



**PLANNING AND ZONING ADVISORY BOARD
MEETING MINUTES
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
SEPTEMBER 12, 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
Brenda Browning, Sr. Alternate

ADMINISTRATION

PZ&B Director Iramis Cabrera
PZ&B Planner Christian Melendez

Deputy Village Clerk Jane R. Worth
Village Attorney Christy Goddeau

Persons who need 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

The meeting was called to order by Chairman Johnnie Tieche at 6:35 PM.

ROLL CALL:

BOARD MEMBERS: Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, Peter Braun, Kim Gehrman, and Brenda Browning

STAFF: Planning, Zoning, and Building Director Iramis Cabrera, Planning, Zoning and Building Planner Christian Melendez, Village Attorney Christy Goddeau, and Deputy Village Clerk Jane R. Worth

Deputy Clerk Worth introduced Ms. Brenda Browning to the Board and Staff as the new Senior Alternate Board Member.

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.

Deputy Clerk Worth asked the Board if there were any ex-parte communications. The Board members answered no.

Deputy Clerk Worth swore in Mr. Kevin McGinley with Land Research Management, Inc.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Planning, Zoning, and Building Director Iramis Cabrera stated Item #4 is to be heard before Item #3.

2. **Approval of July 11, 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

Chairman Tieche asked for a motion of approval for the July 11, 2023, minutes. A motion to approve the July 11, 2023, minutes was made by Mrs. Gehrman and seconded by Mr. Braun. Motion carried 5-0.

REGULAR AGENDA

PUBLIC HEARINGS

3. **Site Plan Amendment (SPR23-09) and Special Exception Use (PSSE23-04) - St. Peter Coptic Orthodox Church - 3405 Forest Hill Boulevard:** Motion to recommend approval to Village Council of an application from Land Research Management, Inc., agent for St. Peter Coptic Orthodox Church (Owner), for a Site Plan Amendment (SPR23-09) and Special Exception (PSSE23-04), to allow an expansion of the existing building, with construction of a 11,478 square feet sanctuary in addition to the existing building for a total of 31,287 square feet of the Commercial General property located at 3405 Forest Hill Boulevard.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Land Research Management, Inc. (Applicant), agent for St. Peter Coptic Orthodox Church (Owner), is requesting approval of a Site Plan Amendment (SPR23-09) and Special Exception Use (PSSE23-04) to allow an expansion of the existing building, with the construction of an 11,478 square feet sanctuary in addition to the existing building for a total of 31,287 square feet of the Commercial General (CG) property located at 3405 Forest Hill Boulevard.

The property was annexed into the Village of Palm Springs on August 12, 2004, and designated by the Commercial General zoning district and Commercial Future Land Use.

The existing 25,681 sq. ft. house of worship is proposed to be expanded and renovated to accommodate a new sanctuary, and the needs of the congregation in terms of interior offices and classrooms for religious education and meetings. The applicant is proposing to demolish 4,872 square feet of the existing building and

construct a new 11,478 sq. ft. sanctuary building in its place for a total of 32,287 sq. ft. (net increase of 6,606 sq. ft.). Estimated construction costs are anticipated to be \$4 million.

In addition to the proposed expansion, the driveway connection to Forest Hill Boulevard is being moved further east to provide for additional vehicular stacking and improve the internal traffic circulation.

As part of the proposed Site Plan Amendment, the applicant is requesting one (1) variance that is subject to the Planning and Zoning Advisory Board's consideration and which is subject to a separate item:

1) PSV23-10 - Requesting a variance relief from Section 34-1329 (2) (a) to allow a total of 181 parking stalls where 189 parking spaces are required.

Additionally, the applicant is requesting a separate consideration from the Village's Council for the allowance of the building height.

According to Sec. 34-824 (a)(1) - Churches and houses of worship shall not be subject to the height restrictions of the CG district, but the height of such structures shall be subject to determination during the Site Plan approval process at the discretion of the Village Council.

The applicant proposes:

Structure	Height
Existing building	15'4"
Dome at the entry door	19'5"
New building	47'
Bell tower	80'
<u>Note:</u> The maximum height permitted within the Commercial General district is 45'.	

The Planning, Zoning, and Building staff do not object to the proposed Site Plan Amendment, Special Exception Use and Variance requested, and recommend conditional approval to facilitate the redevelopment of the property.

FISCAL IMPACT:

The proposed redevelopment will enhance the area, although as a non-profit, it will not affect the Village's assessed property valuation.

This item was presented with Item #4.

Chairman Tieche asked Mr. McGinley if the applicant agreed with all 32 conditions. Mr. McGinley answered yes.

Chairman Tieche asked the public or the Board for additional comments on Item No. 3, Site Plan Amendment (SPR23-09 and Special Exception Use (PSSE23-04). Hearing none, a motion to recommend approval of Planning and Zoning Board Order 2022-03 was made by Mr. Hughes and seconded by Mr. Braun. The motion carried, 5-0.

4. **Planning and Zoning Board Order No. 2023-06 - Parking Variance (PSV23-15) - St. Peter Coptic Orthodox Church - 3405 Forest Hill Boulevard:** Motion to approve Planning and Zoning Board Order No. 2023-06 variance relief from Section 34-1329(2)(a) to allow a total of 181 parking stalls where 189 parking spaces are required, for the property located at 3405 Forest Hill Boulevard.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Land Research Management, Inc (Applicant), agent for St. Peter Coptic Orthodox Church (Owner), is requesting approval of a Site Plan Amendment (SPR23-09) and Special Exception Use (PSSE23-04) to allow an expansion of the existing building, with the construction of an 11,478 square feet sanctuary in addition to the existing building for a total of 31,287 square feet of the Commercial General (CG) property located at 3405 Forest Hill Boulevard.

The property was annexed into the Village of Palm Springs on August 12, 2004, and designated by the Land Development to the Commercial General Zoning District and Commercial Future Land Use.

The existing 25,681 sq. ft. house of worship is proposed to be expanded and renovated to accommodate a new sanctuary, and the needs of the congregation in terms of interior offices and classrooms for religious education and meetings. The applicant is proposing to demolish 4,872 square feet of the existing building and construct a new 11,478 sq. ft. sanctuary building in its place for a total of 32,287 sq. ft. (net increase of 6,606 sq. ft.). Estimated construction costs are anticipated to be \$4 million.

In addition to the proposed expansion, the driveway connection to Forest Hill Boulevard is being moved further east to provide for additional vehicular stacking and improve the internal traffic circulation.

As part of the proposed Site Plan Amendment, the applicant is requesting one (1) variance that is subject to the Planning and Zoning Board's consideration:

- 1) PSV23-15 - Requesting a variance relief from Section 34-1329(2)(a) to allow a total of 181 parking stalls where 189 parking spaces are required.

The Planning, Zoning, and Building staff do not object to the proposed Variance requested and recommend conditional approval to facilitate the redevelopment of the property.

FISCAL IMPACT:

The proposed redevelopment will enhance the area, although as a non-profit, it will not affect the Village's assessed property valuation.

Planning, Zoning, and Building (PZ&B) Planner Christian Melendez informed the Board of the proposed project and the requested variance by the applicant. The Applicant was requesting an expansion of the existing building, with the construction of an 11,478 square feet sanctuary in addition to the existing building

for a total of 31,287 square feet of the Commercial General (CG) property located at 3405 Forest Hill Boulevard.

Mr. Kevin McGinley, with Land Research Management, Inc., agent for St. Peter Coptic Orthodox Church, explained why a parking variance was requested. Mr. McKinley mentioned the other uses in the complex, such as a banquet area, libraries and classrooms for Sunday school, a game room for children, and a sanctuary that seats approximately 200 people, and parking could increase. Mr. McKinley confirmed there has never been a parking problem, but it provides for the future when their families grow.

The Board asked if the grass area would be for parking overflow grass area. Mr. McGinley stated currently there is grass and the children do use it, but it isn't currently being used.

Chairman Tieche asked the public or the Board for additional comments on Item No. 4, Parking Variance, (PSV23-15). Hearing none, a motion to recommend approval was made by Mr. Hughes and seconded by Mrs. Gehrman. The motion carried, 5-0.

OTHER BUSINESS

Vice Chairman, Richard Hughes, asked if the Collection Suites located at 874, 884, and 964 South Congress Avenue were still going to be built. Director Cabrera answered they had come in for their building permits.

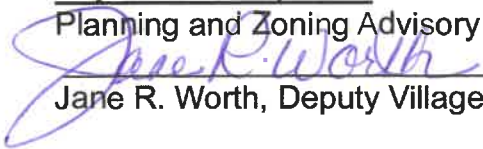
ADJOURNMENT

Chairman Tieche adjourned the meeting at 6:48 PM.

ATTEST:


Johnnie Tieche, Chairman

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Regular Council Meeting held on **September 12, 2023**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **January 9, 2024**.


Jane R. Worth, Deputy Village Clerk

NEXT MEETING
Tuesday, November 14, 2023 E 6:30 PM
Village Council Chambers

