



**PLANNING AND ZONING ADVISORY BOARD MEETING
MINUTES, COUNCIL CHAMBERS
226 CYPRESS LANE
VILLAGE OF PALM SPRINGS, FLORIDA
MARCH 15, 2023 AT 6:30 PM**

CALL TO ORDER

The meeting was called to order by Chairman Johnnie Tieche at 6:37 PM.

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 Melendez
Village Attorney Susan Garrett
Deputy Village Clerk Jane R. Worth

1. **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.**

There were no ex-parte communications.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

2. **Approval of October 11, 2022, Planning and Zoning Advisory Board Meeting Minutes:**
Motion to approve October 11, 2022 minutes from the Planning and Zoning Advisory Board Meeting.

Staff: Jane Worth, Deputy Village Clerk

**A motion to accept the minutes was made by Mr. Braun and seconded by Mr. Hughes.
Motion carried. 5 - 0**

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **Resolution No. 2023-12 - Abandonment of a Portion of Dalinda Lane Right-of-Way:**
Recommendation of approval to the Village Council for the abandonment of Dalinda Lane which had been dedicated for public road purposes. The abandonment will not interfere

with the roadway system of the Village and is no longer necessary or needed by the public.

Staff: Iramis Cabrera, PZB Director

SUMMARY: Oxygen Development is looking to expand its current facility at 1525 South Congress Avenue to bring its warehouse operations to the Village. The Village Council approved the proposed site plan during their regular meeting on January 12, 2023, to facilitate the expansion of its current site by 3.4 acres to add a 150,780-square-foot warehouse to the west of the existing building.

The proposed warehouse building will be located within the original site boundary, which is currently vacant and has a drainage lake. With this proposed project, the existing lake will be filled in and a new 1.66-acre lake and dry retention area will be provided. This area of the site currently features vacant land and residential uses owned by the applicant.

A condition of approval of the site plan is the abandonment of the northern 200 feet of the 40-foot-wide right-of-way of Dalinda Lane, which is located between four parcels owned by the applicant, and which is needed to accommodate the 1.66-acre lake, proposed at the southwest corner of the site, to provide drainage for the expanded site.

The subject right-of-way proposed for abandonment is generally located west of South Congress Avenue, east of Davis Road, and approximately 293' north of Forest Hill Boulevard. The abandonment area is approximately 8,000 square feet (0.1836 acres) in size and is a portion of improved right-of-way, platted with the name "Dalinda Lane", dedicated to the public as shown on the Plat Of Larkwood as recorded in Plat Book 23, Page 227, Palm Beach County Records.

Staff recommends that the Planning & Zoning Board make a finding that the right-of-way does not contribute to the roadway system and does not benefit the community as a whole. Village staff has obtained written confirmation from the utility companies that they do not object to the abandonment.

Director Cabrera informed the Board in December 2022 that the Site Plan had been presented before them for the Oxygen Development. Director Cabrera stated the portion of Dalinda Lane of 200 ft. had to be abandoned. The staff did not have any objection to the abandonment.

Mr. Marty R. A. Minor, of Urban Design Studio, agent for the Applicant, Oxygen Development, stated that the houses along Lone Pine Way belong to residents. Mr. Minor stated there is no frontage on Forest Hill Boulevard owned by Oxygen. Mr. Hughes asked if DaLinda Lane was going to be open. Mr. Minor stated it was not going to be open, and the delivery trucks would come in off Congress Avenue as they always have.

Chairman Tieche asked the public or the Board for any comments. Hearing none, a motion for approval of Resolution No. 2023-12 was made by Mr. Hughes and seconded by Mr. Braun. The motion carried 5-0.

FISCAL IMPACT:

The abandonment of the street will facilitate the development project recently approved under Resolution 2023-03 for the construction of a 150,780 square feet warehouse building, thereby increasing the value of the property.

4. Resolution No. 2023-13 - Preliminary Plat - Oxygen Development II - 1525 South Congress

Avenue: Recommendation of approval to the Village Council for a preliminary plat to re-plat the Oxygen parcels into a unified plat, which is generally located west of South Congress Avenue, east of Davis Road, and north of Forest Hill Boulevard.

Staff: Iramis Cabrera, PZB Director

SUMMARY: Mr. Marty R. A. Minor from Urban Design Studio, has filed a preliminary plat to re-plat the Oxygen Development plat as recorded in Plat Book 112 page 179 of Public Records of Palm Beach County, Florida. The applicant is proposing to join eight (8) parcels of land together with the abandoned right-of-way of Dalinda Lane totaling 17.826 acres into a unified plat consistent with the site plan approved by the Village Council (Resolution 2023-03 - January 12, 2023).

Together with the plat application, the applicant has submitted the following requests:

1. Dedication, to the Village, of a 50'-wide Right-Of-Way in order to extend/re-route Lone Pine Way to grant access to the property located on the west side of the project.
2. Release of a 20'-wide drainage easement as recorded in Plat Book 112, Page 179 of Public Record of Palm Beach County, Florida (approximately 1,593 square feet).
3. Release of a 20'-wide drainage easement as recorded in Plat Book 112, Page 179 of Public Record of Palm Beach County, Florida (approximately 1,679 square feet).
4. Release of a 20'-wide drainage easement as recorded in Plat Book 112, Page 179 of Public Record of Palm Beach County, Florida (approximately 400 square feet).
5. Release of a 20'-wide irrigation easement as recorded in Plat Book 112, Page 179 of Public Record of Palm Beach County, Florida (approximately 1,534 square feet).

The Village's Surveyor, Craven Thompson & Associates Inc., has reviewed the proposed plat and has determined that it complies with Chapter 177, F.S. - Platting Regulations.

The Village Council will consider the proposed plat during their April 13, 2023 meeting.

If approved, a final plat will be presented to the Village Council for consideration. The recording of the plat is required prior to the issuance of a certificate of occupancy for the new warehouse building.

Director Cabrera stated before the Board was the preliminary plat to re-plat the Oxygen Development plat. The applicant was proposing to join eight (8) parcels of land together with the abandoned right-of-way of Dalinda Lane, totaling 17.826 acres into a unified plat consistent with the site plan approved by the Village Council (Resolution 2023-03 on January 12, 2023). Currently, the right of way on Lone Pine Way is being dedicated to the Village.

Chairman Tieche asked the public or the Board for any additional comments on Resolution No. 2023-13. Hearing none, a motion to recommend approval of Resolution No. 2023-13 was made by Mr. Lashells and seconded by Ms. Gehrman. The motion carried, 5-0.

FISCAL IMPACT:

There is no direct fiscal impact from the proposed preliminary plat; however, it will assist in facilitating the development of the property.

OTHER BUSINESS

Deputy Clerk stated the Visioning Workshop has been rescheduled to Tuesday, March 28, 2023. Mr. Hughes stated he would be out of town on that date. There were five (5) confirmed that would attend the meeting.

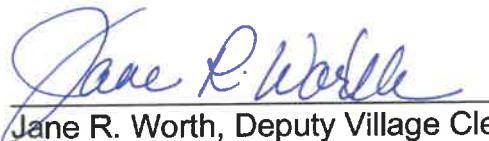
ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 6:48 PM.

ATTEST:


Johnnie Tieche, Chairman

The undersigned is the Deputy Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Regular Council Meeting held on **March 15, 2023**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **May 9, 2023**.


Jane R. Worth, Deputy Village Clerk



NEXT REGULAR MEETING:

Tuesday, June 15, 2023 @ 6:30 PM in the Village Council Chambers

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 that 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.