



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
MARCH 12, 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

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, Brenda Browning, and Ralph Wiles

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

- 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.

Deputy Clerk Worth swore in all attending the meeting who would be speaking about an item on the agenda.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Director Cabrera said Item #6 would be moved before Item #4, which needs to be heard before the hotel.

APPROVAL OF MINUTES

2. **Approval of February 13, 2024, Planning and Zoning Advisory Board meeting Minutes:** Motion to approve February 13, 2024, 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 & Zoning Board Order No. 2024-01:** Motion to approve Parking Reduction Variance (PSV24-01) from Section 34-1329 (5)(q) to allow a reduction of parking spaces from the required 250 spaces to 235 parking spaces, and Building Height Variance (PSV24-02) from Section 34-826 (10) to allow a maximum building height of 50' rather than 45' maximum permitted for the proposed construction of two (2) four-story hotel buildings with a total of 236 hotel rooms for the Commercial General property located at 2645 10th Avenue North - Woodsprings Suites and Everhome Suites.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: An application submitted by Insite Studio, agent for 10th Avenue Partnership LTD ("Applicant") for a Site Plan (SPR24-04) and concurrently requesting a Special Exception Use (PSSE24-01) to allow the construction of two four-story hotel buildings with a total of 236 hotel rooms for the Commercial General property located at 2645 10th Avenue North.

The 4.63-acre site is located on the northwest corner of the 10th Avenue North & Florida Mango Road intersection and currently retains a Future Land Use designation of Commercial and the Commercial General (CG) zoning district classification.

The Applicant is proposing a Site Development Plan (within a Commercial Planned Development) and concurrently requesting a Special Exception Use approval with three Variances to allow the construction of 2 four-story hotel buildings with a total of 236 hotel rooms - Everhomes Suites 114 rooms and Woodsprings Suites 122 rooms.

The proposed site plan will be accommodated within Tract 1 as shown on the previously approved Master Commercial Planned Development Site Plan known as "Village Collection of Palm Springs" under Resolution 2023-52. The site was previously referenced as a "Future Development area" with no set use or site layout associated with it.

As part of the proposed Site Development Plan, the applicant is requesting three variances (PSV24-01, PSV24-02, and PSV24-03), and two of them are subject to the Planning & Zoning Board's consideration:

Planning & Zoning Board Consideration:

PSV24-01 - Requesting variance relief from Section 34-1329 (5) (q) to allow a reduction of parking spaces from the required 250 spaces to 235 parking spaces.

PSV24-02 - Requesting a Variance relief from Section 34-826 (10) to allow a maximum building height of 50' rather than 45' maximum permitted.

Council Consideration:

PSV24-03 - Requesting variance relief from Section 34-891(1) to allow 24-hour operations.

The Planning, Zoning & Building staff do not object to the Variances' request to facilitate the development project for the property.

Planning, Zoning, and Building Planner Melendez informed the Board that Items #4 and #5 would be presented together. Planner Melendez explained the application has been submitted by Insite Studio, agent for 10th Avenue Partnership LTD ("Applicant") for a Site Plan (SPR24-04) and concurrently requesting a Special Exception Use (PSSE24-01) to allow the construction of two four-story hotel buildings with a total of 236 hotel rooms for the Commercial General property located at 2645 10th Avenue North.

Mr. Edward Mueller, with Insight Studio representing 10th Avenue Partnership LTD, explained the history of the site and the requests for the proposed project submitted by 10th Avenue Partnership LTD. Mr. Mueller presented a PowerPoint that included detailed proposals for the two hotels to the Board. The Board, the Applicant, the Village Attorney, and Mr. Mueller continued with a detailed conversation regarding the proposed development. Parking was among the discussions.

Chairman Tieche asked for a motion of approval from the Planning and Zoning Board Order No. 2024-01, to approve the Parking Reduction Variance (PSV24-01),

subject to all conditions outlined in the staff report and to include any conditions established by the Village Council in approval of the Site Plan and Special Exception project was made by Mrs. Hughes, and seconded by Mr. Lashells. Motion carried 4-1. Mrs. Gehrman opposed.

Chairman Tieche asked for a motion of approval on the Building height Variance (PSV24-02). A motion to approve was made by Mr. Hughes, subject to all conditions by staff, and seconded by Mr. Wiles. Motion carried 4-1. Mrs. Gehrman opposed

Village Attorney Goddeau mentioned that for any reason this does not pass when going before the Village Council, the Parking Reduction Variance would be null.

FISCAL IMPACT:

The requested variances, if approved, will facilitate the development project and therefore will enhance the village's assessed property valuation.

5. **Site Plan (SPR24-04) and Special Exception Use (PSSE24-01) - Woodsprings Suites & Everhome Suites Hotels - 2645 10th Avenue North: Motion to recommend approval to the Village Council for a Site Plan (SPR24-04), and concurrently requesting a Special Exception Use (PSSE24-01) to allow the construction of two four-story hotels buildings with a total of 236 hotel rooms for the Commercial General property located at 2645 10th Avenue North.**

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: An application submitted by Insite Studio, agent for 10th Avenue Partnership LTD ("Applicant") for a Site Plan (SPR24-04) and concurrently requesting a Special Exception Use (PSSE24-01) to allow the construction of two four-story hotel buildings with a total of 236 hotel rooms for the Commercial General property located at 2645 10th Avenue North.

The 4.63-acre site is located on the northwest corner of the intersection of 10th Avenue North & Florida Mango Road intersection and currently retains a Future Land Use designation of Commercial and the Commercial General (CG) zoning district classification.

The Applicant is proposing a Site Development Plan (within a Commercial Planned Development) and concurrently requesting a Special Exception Use approval with three Variances to allow the construction of 21 four-story hotel buildings with a total of 236 hotel rooms - Everhomes Suites 114 rooms and Woodsprings Suites 122 rooms.

The proposed site plan will be accommodated within Tract 1 as shown on the previously approved Master Commercial Planned Development Site Plan known as "Village Collection of Palm Springs" under Resolution 2023-52. The site was previously referenced as a "Future Development area" with no set use or site layout associated with it.

As part of the proposed Site Development Plan, the applicant is requesting three variances (PSV24-01, PSV24-02, and PSV24-03) which are subject to a separate

consideration:

Planning & Zoning Board Consideration:

PSV24-01 - Requesting variance relief from Section 34-1329 (5) (q) to allow a reduction of parking spaces from the required 250 spaces to 235 parking spaces.

PSV24-02 - Requesting a Variance relief from Section 34-826 (10) to allow a maximum building height of 50' rather than 45' maximum permitted.

Council Consideration:

PSV24-03 - Requesting variance relief from Section 34-891(1) to allow 24-hour operations.

The Planning, Zoning & Building staff do not object to the proposed Site Development Amendment and Special Exception Use and recommend conditional approval subject to thirty-eight (38) conditions.

This Item will be discussed with Item #4.

Chairman Tieche asked for a motion of approval for the Site Plan (SPR24-04) and Special Exception use (PSSE24-01) subject to all conditions outlined in the staff report and to include any conditions established by the Village Council in approval of the Site Plan and the Special Exception project was made by Mrs. Hughes, and seconded by Mr. Lashells. Motion carried 4-1. Mrs. Gehrman opposed.

FISCAL IMPACT:

The proposed development will enhance the village's assessed property valuation.

6. **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 (This item was Postponed from February 13, 2024):** Motion for approval to redevelop the property and reduce the non-conformities, to the extent possible, for the commercial property located at 2964 2nd Avenue North.

Staff: Iramis Cabrera, PZB Director

SUMMARY: Paola West, agent for the owner 2964 Second Ave North LLC ("Applicant") is requesting a minor site development plan approval (SPR24-03) to redevelop the property and reduce the non-conformities, (ex: parking, landscape buffer, and use of the building) to the extent possible, for the commercial property located at 2964 2nd Avenue North.

The property was voluntarily annexed into the Village of Palm Springs as a developed parcel with a non-conforming building on May 22, 2008, and designated with the Land Development as Commercial General (CG) Zoning District and Commercial Future Land Use. At the time of the annexation, the property was used as a brewery retail business known as Bx Beer Depot and since 2017, the property has been unoccupied and vacant until this day.

The subject property is located on the south side of 2nd Avenue North, between South Congress Avenue and Bellevue Avenue.

Paola West from PlanW3st is representing the owner 2964 SECOND AVE NORTH LLC in pursuit of a minor site plan and change of use approvals for the above-referenced property. The 0.208-acre property is currently being developed with a 1,230.12 sq. ft commercial building.

The property does not meet all of the Village's current CG zoning district regulations, including but not limited to setbacks, landscape buffers, dumpster enclosure, and drainage. Any aspect of the property that was approved/permitted by Palm Beach County and which does not meet current code regulations is legally non-conforming. Any substantial changes to the site require review and approval by the Village and may require conformities to be lessened to the extent possible given existing characteristics of the property.

The new owner would like to lease the space out to a new tenant, thus requiring the use establishment and site to come into compliance to the greatest extent possible. No new building area is proposed, but the applicant is proposing to enhance the property by adding landscape buffers, a dumpster enclosure, new parking design and drainage improvements.

The Planning, Zoning & Building Staff does not object to the applicant's request and recommends conditional approval to facilitate the redevelopment of the property.

Planner Melendez informed the Board that PlanW3st would like to redevelop the property and reduce the non-conformities. The 2964 Second Avenue North LLC owner has submitted a site plan.

Ms. Paula West, Senior Land Planner with PlanW3st LLC, Jupiter, Florida, representing the owner of 2964 2nd Avenue LLC. Ms. West presented a PowerPoint to the Board. Ms. West stated the owner was not demolishing the building. The owner wants to bring the property into conformance with the Village Code to bring a tenant in and use the property. The property was annexed into the Village in 2008.

There was a discussion regarding the site plan and improvements that would be made to the property.

Chairman Tieche asked for a motion to approve the Minor Site Plan (SPR24-03). A motion to recommend approval of the Minor Site Plan (SPR24-03) was made by Mrs. Gehrman, subject to the conditions and seconded by Mr. Hughes. Motion carried 5-0.

FISCAL IMPACT:

The proposed project is expected to enhance the Village's assessed property valuation.

OTHER BUSINESS

ADJOURNMENT

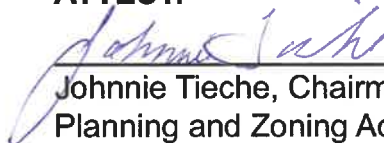
Chairman Tieche adjourned the meeting at 7:55 PM.

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 March 12, 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, APRIL 9, 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