AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
SEPTEMBER 14, 2021
6:30 PM

1. CALL TO ORDER

The meeting 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, Kim Gehrman and Larry Saingilus

ABSENT

Kim Gehrman and James Mandigo

STAFF

Planning, Zoning and Building 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

5. MINUTES

5.1 Approval of August 10, 2021 Planning and Zoning Board Meeting Minutes
August 10, 2021 Planning and Zoning Board Minutes

Chairman Tieche asked for a motion to approve the minutes of August 10, 2021. A motion to accept the minutes was made by Mr. Braun and seconded by Vice Chairman Hughes. Motion carried. 5 – 0

Motion: Peter Braun	Second: Richard Hughes	Vote: Motion Approve: 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 2021-30 - Residential Planned Development Site Development Plan (PSE21-11) with four (4) Waivers - Prairie Road Subdivision (aka Lox Landing) - 1974 Prairie Road (*Quasi-Judicial Hearing*)

Resolution No. 2021-30 - Residential Planned Development Site Plan - Prairie Road Subdivision - 1974 Prairie Road
Exhibit "A" Staff Report & Conditions of Approval
Project Narrative and Justification Statement
Site Plan, Landscape Plans, Engineering Plans, Architectural Plans and Letters
Color Site Plan and Color Rendering
Warranty Deed and Legal Description
Aerial Map and Location Map

Director Cabrera informed the Board, Kevin McGinley, agent for Lox Landing Holdings, Inc., is requesting site development plan approval (SPR2021-11) for a residential planned development project on property located at 1974 Prairie Road. The applicant is proposing to develop the 2.84-acre site with 16 fee simple single-family dwelling residences. Currently the 2.84 acres are undeveloped.

Director Cabrera stated each dwelling unit will be a two-story structure and is proposed to include a two-car garage with two (2) additional parking spaces within the driveway, three (3) bedrooms, two and a half (2.5) bathrooms, a living room, an open back porch, a dining room, and a kitchen. This proposed residential community would have one access driveway along the existing Prairie Road right-of-way. Amenities include a picnic area with grill, a tot lot, and an open grass play area for lawn games and sports. The applicant is requesting for (4) waivers.

Planning, Zoning & Building Staff does not object to the Residential Planned Development Site Plan with four (4) waivers and recommends conditional approval of the proposed development subject to forty-two (42) conditions, along with the voluntary monetary contribution requested by the School District to mitigate school impacts.

Mr. Kevin McGinley representing property owner Lox Landings spoke to the Board. Mr. McGinley stated Prairie Key was two (2) parcels north of that development and said this project is just like Prairie Key. There was a recreation area included in this project. Mr. McGlinley stated the lots were small, but houses were big. The project boarded the canal south of them and the owner was ready to go. The road itself is difficult to get to as it is currently under construction.

Chairman Tieche asked the Public or if there were any comments or questions. Village Attorney Garrett wanted to state for the record, the quasi-judicial procedure allowed for the applicant and staff to question each other, on any project where there might be contention, although there is not any on this project. Attorney Garrett stated that would take place before asking the Public if there were any comments.

Mr. Lashells stated he was not a fan of developments such as this but he was impressed with this one, it was laid out very well. Will there be room for overparking, and Mr. McGinley stated there was not, definitely not on Prairie Road. Mr. Lashells also asked about the price range, Mr. McGinley stated approximately $450,000.

Mr. Saingilus asked if there was a full visual on what they were planning to design the homes to be? Mr. McGinley stated they would basically be a two (2) story, described the floor plan to the Board Members. Mr. Saingilus also asked if the owner thought of work force housing. Mr. McGinley stated no.

Chairman Tieche had two (2) questions, 1 - did the wall from the school go all the way across the property, if not, what type of fence would be used for the project and was there enough room for a car to be parked where the door was to go outside. Mr. McGinley answered he did not think the wall crossed the schools property, and the fence would be a landscaping fence. Mr. McGinley answered there was enough room to park a car there.

Vice Chairman Hughes asked if the homes were all going to be the same color. Mr, McGinley said they would be similar, the HOA would make the choice. Vice Chairman Hughes asked if an 18-wheeler got to the dead end, how would an 18-wheeler make it out. Mr. McGinley stated a fire truck would make it, not sure about an 18-wheeler. Mr. Hughes asked who would be responsible for maintaining the road. Director Cabrera stated there would be a HOA and they were responsible. Mr. Hughes was concerned about the G-Star School and the traffic, the students, and parents.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution 2021-30, subject to Staff's conditions, was made by Mr. Saingilus and seconded by Mr. Braun. Motion carried 5-0

Motion: Larry Saingilus	Second: Peter Braun	Vote: Motion Approve: 5 - 0

6.2 Ordinance 2021-09 - Land Use and Rezoning (Small-Scale) Amendments - Prince Place - 3075 Prince Drive, 3098 Ferrell Drive & a vacant lots on Paetzold Drive (Quasi-Judicial Hearing)

Proposed Ordinance No. 2021-09 - Small Scale Land Use Amendment and Rezoning - Prince Place
Exhibit "A" Staff Recommendation and Conditions of Approval
Applicant Justification Statements
Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
Color Site Plan and Color Rendering Warranty Deed
Aerial, Location, FLU and Zoning Map

Director Cabrera stated that Items 6.2 and 6.3 would be heard together. Director Cabrera informed the Board the applicant is requesting a small-scale land use amendment, rezoning and site development plan approval for a residential planned development project for the combination of 3 properties located at 3075 Prince, 3098 Ferrell Drive and a vacant lot on Paetzold Drive, to facilitate a multifamily development project.

The applicant is requesting that the property be designated with the Village's High-Density Residential future land use, which would allow up to a maximum intensity of 30 residential dwelling units. The property was annexed into the Village of Palm Springs in 2016 and assigned Village Commercial and Commercial General future land use and zoning designations, respectively.

The applicant is proposing to develop the site with the construction of 21 two-story townhomes, which they intend to operate as a rental community. Each townhome will be a three-bedroom home with a one car garage and a driveway with space for two cars.

The buildings will be configured with one (1) 3-townhome structure, one (1) 5-townhome structure and one (1) 13-townhome structure for a total of three (3) buildings. The community will have two access driveways via the existing Prince Drive and Paetzold avenue rights-of-way. Amenities include a sports field, a tot lot with playground equipment, a shade structure, and picnic tables with a grill.

The applicant is requesting three (3) waivers for the proposed RPD site plan:

1. To allow a 20' front setback rather than 25' minimum required.
2. To allow a residential planned development project on a 2.0-acre lot rather than on the 3-acre lot minimum required.
3. To allow 21 townhomes to be constructed on a 2.07-acre property rather than 4.27-acre minimum lot size.

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

Mr. Miles Rich began with he had done many changes to make this conform to the requirements by the Village. Mr. Rich explained the definition of the company, Rich Properties. He then did a power point presentation for the the Board showing the exact proposed layout of the development in detail. Mr. Rich described each unit and what it had to offer, along with the amenities the proposed project included. Chairman Tieche asked if there was any public comment.

Mr. Mike Owens - 3097 and 3093, has lived at this address for thirty (30) years, he has concerns with sewer, drainage, and the amount of traffic. He has not been approached at all regarding this development, until public notice. There are a lot of accidents on Congress and the traffic will increase with this project. My property is in good shape, and he had been homestead for a long time. Mr. Owens was concerned about his privacy, what happens to his property line.

Mr. Rich stated with all due respect to his neighbor, if anything, the project would improve the property value and the safety of the area. Mr. Rich also understood the traffic with Congress Avenue. There are drainage plans, there are no comments from the engineer that reviewed them. Mr. Rich is planning to offer the lift station with Atlantis for the sewage.

Assistant Village Manager Kim Glas-Castro stated that she highly recommended that Mr. Rich get together with the neighbors and discuss the proposed project. On behalf of the Village Manager, he would want the neighbors to also be happy when there are such concerns. Assistant Village Manager Glas-Castro stated the Village Council would inquire regarding the dollar amount of rent, as they would ask that.

Mr. Saingilus asked if Miles Rich be managing the property. Mr. Rich stated he would be. Mr. Saingilus wanted to know if a tenant wanted to put their apartment on Airbnb, would that be allowed. Mr. Rich stated that there would be stipulations in the lease that would not allow that.

Chairman Tieche asked if the driveways were going to be cobblestone? Mr. Rich stated they would be paver driveways.

A discussion regarding schools and the impact that would also take place on them.

Vice Chairman Hughes asked what the square footage of the property was, and the recycling, and if there were garages. Mr. Rich stated it would be picked up by Waste Management.

Mr. Lashells stated he was against seeing how many people would be packed into a lot of this size. Mr. Rich disagreed respectively.

The Board also discussed with Mr. Rich the number of people that would be able to live in each apartment. Mr. Rich stated for a three (3) bedroom, only three (3) adults would be able to live in that.

There was a lengthy discussion on this project between the Board and the Applicant.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Ordinance No. 2021-09, was made by Mr. Lashells and seconded by Mr. Braun. Motion carried 4-1 Mr. Hughes was against.

Motion: Ralph Lashells	Second: Peter Braun	Vote: Motion Passed: 4 - 1

6.3 Resolution 2021-31 - Residential Planned Development Site Plan (SPR21- 12) with Three (3) Waivers - Prince Place - 3075 Prince Drive, 3098 Ferrell Drive & a vacant lot on Paetzold Drive (*Quasi-Judicial Hearing*)

Proposed Resolution No. 2021-31 - Site Development Plan Amendment - 3075 Prince Drive
Exhibit "A" Staff Recommendation and Conditions of Approval
Applicant Justification Statements
Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
Color Site Plan and Color Rendering
Warranty Deed
Aerial, Location, FLU and Zoning Map

The Board discussed this item along with Item 6.2 together. A separate vote was taken on Item 6.2 and 6.3.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend denial of Resolution 2021-31, was made by Mr. Saingilus and seconded by Mr. Lashells.

Village Attorney Garrett stated a roll call vote should be taken. Deputy Clerk Worth did the roll call vote as follows:

Peter Braun - Nay
Ralph Lashells - Aye
Richard Hughes - Aye
Larry Saingilus - Aye
Johnnie Tieche - Nay

Motion carries 3-2 Denial of Resolution No. 2021-31.

Motion: Larry Saingilus	Second: Ralph Lashells	Vote: Motion Deny: 3-2

6.4 Approve Palm Springs CRA Community Redevelopment Plan (Modification) - Finding of Consistency with the Village's Comprehensive Plan
Proposed Palm Springs CRA Community Redevelopment Plan (Modifications)
Notification of Public Hearing for CRA Community Redevelopment Plan
Future Land Use Element - Village of Palm Springs Comprehensive Plan

Assistant Village Manager Kim Glas-Castro informed the Board the material before them was gathered input, from residents and the company BusinessFlare. What they heard was everyone loved the Village, the home-type feel.

They want to see more community serving and restaurants instead of going out to West Palm Beach or south. Aesthetics, art, and working with property owners to improve their properties.

In labor, they looked at the job market so the CRA could provide job growth through training of the residents within the Village, good example, JFK, and Palm Beach State College.

Assistant Village Manager Kim Glas-Castro went over the CRA Modification with the suggestions and different directions that BusinessFlare suggested. The work plan carried out for five (5) years.

The Board asked if the CRA can purchase properties. Mr. Saingilus stated businesses are needed, Panera at Greenwood Shopping Center for example. Mr. Lashells stated if a couple of businesses like Panera would come into the Village, more jobs would be created and possibly attract other businesses to invest in this community.

Motion:	Second:	Vote:
Ralph Lashells	Larry Saingilus	Motion : 5 - 0

7. ACTIONS AND REPORTS

7.1 Recommendations on Final Draft Transportation / Mobility Master Plan - The Corradino Group
Palm Springs Transportation Mobility Plan Report September 2021 FINAL
Preliminary Findings Presentation to Village Council - May 13, 2021 - The Corradino Group

Assistant Village Manager Kim Glas-Castro - gave the Board an overall representation of the final draft. The park connector pathway, road ways, speeding complaints, sidewalks, crashes. The concentration is on the level of transportation stress. The goal is to improve the level of stress.

There was a lengthy discussion between Staff and the Board Members for ideas and progressive ideas.

At the end of this discussion, the Board recommended a workshop after one of the meetings on density. It would be good to have an understanding between Staff and the Board Members.

8. ADJOURNMENT

Chairman Tieche adjourned the meeting at 8:20 PM.

9. NEXT MEETING - TUESDAY, OCTOBER 12, 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 **September 14, 2021** which minutes were formally approved and adopted by the Planning and Zoning Board on **November 9, 2021.**

Jane R. Worth

Jane R. Worth, Deputy Village Clerk

ATTEST:

Johnnie R. Tieche

Johnnie Tieche, Chairman

VILLAGE OF PALM SPRINGS SEAL 1957 FLORIDA