



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
MARCH 9, 2021
6:30 PM

1. **CALL TO ORDER**
2. **ROLL CALL**

BOARD MEMBERS

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

ABSENT *James Mandigo and Kim Gehrman*

STAFF

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

3. **PLEDGE OF ALLEGIANCE**
4. **ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA**
5. **MINUTES**

5.1 Approval of Planning and Zoning Board Meeting Minutes - October 13, 2020
[October 13, 2020 Planning and Zoning Board Minutes](#)

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

Motion: Peter Braun	Second: Larry Saingilus	Vote: Motion : 5 - 0
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5.2 Approval of Planning and Zoning Board Meeting Minutes - December 8, 2020
[December 8, 2020 Planning and Zoning Board Minutes](#)

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

Motion: Peter Braun	Second: Larry Saingilus	Vote: Motion Approve: 5 - 0
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5.3 Approval of Planning and Zoning Board Meeting Minutes - February 9, 2021 Minutes
[February 9, 2021 - Planning and Zoning Board Minutes](#)

Motion: Peter Braun	Second: Larry Saingilus	Vote: Motion: 5 - 0
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A motion to accept the minutes was made by Mr. Braun seconded by Mr. Saingilus. Motion carried. 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**

7. **QUASI JUDICIAL PUBLIC HEARINGS**

- 7.1 Ordinance 2021-02 - Land Use Amendment and Rezoning (Small-Scale) - Fontana Townhomes - 4063 Davis Road and 4090 Coconut Road
[Ordinance No. 2021-02 - Comprehensive Plan Amendment \(Small Scale\) 4063 Davis Road and 4090 Coconut Road.pdf](#)
[Applicant's Justification Statements](#)
[Informational- Proposed Site Plan, Landscape Plans, Building Elevations - \(Informational Only\)](#)
[Aerial, Location, FLU and Zoning Map](#)

Interim Director Cabrera stated that Items 7.1 and 7.2 would be presented together.

She informed the Board the Applicant is requesting a small-scale land use and zoning map amendment to facilitate a residential planned development project. The combined properties are less than 10 acres in size and are planned for residential use: the property still have the PBC land use and zoning designation and is proposed to be designated with the Village Future Land Use of High Density and Residential Multi-Family zoning designation, which would provide a maximum intensity of 89 residential dwelling units. The property was annexed into the Village of Palm Springs but Palm Beach County Future Land Use and Zoning designations were maintained until today's date.

Additionally, the applicant is requesting site development plan approval for a residential planned development project for the combination of the properties located at 4063 Davis Road and 4090 Coconut Road. The applicant is proposing to develop the 4.73 acres site with the construction of 59 two-story fee-simple townhomes. Each townhome will be three-bedroom home with a one car garage and a driveway with space for two cars. The community will have two access driveways via Davis Road and Coconut Road right-of-way.

Amenities include a tot lot with playground equipment, a shade structure, picnic table and sports field for lawn games.

The applicant is requesting four (4) waivers:

1. to allow a 20' wide drive ail rather than 26' wide required.
2. to allow for one sidewalk on a primary driveway instead of sidewalks on both sides of the main street.
3. to allow the construction of 59 residential dwelling units within 4.73 acres rather than 12.55 acres minimum required within the RM district.
4. to allow a 15' side setback rather than 20' minimum required.

Approval of the Residential Planned Development site plan is dependent of the approval of the Land Use Amendment and Rezoning.

If the small-scale land use and rezoning map amendments are approved on 2nd and final reading, the proposed site plan will be considered by the Village Council during May 13th meeting.

Staff does not object to the applicant proposed and recommend conditional approval.

A motion to approve the Land Use Amendment and Rezoning, Ordinance 2021-02 was made by Mr. Saingilus and seconded by Mr. Lashells. Motion carried. 5 - 0

Motion: Larry Saingilus	Second: Ralph Lashells	Vote: Motion Passed: 5 - 0
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7.2 Resolution 2021-03 - Site Development Plan Amendment - Fontana Townhomes Residential Planned Development Site Plan (SPR21-02) - 4063 Davis Road and 4090 Coconut Road.

Resolution No. 2021 -03 - Site Development Plan Amendment - 4063 Davis Road & 4090 Coconut Road - SPR21-02

Exhibit "A" Staff Report & Conditions of Approval

Project Narrative and Justification Statement

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

Color Site Plan and Color Rendering Legal Descriptions

Aerial, Location, FLU and Zoning Maps

Mr. Jerry Purser WGI, was present on behalf of the applicant, Meritage Homes of Florida, Inc., and showed a power point presentation for the Board. Mr. Purser also gave the Board information regarding the FLUM, Rezoning and a description of the development that is being proposed. Mr. Mark MacFarlan representing Heritage Homes was present for any questions the Board or Staff may have.

The Board asked the following questions regarding:

1. Did each unit have a garage and were they one (1) car garages. The measurements were also asked about.
2. What were the widths of the roads. Mr. Purser stated they were only required to be 26' for 90 degree angle parking.
3. The Board asked where the sidewalks were. Mr. Jerry stated that most units were adjacent to the sidewalks. On both dead ends there were sidewalks, but the end units would have to cross the street to get on the sidewalk.
4. Did the wall belong to the medical center. Mr. Purser answered yes.
5. Will there be a HOA with the development. Mr. Purser answered yes.
6. Who would maintain the driveways. Mr. Mark MacFarlan with Meritage stated each individual resident would maintain their individual driveways. However, the HOA documents due have memo standards so if the residents did not maintain them, the HOA could take necessary steps to maintain them.
7. Would there be a sidewalk on Coconut. Interim Director stated Coconut was a County road and it could be added as a condition, but they would have to go through the County for approval.
8. The vinyl fence was a concern of the Board.
9. Would these be workforce housing and what would be the starting price. No, they were intended to be equal opportunity in price, but they would not be workforce housing. Mr. McFarlane stated asking price would be approximately \$280,000.00.

10. How long will the project take to finish. Mr. MacFarlane stated from start to finish it would take one (1) to two (2) years. Mr. McFarlane stated they expect to sell all units within fourteen (14) month time frame.

Peter Ringle - 4462 Coconut Road - If a sidewalk were to be put on Coconut, the people would have to walk in the road to get to the sidewalk. The wall goes all the way to the road and there is a planter there and they are right up to the right of way. He would also like to speak in support of the project and Meritage homes have been very good.

Ms. Susan Butler, 4063 Davis Road - informed the Board that Mr. Wilson, a wonderful old man would not sell that one little piece of property to anyone, as it had been in the family for many many years, and he would not even sell it to me. That is why there was still one piece of property.

Approve

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2021-03, with the Conditions 1 - 48, with Condition #49 being strictly voluntary, was made by Mr. Braun and seconded by Mr. Hughes.

Attorney Garrett suggested for the Board to approve subject to the 48 conditions, she said item 49 strictly voluntary.

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

Assistant Village Manager Glas-Castro stated next month there would be approximately five (5) Site Plans.

YMCA would be coming back.

Starbucks - Forest Hill Boulevard where the old Boston Market used to be.

Daycare (where Tappers Oar House was) on Congress Avenue - near the Dunkin' Donuts.

The Board asked about Oxygen Development - they agreed to build a parking lot on the huge grassy area, why has that not been done. Assistant Village Manager Glas-Castro stated they had to refocus manufacturing due to Covid. She said there would be a site plan coming from them with bigger sites.

The directional in the Greenbrier Publix Shopping Center had been re-painted.

Also - Garbage dumpsters behind Publix are overflowing and that causes the vultures and there is trash all over the canal. CR Chicks employee threw the bag not in the garbage, but it landed on the ground, and then there are more rodents. It is very nasty.

Lillian and Congress - the church parking lot looks great.

9. ADJOURNMENT

Chairman Tieche adjourned the meeting at 7:18 pm.

10. NEXT MEETING

Tuesday, April 13, 2021 @ 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.

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Planning and Zoning Board Meeting held on March 9, 2021 Which minutes were formally approved and adopted by the Village Council on April 13, 2021.




Jane R. Worth, Deputy Village Clerk

ATTEST:


Johnnie Tieche, Chairman