



**AGENDA
LOCAL PLANNING AGENCY MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
MARCH 9, 2023
6:30 PM**

COUNCIL

- Mayor Bev Smith
- Vice Mayor Doug Gunther
- Mayor Pro Tem Joni Brinkman
- Council Member Patti Waller
- Council Member Gary Ready

ADMINISTRATION

- Village Manager Michael Bornstein
- Village Clerk Kimberly Wynn
- Village Attorney Glen Torcivia

If a person decides to appeal any decision made by this Board with respect to any matter considered at this meeting, they will need a record of the proceeding, and for such purpose they 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.

CALL TO ORDER

ROLL CALL

AGENDA

Public Hearing for amending the Comprehensive Land Use Plan by revising the Future Land Use Map and amending the Official Land Development District Zoning Map of the Village by amending and rezoning the following properties in the Village of Palm Springs:

Motion	Second	Vote
--------	--------	------

1. **(Quasi-Judicial Hearing) Ordinance No. 2023-03 - Land Use and Rezoning (Small-Scale) - 2873 Forest Hill Boulevard:** Recommend for approval of Ordinance No. 2023-03 to Village Council a Small-Scale Land-Use Amendment of

the Future Land Use Map (FLUM) and Rezoning for 0.3013 acres of property located at 2873 Forest Hill Boulevard, which is also being considered for annexation.

Staff: Iramis Cabrera, PZB Director

ADJOURNMENT

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



Village of Palm Springs

Executive Brief

AGENDA DATE: March 9, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #1: Ordinance No. 2023-03 - Land Use and Rezoning (Small-Scale) - 2873 Forest Hill Boulevard

SUMMARY: The proposed ordinance would amend the land use and zoning designation for the 0.3013-acre property located at 2873 Forest Hill Boulevard, which is being considered for voluntary annexation (Ordinance No. 2023-02).

Concurrent with the annexation of the property, the Village is initiating small-scale land use and zoning changes from Palm Beach County designations to Palm Springs designations. The property is less than 50 acres in size (0.3013) and is currently developed with a 2,400-square-foot commercial building and is planned for redevelopment with a modern car wash facility.

Existing PBC Future Land Use	Proposed Village Future Land Use	Existing PBC Zoning	Proposed Village Zoning
Commercial High	Commercial	Commercial General (CG)	Commercial General (CG)

Note: This property is located adjacent to the Congress Avenue District of the Palm Springs CRA, and is proposed to be developed as a modern car wash with the assembly of two other properties.

The Planning & Zoning Board considered the proposed ordinance during their February 14, 2023 meeting and recommended approval.

Ordinance No. 2023-03 was advertised in the Lake Worth Herald on February 2, 2023, and March 2, 2023.

The proposed ordinance will be considered on the first reading by the Village Council during their March 9, 2023 meeting.

FISCAL IMPACT:

The proposed land use and rezoning amendments are not expected to affect the Village's property tax revenue; however, they will assist in facilitating the development of the property.

ATTACHMENTS:

1. Ordinance No. 2023-03 - Small-Scale Land Use Amendment and Rezoning

2. Exhibit "A" Property Spreadsheet
3. Palm Beach County Information Sheet
4. Palm Beach County Property Appraiser Sheet
5. Proposed FLUM and Zoning map

ORDINANCE NO. 2023-03

(SMALL SCALE LAND USE AMENDMENT & REZONING)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE, PURSUANT TO THE “SMALL SCALE” COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, FOR 0.3013 ACRES PARCEL LOCATED AT 2873 FOREST HILL BOULEVARD, AND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO, FROM A FUTURE LAND USE DESIGNATION OF “AUTO SALES” TO A VILLAGE FUTURE LAND USE DESIGNATION OF “COMMERCIAL”; FURTHER CHANGING THE ZONING DESIGNATION FROM “COMMERCIAL GENERAL (CG)” DISTRICT TO PROVIDE FOR A ZONING DESIGNATION OF “COMMERCIAL GENERAL (CG)” DISTRICT ON THE VILLAGE OF PALM SPRINGS OFFICIAL ZONING MAP; PROVIDING DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village has determined the need to amend the land use and zoning designations for a parcel less than 50 acres in size (0.3013 acres), which is being considered for voluntary annexation (Ordinance No. 2023-02); and

WHEREAS, the Village will initiate the small-scale land use and zoning changes from the existing Palm Beach County designations. The subject property is less than 50 acres in size; and

WHEREAS, the Village has adopted a Comprehensive Plan pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act (the “Act”); and

WHEREAS, the Village Council, sitting as the Village’s Local Planning Agency (the “LPA”) will consider this item on March 9, 2023, and their recommendation will be provided to the Council prior to consideration; and

WHEREAS, the Village Council has considered the request of Village Staff for small-scale land use amendments and re-zoning designation; and

WHEREAS, the Village Council has determined that granting the request for land use amendment and rezoning serves a valid public purpose.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. Findings. The Village Council finds the above statements are true and correct and serve as a basis for consideration of this ordinance.

Section 2. Future Land Use. The Future Land Use designation in the Village’s Comprehensive Land Use Plan for the lands described herein, as more particularly designated in “**Exhibit A**” shall be established as “Commercial” land uses.

Section 3. Zoning. Concurrent with said small-scale land use amendment, the Land Development (Zoning) District designation on the official Village of Palm Springs Zoning Map shall be established as “Commercial General (CG)”, more particularly designated in **Exhibit “A”**, subject to the approval and appeal period stated in Section 2, above.

Section 4. Directions to the Village Clerk. The Village Clerk is hereby authorized and directed to forthwith cause the designation of the zoning of the property described in the attached “**Exhibit A**”, as set forth in Section 3 of this Ordinance, on the official Village of Palm Springs Zoning Map.

Section 5. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Section 6. Severability. If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective 31 days after adoption.

Council Member _____, offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Council Member _____, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOUG GUNTHER, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JONI BRINKMAN, MAYOR PRO TEM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PATTI WALLER, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARY READY, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, this _____ day of _____, 2023.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

First Reading _____

Second Reading _____

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

Exhibit "A"

OWNER NAME	PBC L/U	ZONING	ADDRESS	Street	PCN #	ACRES	Site Devl	Assd Value	FI Zone	Zip Code
Geoffrey Jervis & Vito ("Vic") Monteleone	Commercial High -3	Commercial General	2873	Forest Hill Boulevard	00-434408150050061	0.3013	Commercial building 2,400 s.f.	\$323,468.00	X	33406

0.3013

\$323,468.00

**Palm Beach County
Annexation Information Sheet**

Please submit the following information regarding each proposed annexation:

Annexation Name	Geoffrey Jervis & Vito (“Vic”) Monteleone-Voluntary Annexation
Annexation Type	Voluntary
Acres	0.3013 acres (1 parcels)
Location	2873 Forest Hill Boulevard
Existing Use	Tire sales
Proposed Use	Car wash
County Future Land Use	Commercial
County Zoning	Commercial General
City Future Land Use	Commercial
City Zoning	Commercial General
First Reading (<i>if known</i>)	March 9, 2023
Second Reading (<i>if known</i>)	April 13, 2023
Ordinance Num. (<i>if known</i>)	
Location Map	(Attached)
Parcel Control Number	00434408150050061

Location Address 2873 FOREST HILL BLVD

Municipality UNINCORPORATED

Parcel Control Number 00-43-44-08-15-005-0061

Subdivision MEADOW PARK IN

Official Records Book 33961 **Page** 1896

Sale Date NOV-2022

Legal Description MEADOW PARK W 1/2 OF LT 6 (LESS S 20 FT FOREST HILL BLVD R/W) & E 1/2 OF LT 7 (LESS S 20 FT FOREST HILL BLVD R/W) BLK 5

Owners

2877 FOREST HILL OPCO LLC

Mailing address

4241 NORTHLAKE BLVD STE A
PALM BEACH GARDENS FL 33410 6235

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2022	\$850,000	33961 / 01896	WARRANTY DEED	2877 FOREST HILL OPCO LLC
JUN-1992	\$127,600	07302 / 01189	WARRANTY DEED	SMYTH EARL F
JAN-1991	\$147,500	06710 / 01642	CERT OF TITLE	

No Exemption Information Available.

Number of Units 0 ***Total Square Feet** 2400 **Acres** 0.3013

Use Code 2700 - AUTO SALES **Zoning** CG - General Commercial (00-UNINCORPORATED)

Tax Year	2022	2021	2020
Improvement Value	\$68,011	\$55,599	\$53,671
Land Value	\$278,098	\$238,463	\$238,463
Total Market Value	\$346,109	\$294,062	\$292,134

All values are as of January 1st each year

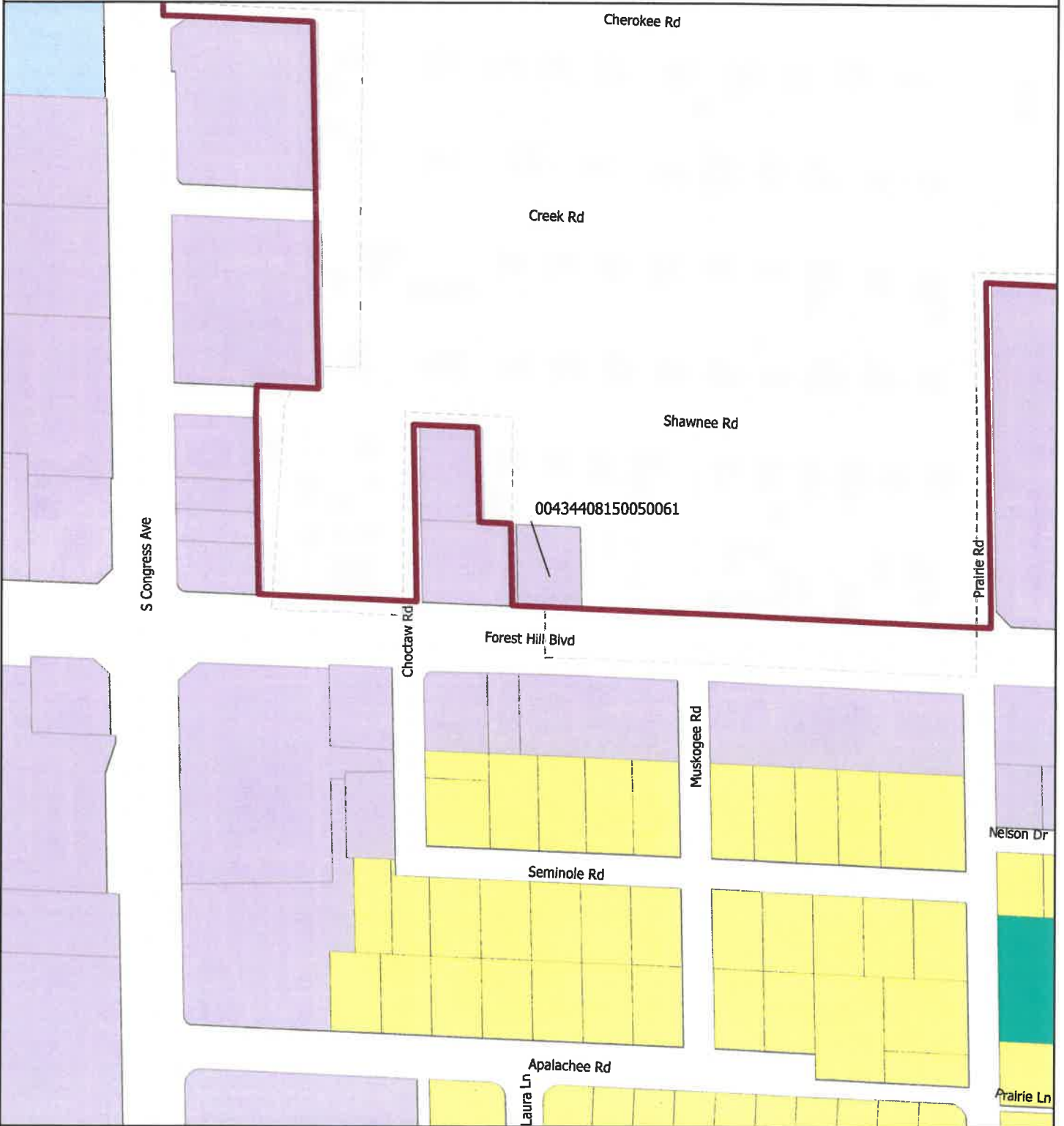
Tax Year	2022	2021	2020
Assessed Value	\$323,468	\$294,062	\$292,134
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$323,468	\$294,062	\$292,134

Tax Year	2022	2021	2020
Ad Valorem	\$5,594	\$5,108	\$5,124
Non Ad Valorem	\$542	\$518	\$506
Total tax	\$6,136	\$5,626	\$5,630



VILLAGE OF PALM SPRINGS

2873 Forest Hill Blvd



Legend

- | | | |
|------------------|----------------|------------------|
| Future Land Use | Low Density | Parcels |
| Commercial | Medium Density | Village Boundary |
| Light Industrial | | |

Date: 2/3/2023
When Printed on 8 1/2" x 11"
1 inch equals 250 feet







VILLAGE OF PALM SPRINGS

2873 Forest Hill Blvd



Legend

Zoning

-  CG (Commercial General)
-  LI (Light Industrial)

 RM (Residential Multi-Family)

 Parcels

 Village Boundary

Date: 2/3/2023

When Printed on 8 1/2" x 11"
1 inch equals 250 feet



 Florida Technical Consultants