

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

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

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 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.

CALL TO ORDER

ROLL CALL

Chairman Johnnie Tieche
Vice Chairman Richard Hughes
Ralph Lashells
Peter Braun
Kim Gehrman
Brenda Browning, 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 September 10, 2024, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve September 13, 2024, minutes from the Planning and Zoning Advisory Board meeting.
Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **Ordinance No. 2024-09 - Chapter 10 – Building and Building Regulations Article II – Florida Building Code and Chapter 34 – Land Development Article II Floodplain Management:** Motion to recommend approval to Village Council on local amendments to conform to the minimum requirements of the national flood insurance program, update the date of the flood insurance study and flood insurance rate maps.
Staff: Iramis Cabrera, PZB Director
4. **Abandonment of a Portion of Reo Lane Right-of-Way:** Motion to recommend approval to the Village Council for abandonment of a portion of Reo Lane right-of-way to facilitate the development of the property with the construction of 24 residential dwelling units on an assemblage of three vacant parcels located on the west-south end of Reo Lane
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician
5. **Planned Unit Development Site Plan - San Jose Palm Springs - 2961 Reo Lane:** Motion to recommend approval to Village Council of an application from Mr. Corey O'Gorman, agent for the property owner, 2961 Reo LLC, Hector Sardina & San Martin Homes, LLC, for a Planned Unit Development Site Plan (SPR24-07) with six (6) waivers, for construction of twenty-four (24) residential dwelling units which are intended to operate as a rental community on a 1.83 gross acre parcel, located at 2961 & 2971 Reo Lane.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician
6. **Planning and Zoning Board Order No. 2024-03- Elimination of the Outdoor Play Area Variance (PSV24-05) - Big Hope PPEC, Inc. - 3230 Lake Worth Road:** A motion to approve a Variance relief from Section 34-1022(f) to eliminate the required outdoor play area, located at 3230 Lake Worth Road.

Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

7. **Special Exception Use (PSSE24-03) and Site Development Plan Amendment (SPR24-06) - Big Hope PPEC, Inc.:** Motion to recommend approval to Village Council regarding Big Hope PPEC, Inc. Foundation (Applicant), Site Plan Amendment (SPR-24-06) and concurrently requesting a Special Exception Use (PSSE24-03) to allow the conversion of a 2,100 square feet medical office into a child care facility located at 3230 Lake Worth Road.

Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

OTHER BUSINESS

ADJOURNMENT

**NEXT MEETING
TUESDAY, DECEMBER 10, 2024 @ 6:30 pm
VILLAGE COUNCIL CHAMBERS**

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