



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
JULY 11, 2023
6:30 PM

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

Peter Braun, Board Member
Kim Gehrman, Board
Member Vacant, Jr. Alternate

ADMINISTRATION

Planning, Zoning, and Building Director, Iramis
Cabrera
Planning, Zoning, and Building Planner, Christian
Melendez

Deputy Village Clerk, Jane R.
Worth
Village Attorney, Christy Goddeau

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
Vacant, Sr. Alternate
Vacancy, Jr. Alternate

PZ&B Director, Iramis Cabrera
PZ&B Planner, Christian Melendez
Village Attorney Christy Goddeau
Deputy Village Clerk Jane R. Worth

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.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

2. **Approval of May 9, 2023, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve May 9, 2023 minutes from the Planning and Zoning Advisory Board Meeting
Staff: Jane Worth, Deputy Village Clerk
3. **Approval of June 13, 2023, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve June 13, 2023 minutes from the Planning and Zoning Advisory Board Meeting
Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

4. **Planning and Zoning Board Order No. 2023-03 - Minimum Lot Width Variance - Gulfstream Road Vacant Lot:** Motion to approve Planning and Zoning Development Order No. 2023-03 for variance relief to allow a minimum lot width of 50 feet in lieu of the 65 feet minimum required for the construction of a new single-family home at Gulfstream Road, Parcel No. 70-43-44-18-00-000-7640 submitted by Mr. Juan Samperio, agent for Mery Vigoya, Applicant and Owner.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner
5. **Planning & Zoning Board Order No. 2023-04 - Minimum Landscape Buffer Width Variance (PSV23-11) and Minimum Rear Setback Variance (PSV23-12) – Office and Retail Building – 2833 South Congress Avenue:** Motion to approve Planning and Zoning Development Order No. 2023-04 for variance relief for the construction of a new 4,382 square-foot office/retail building on the two combined commercial vacant parcels at 2833 South Congress Avenue.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner
6. **Site Development Plan (SPR23-06) Office and Retail Building – 2833 South Congress Avenue:** Motion to recommend for approval to the Village Council for a Site Development Plan (SPR23-06) for the construction of a new 4,382 square-foot office/retail building on the two combined commercial vacant parcels at 2833 South Congress Avenue.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner

7. **Residential Multi-Family Site Development Plan (SPR23-08) - 2689 Kirk Road and 4056 Linda Lane:** Motion to recommend approval from the Village Council for a Residential Multi-Family Site Development Plan (SPR23-08) for the combination of the two residential multifamily parcels located at 2689 Kirk Road and 4056 Linda Lane, to allow the construction of five (5) additional residential dwelling units in addition to the existing single-family residence, for a total of six (6) residential dwelling units to be called Townhomes at Linda Lane.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner
8. **Planning & Zoning Board Order No. 2023-05 - Landscape Buffer Width Variance (PSV23-13) - Lakewood Plaza - 3772 South Military Trail:** Motion to approve Planning and Zoning Development Order No. 2023-05 with two (2) variances (PSV23-11) variance relief to allow a 10' wide landscaped buffer along the eastern and (PSV23-12) for variance relief to allow a 27' rear setback along the western boundary adjacent to residential properties, for the construction of a new 4,382 square-foot office/retail building on the two combined commercial vacant parcels at 2833 South Congress Avenue.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner
9. **Site Development Plan Amendment (SPR23-07) and Special Exception Use (PSSE23-03) - Lakewood Plaza - 3772 South Military Trail:** Motion to recommend approval to the Village Council for a Site Development Plan Amendment (SPR23-07) and Special Exception Use (PSSE23-03) approval to allow the renovation of the existing commercial structure to accommodate a 4,898 square foot retail space, a 1,400 square foot restaurant and 1,877 square foot office use for a total of 8,175 square foot commercial space within the property located at 3772 South Military Trail.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING

Tuesday, August 8, 2023 @ 6:30 PM – Village Council Chambers

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