-08) for a residential planned development (RPD) to construct 12 fee simple single-family dwelling units within 12 separate structures, zero lot lines, located on a 2.11 acres parcel at 3673 Coconut Road. Each dwelling unit includes a one-car garage with two additional parking spaces in the driveway, 3 bedrooms, 2 bathrooms, living room and a kitchen. The community will have two access driveways along the existing Coconut Road right-of-way. Amenities include picnic area with grills, tot lot, exercise area, walkway and a relax area with a fountain and benches.

Note: The Village Code - Section 34-1063(c) Waivers - provides that waivers may be granted by the Village Council following an advisory recommendation by the Planning & Zoning Board. All requests for waivers shall be identified on the site plan and shall accompany an application for site plan approval of planned development.

The applicant is requesting five (5) waivers for the proposed RPD site plan:

1. Relief from Sec.34-1064(c) - Allow a residential planned development project to be developed on 2.11 acres property rather than the required 3 acres minimum
2. Relief from Sec.34-766(1) - Allow 12 single-family homes to be constructed on a 11 cres property rather than the required 2.3 acres minimum lot size
3. Relief from Sec.34-1328 - Allow a 22' wide drive aisle rather than the required 26' wide drive aisle for 2-way traffic
4. Relief from Sec.34-162(b)(3) - Allow a 4' wide landscape buffer rather than the required 10' wide along the west side of the property
5. Relief from Sec.34-1063(a)(1) - Allow one sidewalk along the driveway rather than the required sidewalks on both sides of the main driveway

Planning, Zoning & Building Staff does not object to the Residential Planned Development Site Plan with 5 waivers and recommends conditional approval of the

proposed development subject to forty-four (44) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts.

Ms. Yvette Louka, representative, informed the Board the roads would be thru roads and not a dead end. Every house at the entrance will have a sidewalk. She also stated the waiver on the landscape, for the west side, there were a lot of old trees and they chose to preserve them. There will be a 4-foot buffer for plants. The owner is dedicating 10 feet to the right of way. That was another reason the buffer could not be added to the west side.

The Board asked how wide the roads were and about the parking. Ms. Louka stated the roads were 22 feet wide. Each house has a one (1) car garage and two (2) parking spaces. There are also parking spots on the west side of the Recreation area, which is in the center of the development. There are two (2) parking spots in the Recreation area for overflow parking. The Board was concerned about extra cars parking on the road. Ms. Louka stated it would be a violation to the Homeowners Association regulations. The cars would be towed if they violated the rules.

Mr. Richard Cruz, 1540 S.W. 4th Circle, answered the Boards question of who would be repairing the roads in twenty years and maintain the roads. He said there will be a Homeowners Association and the homeowners are charged a fee to help with this.

The Board also asked about the garages being used for parking only, and Ms. Louka stated that will be in the homeowner's agreement also. The Board also asked about the wood fence. Ms. Louka stated the metal was not allowed. The wood would give more privacy. The Board asked if the backyard would lead into the common area and was there a gate that separated each unit. Ms. Louka stated the gate would be in the fence. The owners would have a gate to access the recreation area.

The Board mentioned the garages depth did not match; they are completely opposite. Ms. Louka stated the updated plans submitted show the corrected measurements. Planner Cabrera stated the plans they had were dated November 12th. The Board, Planner Cabrera and Ms. Louka discussed the garages and the sizes. Trash cans were also mentioned as they were not on the plans. Ms. Louka stated they would be behind the fence.

Board members stated it was very good to see single family homes coming into the Village. This was a very nice development, and it was laid out well.

Mr. Nader Goubran, 217 Gazetta Way, stated the turn for the large trash trucks had been addressed with Staff twice to make sure they could make the turn. He also answered the Boards question regarding the types of windows that were in the houses. Mr. Goubran stated every house being built must be hurricane qualified per code.

Mr. Nicholas Barone, resident, 3633 Coconut Road, said he lived in the house north of the project. He wanted to know where the drainage would be, he did not want it going towards his property. Mr. Nader stated there was a retention pond on the property of the development. Mr. Barones second concern asked if there would be a privacy fence installed by the developer which would be his west property line. Ms. Louka stated there would be a six (6) foot fence all along the development. She also stated there was a calculation on the plans for the drainage. Mr. Barone also asked about the right of way. Director Glas-Castro stated the right of way dedication was along Coconut. Mr. Barone asked if they were going to replace his fence that was destroyed by the prior owner. Mr. Richard Cruz said he was not anticipating fixing his fence, as that was done over time. Mr. Barone and Mr Cruz decided to discuss this item after the meeting, as the Board stated this was not the jurisdiction of the Village.

Director Glas-Castro stated the plats will be fee simple, and they will come back before the Board for their approval. The Village Attorney and Staff will review and make sure that all the requirements and suggestions the Board has asked for will be included in them.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of Resolution No. 2021-01 was made by Mr. Hughes and seconded by Mr. Lashells. Motion carried 5-0

Motion: Richard Hughes	Second: Ralph Lashells	Vote: Motion Passed: 5 - 0
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8. ACTIONS AND REPORTS

8.1 Ordinance No. 2021-01 - Village of Code Amendment - Chapter 10 - Buildings and Building Regulations

[Proposed Ordinance No. 2021-01 - Chapter One Amendments](#)

[PBC Building Code Advisory Board - Proposed Chapter One Amendments - Model Language](#)

Director Glas-Castro informed the Board this was within Chapter 10 which is not under the Board, but historically have been brought before them. Every three (3) years there is an opportunity to amend the Florida Building Code, there will be 2020 amendments going into effect January 1, 2020. She stated what is currently within the Ordinance it would be replaced with the current verbiage. Director Glas-Castro stated the changes that would be included. This was something that everyone was doing. Everyone (municipalities) was making similar amendments to their Chapter with the building code.

The Board did ask if it pertained to new construction or existing construction. She stated if someone replaced their roof, old construction or new, they would have to comply with the new code.

9. ADJOURNMENT

Hearing no further business, Chairman Tieche wished everyone a Merry Christmas and adjourned the meeting at 7:15 p.m.

10. NEXT MEETING - TUESDAY, JANUARY 12, 2021

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.

ATTEST:



Johnnie Tieche, Chairman



Jane R. Worth, Deputy Clerk



Approved by Board 3/9/2021

(Date)