



MINUTES
PLANNING AND ZONING BOARD VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
FEBRUARY 13, 2024, 6:30 PM

Johnnie Tieche, Chairman
Richard Hughes, Vice-Chairman
Ralph Lashells, Board Member
Ralph Wiles, 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

Village Attorney Christy Goddeau
Deputy Village Clerk Jane R. Worth

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

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.**

Staff: Jane Worth, Deputy Village Clerk

There were no ex-parte communications.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Director Cabrera explained that items #5 and #6 were revised. The townhomes would not be rental properties, they would be a fee-simple method.

APPROVAL OF MINUTES

2. **Approval of January 9, 2024, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve January 9, 2024, 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 January 10, 2024, minutes. A motion to approve the January 10, 2024, minutes was made by Mr. Braun and seconded by Mrs. Gehrman. Motion carried 5-0.

3. **Approval of May 9, 2023, Planning and Zoning Advisory Board Meeting Minutes:** Motion for the approval of the May 9, 2023, Planning and Zoning Advisory Board Meeting Minutes.

Staff: Jane Worth, Deputy Village Clerk

Chairman Tieche asked for a motion of approval for the May 9, 2023, minutes. A motion to approve the May 9, 2024, minutes was made by Mr. Lashells and seconded by Mr. Braun. Motion carried 5-0.

4. **Approval of June 13, 2023, Planning and Zoning Advisory Board Minutes:** Motion for the approval of June 13, 2023, Planning and Zoning Advisory Board Meeting Minutes.

Staff: Jane Worth, Deputy Village Clerk

N/A

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

5. **Residential Planned Unit Development Site Plan (SPR24-02) with Two (2) Waivers - Palm Springs Townhomes East - 3820, 3838 & 3864 Gulfstream Road:** Motion to recommend approval to Village Council of an application from Cotleur & Hearing,

agent for Palm Springs Town Homes East, for a Residential Planned Development Site Plan (SPR24-02) with two (2) waivers and conditions, for construction of 24 residential two-story townhouses, within four (4) buildings on a 2.48 gross acre parcel, located at 3820, 3838 & 3864 Gulfstream Road.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Coteleur & Hearing, agent for Palm Springs Town Homes East, is requesting a Residential Planned Unit Development Site Plan (SPR24-02) to allow the construction of 24 residential two-story townhouses, utilizing the Gulfstream Road Overlay development regulation located on three parcels that make up the site currently within the Residential Multiple-Family zoning district at 3820, 3838 & 3864 Gulfstream Road.

The property is located within the Gulfstream Road Overlay (GRO), which is only applicable to Residential Multi-Family zoned properties fronting Gulfstream Road between Lakewood Road and Lake Worth Road. The GRO objective is to encourage residential development projects, optimize the utilization of residential properties to create a neighborhood identity, and fulfill the objectives of the Palm Springs Community Redevelopment Agency. Redevelopment in the GRO shall utilize a Key West architectural style to establish a neighborhood identity and, projects that comply with the development standards of the GRO, shall be eligible for and may be granted a density bonus by the Village Council with a maximum density of 10 dwelling units per gross acre.

Some regulations of the GRO provide the following:

- Use of Key West architectural style to establish a distinct neighborhood identity and create a sense of place (Gable-ends, raised seam metal roofing material or dimensional shingles, minimum two-foot overhang with exposed or decorative truss-tails, design to distinguish each unit, etc.)
- Windows shall incorporate single-hung or double-hung windows with mullions in at least one of the window frames, decorative or functional shutters mounted on the side of each window, or utilizing a "Bahama" type shutter.
- Exterior wall finish shall be comprised of a clapboard appearance utilizing wood, vinyl, or Hardie Plank type of siding, or a stucco finish.
- The building color shall be a tropical light-colored pastel, all units shall include a complementary accent color, and all trim shall be white.
- Building articulation. There shall be variation in the building façade of multiunit buildings, which may be accomplished by articulating individual units, using a different paint color for each unit, or other similar architectural treatment.
- At least 20 percent of the project site shall be designed for active or passive recreation activities.

The applicant proposes the development of a 2.48-acre parcel with the construction of 24 two-story fee-simple townhomes within four (4) buildings, utilizing the GRO development standards. The community will have two access driveways via the existing Gulfstream Road right-of-way. The buildings will be configured with three (3) two-story townhome structures, each building with six (6) attached units. The townhomes will be three-bedroom

homes with a one-car garage and a driveway with space for one car. A centralized open grass area is proposed for lawn games and/or leisure time.

Additionally, the applicant is seeking the following waivers:

Waiver #1: The applicant requests a waiver relief from Sec. 34-1063(a)(1) to allow a sidewalk on one side of the private street - along the north side of the south entrance and the south side of the north entrance.

Waiver #2: The applicant is requesting a waiver relief from Sec. 34-162(b)(2) to reduce the required landscape buffer from 10' wide to 5' within 24 linear feet of the south and north property lines (at each end of the internal drive aisle).

The Planning, Zoning & Building Staff does not object to the Residential Planned Unit Development Site Plan and recommends conditional approval of the proposed project subject to the conditions listed on the Staff Report.

FISCAL IMPACT:

The proposed project is expected to have a fiscal impact on the Village as it would enhance the Village's assessed property valuation. This project, if approved, would require various Village services that will result in increased expenditures to the Village.

Planning, Zoning, and Building Planner Christian Melendez informed the Board of the requested site plan of the Palm Springs Townhomes East, located at 3820, 3838 & 3864 Gulfstream Road.

Ms. Ducharme gave a PowerPoint presentation of the twenty-four (24) townhomes being proposed. A design of the townhomes, showing a Key West style, and the layout of the inside of the townhomes. Ms. Ducharme went over the reasons for the waivers being requested.

The Board asked if there would be a management company for this development. Ms. Ducharme stated there would be a Homeowners Association, as these units are fee-simple. The waivers are to reduce the 10 ft. on the sidewalk. Ms. Ducharme answered the vegetation would not be 10 ft., it would be 5 ft. The sidewalk would not include a buffer, and the first responders could turn around on a wider road. It is aesthetically pleasing, and it is for affordable income people. Ms. Ducharme stated Code Enforcement would come out and enforce the fines.

Attorney Goddeau stated the Village could not go into homeowners' garages to see if they were using them for storage or parking cars. If the Village has to go in for Code Enforcement, there should also be a requirement that Code Enforcement has to cite the homeowner, and they could also cite the Homeowners Association. The Board asked about trash pickup. Ms. Ducharme answered they would bring the trash bins to the curb. There was also mention of the chain link fence.

Richard C. Wilson - 3839 Coconut Road - The property is low and prone to flooding. Where will the stormwater go? There is a 25 ft. buffer where a trench could be dug. He prefers a block wall. He also requested Bahama shutters for the privacy of his yard in the new development.

Director Cabrera stated they would not be able to flood the neighbors. They would have to retain the water first.

Attorney Goddeau stated they are in the Site Plan process. When permitting starts, the engineer will look at the drainage calculations.

Chairman Tieche asked for a motion of approval for the Residential Planned Unit Development Site Plan (SPR24-02). A motion to recommend approval of the Residential Planned Unit Development Site Plan (SPR24-02) was made by Mrs. Hughes, subject to conditions regarding parking citations and also citing the Homeowner's Association as this will be a large undertaking for Code Enforcement and seconded by Mrs. Gehrman. Motion carried 5-0.

6. **Residential Planned Unit Development Site Plan (SPR24-01) with Two (2) Waivers - Palm Springs Townhomes West - 3935 Gulfstream Road:** Motion to recommend approval to Village Council of an application from Cotleur & Hearing, agent for Palm Springs Town Homes West, for a Residential Planned Unit Development Site Plan (SPR24-01) with two (2) waivers and conditions, for construction of nine (9) residential two-story fee-simple townhomes, on a 0.93 gross acre parcel, located at 3935 Gulfstream Road. Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Cotleur & Hearing, agent for Palm Springs Town Homes West, is requesting a Residential Planned Unit Development Site Plan (SPR24-01) to allow the construction of 9 residential two-story townhomes, utilizing the Gulfstream Road Overlay development regulation for the Residential-Multifamily property located at 3935 Gulfstream Road.

The property is located within the Gulfstream Road Overlay (GRO), which is only applicable to Residential Multi-Family zoned properties fronting Gulfstream Road between Lakewood Road and Lake Worth Road. The GRO objective is to encourage residential redevelopment projects, optimizing the utilization of residential properties to create a neighborhood identity and fulfill the objectives of the Palm Springs Community Redevelopment Agency. Redevelopment in the GRO shall utilize a Key West architectural style to establish a neighborhood identity and, projects that comply with the development standards of the GRO, shall be eligible for and may be granted a density bonus by the Village Council with a maximum density of 10 dwelling units per gross acre.

Some regulations of the GRO provide the following:

- Use of Key West architectural style to establish a distinct neighborhood identity and create a sense of place (Gable-ends, Raised seam metal roofing material or dimensional

shingles, minimum two-foot overhang with exposed or decorative truss-tails, design to distinguish each unit, etc.)

- Windows shall incorporate single-hung or double-hung windows with mullions in at least one of the window frames, decorative or functional shutters mounted on the side of each window, or utilizing a "Bahama" type shutter.
- The building color shall be a tropical light-colored pastel, all units shall include a complementary accent color, and all trim shall be white.
- Building articulation. There shall be variation in the building façade of multiunit buildings, which may be accomplished by articulating individual units, using a different paint color for each unit, or other similar architectural treatment.
- At least 20 percent of the project site shall be designed for active or passive recreation activities.

The applicant is proposing the development of a 0.93-acre parcel with the construction of nine (9) two-story fee-simple townhomes within two (2) buildings utilizing the GRO development standards. The community will have access via the existing Gulfstream Road right-of-way. The buildings will be configured with two (2), two-story townhome structures (one building with three (3) attached units and one (1) building with six (6) attached units). The townhomes will be three-bedroom homes with a one-car garage and a driveway with space for one car. A centralized open grass area is proposed for lawn games and/or leisure time.

Additionally, the applicant is seeking the following waivers:

Waiver #1: The applicant is requesting a waiver relief from Sec. 34-1063(a)(1) to not provide a sidewalk on the entire north side of the main private street.

Waiver #2: The applicant is requesting a waiver relief from Sec. 34-162(b)(2) to reduce the required landscape buffer from ten feet wide to five feet wide within 90 linear feet of the south property line.

The Planning, Zoning & Building Staff does not object to the Residential Planned Unit Development Site Plan and recommends conditional approval of the proposed development subject to the conditions listed on the Staff Report.

FISCAL IMPACT:

The proposed project is expected to have a fiscal impact on the Village as it would enhance the Village's assessed property valuation. Additionally, this project, if approved, would require various Village services that will result in increased expenditures to the Village.

Planning, Zoning, and Building Planner Christian Melendez presented the proposed project to the Board.

Ms. Durcharme, with Coteleur and Hearing, Agent for the property owner, 1185 N Benoist Farms Road 106 LLC. The project is for nine (9) multifamily dwellings, each two (2) stories in height. Ms. Durcharme gave the Board a PowerPoint presentation providing overlay,

a proposed major site plan, proposed elevations, and consistency, along with two (2) waivers. Ms. Durcharme also said they had no problem with the 42 conditions and the voluntary donation to the Palm Beach County School District.

The Board asked about the number of parking spaces and the fence. Ms. Durcharme stated that 29 spaces meet the 2.5 Village code requirements. 42 conditions + the voluntary donation to the school. There will be vegetation covering the fence as that is on the property line.

Chairman Tieche asked for a motion of approval for the Residential Planned Unit Development Site Plan (SPR24-01). A motion to recommend approval of the Residential Planned Unit Development Site Plan (SPR24-01) was made by Mr. Lashells with all conditions and seconded by Mr. Braun. Motion carried 5-0.

7. **Minor Site Plan (SPR24-03) submitted by PlanW3st LLC, Agent for 2964 Second Avenue North LLC ("Applicant") for the property located at 2964 2nd Avenue North (The Applicant has requested this Item be Postponed)**

Staff: Jane Worth, Deputy Village Clerk

The Applicant has requested this item to be Postponed.

FISCAL IMPACT:

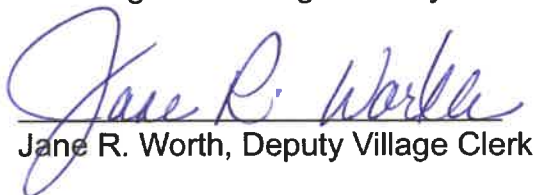
OTHER BUSINESS

Mrs. Gehrman asked to be proactive, in a development that has a Homeowners Association, to prevent the continual repetitive citations from a Code Enforcement standpoint. How could the Homeowners Association be held accountable in the documentation that would be part of the package when submitting site plans? Attorney Goddeau said that on the village's side, there could be some standard conditions regarding noise and parking enforcement by the homeowners' association.

ADJOURNMENT

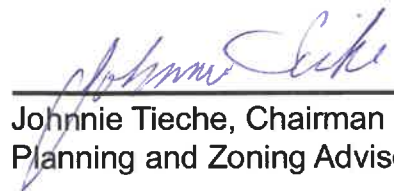
Chairman Tieche adjourned the meeting at 7:20 PM.

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Planning and Zoning Advisory Board Meeting held on February 13, 2024. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on September 10, 2024.


Jane R. Worth, Deputy Village Clerk



ATTEST:



Johnnie Tieche, Chairman
Planning and Zoning Advisory Board Meeting Minutes

**NEXT MEETING:
TUESDAY, MARCH 12, 2024 @ 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. 8421

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. 8422