



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
JULY 13, 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, James Mandigo, Peter Braun, and Kim Gehrman and Larry Saingilus

STAFF

Planning, Zoning and Building Interim Director Iramis Cabrera, Assistant Village Manager Kimberly Glas-Castro, 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

Assistant Village Manager Glas-Castro stated she would like to add under Item 7, Actions and Reports. She would be giving a report on the Legislative changes which involved the Board.

5. MINUTES

5.1 Approval of June 8, 2021 Planning and Zoning Board Meeting Minutes [June 8, 2021 Planning and Zoning Board Minutes](#)

A motion to accept the minutes was made by Mr. Hughes and seconded by Mr. Braun.
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*

6.1 Resolution No. 2021-19 - Preliminary Plat - Fontana Townhomes - 4063 Davis Road and 4090 Coconut Road [Proposed Resolution No. 2021-19 Preliminary Plat - Fontana Townhomes 4063 Davis Road and 4090 Coconut Road](#) [Proposed Preliminary Plat - Fontana Townhomes](#) [Letter of Compliance with Florida Statutes - Fontana Townhomes - 4063 Davis Road and 4090 Coconut Road - Engenuity Group](#) [Approved Site Plan - Fontana Townhomes Aerial and Location Maps](#)

Planning, Zoning and Building Director Cabrera informed the Board the applicant has filed a preliminary plat application proposing to join two (2) parcels into a unified plat, and delineate 59 individual townhouse lots for fee-simple ownership, consistent with the site plan approved by the Village Council (Resolution 2021-03 - May 13, 2021).

The Village's surveyor, Engenuity Group, has reviewed the proposed plat and has determined that it is in compliance with Chapter 177, F.S. - Platting Regulations.

If approved, the preliminary plat will be presented to the Village Council for consideration during their July 29, 2021 meeting.

If approved, the final plat will be recorded in the public records Palm Beach County prior to the sale of any lot and/or prior to issuance of a certificate of occupancy for a new residence.

Mark Mcfarland, Meritage Homes was present for any questions the Board might have.

The Board asked when construction would begin within eight (8) to ten (10) weeks.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2021-19, was made by Mr. Hughes and seconded by Mr. Braun. Motion carried 5-0

6.2 PZ&B Order 2021-06 - Minimum Rear Setback Variance (PSV21-11) - 3901

Gulfstream Road

[PZ&B Order 2021-06 - 3901 Gulfstream Road - Brandx LLC](#)

[Exhibit "A" Staff Report](#)

[Project Narrative and Justification Statement](#)

[Annexation Agreement - Res 2012-14](#)

[Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters](#)

[Color Site Plan and Color Rendering](#)

[Quit Claim Deed](#)

[Aerial and Location Maps](#)

Planning, Zoning and Building Director Cabrera stated that both 6.2 and 6.3 would be heard together.

Planning, Zoning and Building Director Cabrera stated the applicant, Brandon Cabrera, owner of the property is requesting site development plan approval for the Residential Multi-Family property located at 3901 Gulfstream Road. The applicant is proposing to develop the 1.06 acres site with the construction of four (4) single-story buildings for a total of 8 dwelling units. Each building supports one 2 bedroom/2 bathroom unit and one 3 bedroom/3 bathroom unit.

The property was voluntarily annexed into the Village in 2012 with an annexation agreement to permit a maximum of 9 dwelling units on the property. The rental community will have an access driveway via the existing Gulfstream Road right-of-way. Amenities include a tot lot and a walkway to provide internal connectivity within the community.

The project provides sidewalk connections from the parking lot to the residences and sufficient parking stalls for the residents and visitors. The applicant has committed to

execute a right-of-way deed to dedicate right-of-way 7.5' in width to the Village along Gulfstream Road.

The applicant is concurrently requesting one variance from the Village Code

1. to allow a 15' rear setback rather than 25' minimum required.

Planning, Zoning & Building Staff does not object to the Residential Multi-Family Development Site Plan with one (1) variance and recommends conditional approval of the proposed development subject to the conditions listed on the Staff Report.

Mr. Brandon Cabrera owner stated there were eight (8) units. There would be 29 parking stalls. The reason for the variance was more space for the drainage. If there was another 10 foot forward it would not have left enough room. Mr. Cabrera explained the play area. The properties will be owned and maintained by Mr. Cabrera and his staff.

The Board asked how large were the three (3) bedroom units. Mr. Cabrera answered the three (3) bedroom were approximately 1,200 sq. ft. and the two (2) bedroom were approximately 1,000 sq. ft. Would commercial vehicles be allowed at the complex. Mr. Cabrera stated only vehicles that could fit in the parking stall, and it is also in the conditions regarding commercial vehicles.

The question regarding the garage, would it match. Mr. Cabrera stated they would all be painted and are going to match the buildings. The question of a patio or fenced in privacy for the residents to be able to go outside. Mr. Cabrera stated there would be a concrete slab for a patio installed in the back with hedges as the privacy divider. It was asked if Mr. Cabrera would be maintaining those hedges. Mr. Cabrera answered yes, they will be maintaining all the property in the development.

Approve Chairman Tieche asked the Board or the Public if there were any further comments. Hearing none, a recommendation of approval PZ&B Order 2021-06 was made by Mr. Lashells and seconded by Mr. Braun. Motion carried 5-0

Motion: Ralph Lashells	Second: Peter Braun	Vote: Motion Approve: 5 - 0
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6.3 Resolution No. 2021-25 - Residential Multi-Family Site Development Plan (SPR21-10)
- 3901 Gulfstream Road (*Quasi-Judicial Hearing*)

[Proposed Resolution No. 2021-25 - Residential Multi-Family Site Development Plan
- 3901 Gulfstream Road](#)

[Exhibit "A" Staff Report](#)

[Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters](#)

[Color Site Plan and Color Rendering](#)

Project Narrative and Justification Statement
Annexation Agreement - Res. 2012-14
Quit Claim Deed
Aerial and Location Maps

The Board did not have any questions as the project was discussed in full during Item 6.2.

Chairman Tieche asked the Board or the Public if there were any further comments. Hearing none, a recommendation of approval PZ&B Order 2021-06 was made by Mr. Hughes and seconded by Mr. Mandigo. Motion carried 5-0

Motion: Richard Hughes	Second: James Mandigo	Vote: Motion : 5 - 0
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7. ACTIONS AND REPORTS

Assistant Village Manager Glas-Castro gave the Board an update on House Bills that the Legislative Committee passed during the session. She wanted to notify everyone so they would know there would be ordinances coming forward.

8. ADJOURNMENT

Chairman Tieche adjourned the meeting at 7:25 PM

9. NEXT MEETING - Tuesday, August 10, 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 **July 13, 2021** which minutes were formally approved and adopted by the Planning and Zoning Board on **August 10, 2021**.

ATTEST:


Johnnie Tieche, Chairman




Jane R. Worth, Deputy Village Clerk