



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
OCTOBER 12, 2021
6:30 PM

1. CALL TO ORDER

The meeting held in the Council Chambers at Village Hall was called to order by Deputy Village Clerk Jane Worth at 6:34 p.m.

Village Attorney Susan Garrett stated in the absence of the Chair and Vice Chair, the Board still had a quorum. However, she would like to call the meeting to order and have a vote for a nomination of one of the Board Members to Chair the meeting for tonight.

Board Member Kim Gehrman made a motion to elect Ralph Lashells as Chair, and it was seconded by Larry Saingilus. Motion carried 3-0

Motion:	Second:	Vote:	
Kim Gehrman	Larry Saingilus	Motion Approve: 3 - 0	

2. ROLL CALL

BOARD MEMBERS:

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

ABSENT: *Chairman Johnnie Tieche, Vice Chairman Richard Hughes, James Mandigo and Peter Braun*

STAFF:

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

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Ralph Lashells.

5. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA

Director Cabrera stated there were no changes to the agenda.

6. PUBLIC COMMENT *The public shall be limited to three (3) minutes to speak on agenda or non-agenda item(s)*

7. PUBLIC HEARINGS

7.1 Resolution 2021-34 - Site Plan (SPR21-14) and Hours of Operation Variance (PSV21-14) - Primoris T&D Services, LLC - 1195 South Congress Avenue (Quasi-Judicial Hearing)

Resolution No. 2021-34 - Site Plan (SPR21-14) and Hours of Operation Variance (PSV21-14) - Primoris T&D Services, LLC - 1195 South Congress Avenue (Quasi-Judicial Hearing)

Exhibit "A" Staff Report & Conditions of Approval Project Narrative and Justification Statement

Site Plan, Landscape Plans, Engineering Plans and Letters Warranty Deed

Aerial and Location Maps

Planner Rojelio J. Perez Gonzalez, informed the Board Ms. Lauren McClellan, agent for MCN Property LLC as property owner, is requesting site plan approval (SPR21-14) and an hours of operation variance (PSV21-14) to facilitate the use of the 3.18-acre property located at 1195 South Congress Avenue (former Regency Party Rental facility), for storage and office use. The proposed tenant is an FPL subcontractor and will utilize the office space of the building for typical business operations and the grassed area for outdoor storage of equipment and materials.

Note: The subject property has a Light Industrial Zoning district and Light Industrial future Land Use designation and it is improved with 28,000 square foot building. The previous tenant, Regency Party Rentals, vacated the building in 2016, and Off Lease Only had then occupied approximately 5,000 square feet on the first floor for "call center" business office use, but vacated the property in 2019.

The proposed site plan considers the use of the property as a contractors office/warehouse with outdoor storage area which is consistent with the land use and zoning designations. The applicant is proposing minimal exterior improvements to the property but conditions not being met by code will be brought into compliance to the extent possible.

The property contains a 28,079 s.f. two-story building (+/- 4,900s.f. of office space and +/- 23,179 s.f. of warehouse space) built in 1967. Approximately 40% of the property, specifically the western portion, remains undeveloped and is essentially a grassy field area that is proposed to be utilized (unimproved) for outdoor storage. The applicant does not propose to expand the building and improvements include striping the existing parking lot to comply with ADA standards, construction of a dumpster enclosure and installation of perimeter landscaping.

Note: The proposed tenant is requesting a Temporary Use Permit to allow the use of the outdoor storage area while the site plan is being processed. The application is going to be considered by the Village Council during their regular meeting on October 14, 2021.

Planner Perez Gonzalez stated the applicant is requesting one:

- (1) variance, regarding the operational hours, which would be approved by the Village Council.

Planning, Zoning & Building Staff does not object to the proposed site plan and hours of operation variance and recommends conditional approval of the proposed development based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.

Planner Perez Gonzalez stated the proposed request does not have a significant fiscal impact to the Village; however, it is expected to enhance the Village's assessed property valuation.

Ms. Lauren McClellan, with J Morton Planning & Landscape Architecture, Agent for MCN Property LLC, informed the Board she was presenting a Site Plan application along with a variance for Hours of Operation. Ms. McClellan presented a power point presentation for the Board. Ms. McClellan explained the tenant Primoris T&D Services, LLC a subcontractor for FP&L would be occupying the 28,079 sq. ft. property. There would be additional landscaping added and the parking spots would be reconfigured to meet ADA standards. The 24-hour operation would be

dispatched whenever there is a situation of emergency, such as hurricanes or any other type of natural disaster. It would include the employees coming in and getting their trucks and getting the equipment during the emergency operations. Ms. McClellan stated she would be available along with the tenant and Applicant to answer any questions.

Mr. Larry Saingilus asked if there would be any heavy machinery operating outside the building around the residents. Ms. McClellan stated for a 24-hour operation would only be for getting the equipment and to put their equipment back. It would not be continuous. Mr. Saingilus also asked if this was a headquarters or would it be a substation? Mr. Bernard stated it would be a substation. They are a small entity to support FP&L.

Ms. Kim Gehrman asked what dictated an emergency operating event, would it be an EOC declared. Mr. Dan Bernard with Primoris D&C stated Saturday afternoon there were heavy storms that came through, the two (2) supervisors were called by FP&L, and six (6) crews were dispatched to the different locations. Mr. Bernard also mentioned under a Governor issued emergency, they would be on standby, when they receive the clear to be dispatched, they would come in and pick up their equipment, complete the jobs needed, and bring the equipment back to the shop. Ms. Gehrman also discussed the contract that Primoris just renewed with FP&L.

Village Attorney Garrett reminded the Board that they would not be voting on the hours of operation, but they were entitled to the information of which they asked the tenant. The Board's recommendation was the balance of the site plan. Director Cabrera informed the Board that once the variance was approved, it would stay with the building as long as the tenant was there, once the tenant leaves the building, after 12 months the variance is null and void.

Chairman Lashells asked how many vehicles would be parked on the property and would the business be manned 24 hours a day or if it was as needed. Mr. Bernard stated it was an as-needed business.

Chairman Lashells asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2021-34 (SPR21-14) and Hours of Operation Variance (PSV21-14), was made by Ms. Gehrman and seconded by Mr. Saingilus. Motion carries 3-0

Village Attorney Garrett stated the variance was not being voted on by the Board, as that item, Hours of Operation Variance (PSV21-14) would be voted on by the Village Council.

Ms. Gehrman revised her motion to recommend approval of Site Plan (SPR21-14), and it was seconded by Mr. Saingilus. Motion carries 3-0

Motion: Kim Gehrman	Second: Larry Saingilus	Vote: Motion Approve: 3 - 0
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8. ACTIONS AND REPORTS

9. ADJOURNMENT

Chairman Lashells adjourned the meeting at 7:00 PM

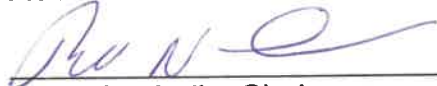
Next Meeting, Tuesday, November 9, 2021 @ 6:30 PM

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 **October 12, 2021** which minutes were formally approved and adopted by the Planning and Zoning Board on **November 9, 2021**.


Jane R. Worth, Deputy Village Clerk

ATTEST:


Ralph Lashells, Chairman

