



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
JUNE 8, 2021
6:30 PM

1. CALL TO ORDER

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

2. ROLL CALL

BOARD MEMBERS

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

ABSENT - James Mandigo and Peter Braun

STAFF

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

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 *Planning and Zoning Board Meeting Minutes - May 11, 2021*

5.1 May 11, 2021 Planning and Zoning Board Minutes

[May 11, 2021 Planning and Zoning Board Meeting Minutes.docx](#)

Approve

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

Motion: Richard Hughes	Second: Kim Gehrman	Vote: Motion Passed: 5 - 0
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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 Resolution No. 2021-16 - Abandonment of a Parcel of Land Located on Elizabeth Street.

[Proposed Resolution No. 2021-16 - Abandonment of Platted Alley - Elizabeth Street Recorded County Deed to Village of Palm Springs](#)
[Abandonment Request](#)
[Letter Requested Signed](#)
[Application Utility Letters -](#)
[No Objection Plat Book](#)
[21, Page 41](#)
[Iglesia de Dios Ebenezer International -](#)
[Survey Aerial Map and Location Map](#)

Approve

Iglesia de Dios Ebenezer International, Inc. has requested the Village to abandon public interest in a parcel of land located on Elizabeth Street. The parcel of land is an unimproved platted alley acquired by the Village from Palm Beach County on August 25, 2020, via a County Deed. This 0.0282-acre tract is not dedicated to the public via the Lake Echo Plat (Plat Book 21, Page 41), rather it is identified as a "Private" strip of land 12' in width located between Lots 51 and 52. Upon abandonment of the public interest, the entire interest or title will be transferred to Iglesia de Dios Ebenezer International, Inc. which is the adjacent property owner (on both sides). The Church intends to utilize the land area in redevelopment plans. The abandonment area is about 1,230 square feet (0.0282 acres) in size and is located approximately 570' north of 2nd Avenue North on the East side of Elizabeth Street. There are no known utilities within the alley. Village staff has obtained written confirmation from utility companies that there are no facilities within the abandonment area, and they do not object to the abandonment.

Attorney Sandra Artreche, 335 Goosecreek Drive, Winter Springs, FL, on behalf of the applicant, Pastor Samuel Beltre and Assistant Pastor Angel Agosto, informed

the Board the church thought they had bought the entire property which included this particular parcel. The Board along with the church kindly request the property be abandoned to the church.

Staff recommends that the Planning & Zoning Board make a finding that the alley does not benefit the community as a whole. Rather, it serves only the adjacent property owner similar to a driveway.

There was no discussion from the Board.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2021-16, was made by Mr. Hughes and seconded by Mr. Saingilus.

Motion: Richard Hughes	Second: Larry Saingilus	Vote: Motion Passed: 5 - 0
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6.2 Ordinance No. 2021-06 - Land Use and Rezoning (Small-Scale) Amendments - Boatman's Hammock - 4445 Boatman Street and Vacant Lot on Boatman Street (*Quasi-Judicial Hearing*)

[Proposed Ord No. 2021-06 Small Scale Land Use Amendment and Rezoning Exhibit "A" Staff Report & Conditions of Approval \(Both Applications Combined\) Colored Site Plan and Renderings \(For Informational Purposes Only\) Aerial, Location, FLU and Zoning Map Applicant's Justification Statements Proposed Site Plan, Landscape Plans, Building Elevations \(For Informational Purposes Only\)](#)

Interim Planning, Zoning and Building Director Iramis Cabrera said that both Items 6.2 and 6.3 would be heard together. Interim Director Cabrera informed the Board the agent is requesting a small-scale land use plan amendment and rezoning on 5.44 acres located at 4445 Boatman Street and a Vacant Lot on Boatman Street to facilitate a multi-family development project. The combined properties are less than 10 acres in size and are planned for residential use. The Applicant is requesting that the property be designated with the Village's Medium-Density Residential future land use which would allow up to a maximum intensity of 54 residential dwelling units.

The Applicant is concurrently requesting site plan approval with 3 waivers for residential planned development to construct 54 two-story fee simple townhomes within 9 buildings. Each townhome will be a three-bedroom home with a one car garage and a driveway with space for two cars. The proposed community would have access via Boatman Street. Common Amenities include a swimming pool, tot lot, play knoll with fitness equipment, and an open field for lawn games.

The Applicant is requesting three (3) waivers:

1. to allow 10% of the building facades to receive foundation planting areas rather than the minimum required 25% of the building facades facing a street
2. to allow one sidewalk along the street rather than the required sidewalks on both sides of the street
3. to allow 54 townhomes to be constructed on a 5.44-acre property rather than 11.47 acres minimum

Planning, Zoning & Building Staff does not object to the Residential Planned Development Site Plan with 3 waivers and recommends conditional approval of the proposed development subject to forty-six (46) conditions.

Mr. David Milledge and Mr. William Sargent of Cotleur & Hearing, landscape architecture, along with the owner of the development, Mr. Bar Bo-Navon, presented a detailed power point presentation for the proposed development Boatman Hammock. Mr. Sargent also introduced the following colleagues, Victoria Torris and Zachary Taylor whom were sworn in, in case they were to approach the podium for questions.

Mr. Ralph Lashells commented that it looked like a very nice project, he felt the chain link fence would break and the HOA would not take necessary steps to fix it.

Mr. Larry Saingilus questioned the condition that the applicant was concerned about. Mr. Sargent stated it was the condition regarding the closing off of the access from Boatman Street to the Bank of America property located to the southwest of the site. Mr. Sargent stated they do want to work with staff as they are the ones that are concerned with this access.

The Board and Applicant discussed the traffic study. The school bus situation also was discussed. Assistant Village Manager Glas-Castro commented the developer designed the project with one way in and one way out on Boatman. Todd and Clemens could also have been used. That is the concern with cut thru traffic using the private property of the bank to use the traffic signal on Lakewood and Military. Mr. Sargent stated they would work with Staff to come to a conclusion.

The Board was concerned with the chain link fence. Mr. Sargent stated there are grades that are better than the normal chain link, they do provide vinyl coated fences. Mr. Barn stated a concrete fence would be another \$250,000 to \$300,000. Interim Director Cabrera stated Code did not call for a concrete wall or a fence on the northwest side or the southeast.

The Board asked if the sidewalk was going all the way to Military Trail, on the north side of Boatman. Interim Director Cabrera stated Condition #10 is to improve Boatman driveway with irrigation, etc.

Mr. Saingilus said, he liked the project, but there will be a lot more traffic and our residents need somewhere to go, as a Board they need to look at other options in the future, they

need to look at commercial projects as well. He preferred a concrete wall and cut off the drive thru with Bank of America lot.

Mr. Johnnie Tieche also stated that the project looks great, but it would be better with a concrete wall. The Board agreed that a concrete wall was what they would be requesting. There was a discussion regarding the chain link fence verses the concrete wall. Interim Director Cabrera stated it could be added as a recommendation prior to going to Council.

Attorney Garrett stated they could make recommendations to the Council and the applicant could consult with Staff, but the Village would be in a difficult position that would enforce a condition that would exceed what the Code called for.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Ordinance No. 2021-06, was made by Mr. Hughes and seconded by Mr. Saingilus. Motion carried 5-0

Approve

Motion: Richard Hughes	Second: Larry Saingilus	Vote: Motion Passed: 5 - 0
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- 6.3 Resolution 2021-18 - Site Development Plan - Boatman's Hammock Residential Planned Development Site Plan with Waivers (SPR21-09) - (*Quasi- Judicial Hearing*) [Proposed Res. No. 2021-18 - Site Development Plan Amendment - Boatman Hammock - 4445 Boatman Street & Vacant lot on Todd Street.docx](#)
[Exhibit "A" Staff Recommendation and Conditions of Approval](#)
[Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters](#)
[Project Narrative and Justification Statements Colored Site Plans](#)
[Colored Elevations with Finish Schedule](#)
[Colored Open Space Exhibit](#)
[Aerial, Location, FLU and Zoning Maps](#)
[Legal Description](#)
[Notice of Public Hearing - 4445 Boatman Street - Boatman Townhomes](#)

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2021-18, with the three (3) waivers, with the 46 conditions, was made by by Mr. Saingilus with the added conditions of closing the drive thru to the Bank of America parking lot, and a recommendation for the entire property to have a concrete perimeter wall, and seconded by Mr. Lashells.

Motion: Larry Saingilus	Second: Ralph Lashells	Vote: Motion : 5 - 0
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7. ACTIONS AND REPORTS

7.1 Annual Discussion: Sunshine Law, Quasi-Judicial Proceedings and Ex Parte Communications

Village Attorney Susan Garrett prepared a package and handed it out to all Board Members, Deputy Village Clerk and PZ&B Staff regarding Quasi-Judicial Hearing Procedures, Sunshine Law, Public Records Law, Ethics and Quasi-judicial Hearing procedures along with the Code of Ordinance regarding the Board and their roles. Attorney Garrett proceeded to give the Board and Staff a brief overview of all topics.

8. ADJOURNMENT

Chairman Tieche adjourned the meeting at 8:05 PM.

9. NEXT MEETING

Next Meeting is Tuesday, July 13, 2021 in the Village Council Chambers.

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 **June 8, 2021** which minutes were formally approved and adopted by the Planning and Zoning Board on **July 13, 2021**.



Jane R. Worth, Deputy Village Clerk

ATTEST:



Johnnie Tieche, Chairman

