



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
FEBRUARY 14, 2023
6:30 PM

Johnnie Tieche, Chairman
Richard Hughes, Vice-Chairman
Ralph Lashells, Board Member
Vacant, Jr. Alternate

Peter Braun, Board Member
Kim Gehrman, Board Member
Larry Saingilus, Sr. Alternate

ADMINISTRATION

Planning, Zoning, and Building Director, Iramis Cabrera
Planning, Zoning, and Building Technician, Christian Mendez
Village Attorney, Susan Garrett
Deputy Village Clerk, Jane R. Worth

Persons who need an accommodation to attend or participate in this meeting should contact the office of the Village Clerk at (561) 584-8200 at least three (3) business days before the event to request such assistance.

CALL TO ORDER

ROLL CALL

Chairman Johnnie Tieche
Vice Chairman Richard Hughes
Ralph Lashells
Peter Braun
Kim Gehrman
Larry Saingilus, Sr. Alternate
Vacancy, Jr. Alternate

PZ&B Director, Iramis Cabrera
PZ&B Technician, Christian Mendez
Village Attorney Susan Garrett
Deputy Village Clerk Jane R. Worth

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

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.

APPROVAL OF MINUTES

2. Approval of September 13, 2022, Planning and Zoning Advisory Board Minutes
Staff: Jane Worth, Deputy Village Clerk
3. Approval of October 11, 2022, Planning and Zoning Advisory Board Minutes
Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

4. **Proposed Ordinance No. 2023-02 - Voluntary Annexation - 2873 Forest Hill Boulevard:** Motion to recommend approval to the Village Council for rezoning and future land use map amendment for construction of a 4,144 square foot automatic carwash including an office. The property is located at 2873 Forest Hill Boulevard, 2910 Shawnee Road, and an unincorporated Palm Beach County property located at 2873 Forest Hill Boulevard. The assessed value of the property is \$323,468 and will contribute to the village's overall property value.
Staff: Iramis Cabrera, PZB Director
5. **Proposed Ordinance No. 2023-03 - Land Use and Rezoning (Small-Scale) - 2873 Forest Hill Boulevard:** Recommendation of approval of Ordinance No. 2023-03 to Village Council requesting a Small-Scale Land-Use Amendment of the Future Land Use Map (FLUM), Rezoning and Site Development Plan on 0.3013 acres to develop a 2,400 sq. ft. commercial building and redevelopment with a modern car wash facility.
Staff: Iramis Cabrera, PZB Director
6. **Proposed Planning & Zoning Board Order No. 2023-01 - Minimum Side Setback Variances (PSV23-02 & PSV23-03) and Minimum Rear Setback Variance (PSV23-04):** Motion to approve Planning & Zoning Board Order No. 2023-01; an application from Mr. John Schmidt of Schmidt Nichols, agent for the property owner, 2877 FOREST HILL OPCO LLC, Applicant for a Site Development Plan, (SPR23-02) with conditions, and a modification to the existing Special Exception Use (PSSE23-01), for construction of a 4,414 square foot automatic carwash including an office, located at 2877 Forest Hill Boulevard, 2910 Shawnee Road and 2873 Forest Hill Boulevard.
Staff: Christian Melendez Berrios, PZ&B Technician

7. **Site Development Plan (SPR23-02) and Special Exception Use (PSSE23-01) - Mint Eco Car Wash - 2877 Forest Hill Boulevard:** Motion to recommend approval to Village Council of an application from Mr. John Schmidt of Schmidt Nichols, agent for the property owner, 2877 FOREST HILL OPCO LLC, Applicant, for a Site Development Plan, (SPR23-02) with conditions, and a modification to the existing Special Exception Use (PSSE23-01), for construction of a 4,414 square foot automatic carwash including an office, located at 2877 Forest Hill Boulevard, 2910 Shawnee Road and 2873 Forest Hill Boulevard.
Staff: Christian Melendez Berrios, PZ&B Technician
8. **Ordinance No. 2023-04 - Village Code Amendment - Chapter 34 - Outdoor Lighting:** Motion to recommend approval to the Village Council of Ordinance No. 2023-04 to amendment to the Village Code - Chapter 34 - Section 34-64 "Outdoor Lighting", to include a temperature standard and modified illumination levels.
Staff: Iramis Cabrera, PZB Director
9. **Ordinance No. 2023-05 - Village Code Amendment - Chapter 34 - Electric Vehicle Charging Infrastructure:** Motion to recommend approval to the Village Council of proposed Ordinance No. 2023-05, adding a new section within Division 8, for Electric Vehicle Charging Infrastructure.
Staff: Iramis Cabrera, PZB Director

OTHER BUSINESS

10. **Discuss an alternate date for Tuesday, March 14, 2023, Planning & Zoning Meeting due to the Village of Palm Springs Municipal Election.** Alternative dates: Tuesday, March 8, 2023, or Wednesday, March 15, 2023.

ADJOURNMENT

NEXT MEETING – TO BE DETERMINED

If a person decides to appeal any decision made by the Council concerning any considered matter, they will need a record of the proceeding. For such purposes, they may need to ensure that a verbatim record of the proceedings is available. The recording includes the testimony and evidence upon which the appeal is to be based.

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

The Village of Palm Springs values diversity and welcomes input from all interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration of the needs of all its communities and when those communities are involved in the decision-making process. The Village does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the Village will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, or family status.

II. Persons with Disabilities:

Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA) and related federal and state laws and regulations forbid discrimination against those who have disabilities. These laws require federal-aid recipients and other government entities to take affirmative steps to reasonably accommodate those with disabilities and ensure that their needs are equitably represented.

The Village will make every effort to ensure that its facilities, programs, services, and activities are accessible to those with disabilities. The Village will also make every effort to ensure that its advisory committees, public involvement activities and all other programs, services and activities include representation by communities with disabilities and disability service groups.

The Village encourages the public to report any facility, program, service, or activity that appears inaccessible to those who are disabled. Also, the Village will provide reasonable accommodation to individuals with disabilities who wish to participate in public involvement events or who require special assistance to access facilities, programs, services, or activities. Because providing reasonable accommodation may require outside assistance, the Village asks that requests be made at least three (3) business days prior to the need for accommodation. Questions, concerns, comments, or requests for accommodation should be made to the Village ADA Officer:

Name: Ashley Saingilus

Address: 226 Cypress Lane, Palm Springs, FL 33461

Email: asaingilus@vpsfl.org

Phone: (561)584-8200 Ext. 8419

III. Complaint Procedures:

The Village has established a discrimination complaint procedure and will take prompt and reasonable action to investigate and eliminate discrimination when found. Any person who believes that he or she has been subjected to discrimination based upon race, color, national origin, sex, religion, age, disability or family status in any Village program, service or activity may file a complaint with the Village Title VI/Nondiscrimination Coordinator:

Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: jpiedra@vpsfl.org
Phone: (561)584-8200 Ext. 8421