

**AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
SEPTEMBER 10, 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 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

Chair Johnnie Tieche called the Planning & Zoning Advisory Board Meeting to order at 6:30 p.m.

ROLL CALL

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

Absent: None

Also present: Planning, Zoning and Building Planner, Christian Melendez, Village Attorney Christy Goddeau, and Village Clerk Kimberly Wynn

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

Deputy Clerk Worth confirmed with the Board there were no ex-parte communications.

ADDITIONS, DELETIONS, OR MODIFICATIONS TO THE AGENDA

None

APPROVAL OF MINUTES

2. **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

3. **Approval of February 13, 2024, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve February 13, 2024 Planning and Zoning Advisory Board Meeting Minutes.

Staff: Jane Worth, Deputy Village Clerk

4. **Approval of March 12, 2024, Planning and Zoning Advisory Board Meeting Minutes:** Motion for the approval of March 12, 2024, Planning and Zoning Advisory Board Meeting Minutes.

Staff: Jane Worth, Deputy Village Clerk

5. **Approval of June 11, 2024, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve June 11, 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 June 13, 2023, February 13, 2024, March 12, 2024, and June 11, 2024, minutes. A motion to approve the four (4) sets of minutes was made by Mr. Hughes and seconded by Mr. Braun. Motion carried 5-0.

PUBLIC HEARINGS

6. **Preliminary Plat to subdivide the property into two single-family lots for the property located at 4084 Linda Lane:** Motion to recommend approval to the Village Council for approval, to subdivide the property into two single-family lots, for the property located at 4084 Linda Lane.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Mr. Brandon Cabrera from BrandX LLC, owner of the property, has filed a preliminary plat to re-plat the Military Hill plat as recorded in Plat Book 23,

Page 21 of the Public Records of Palm Beach County, Florida. The applicant proposes subdividing the multifamily lot, located at 4084 Linda Lane, into two (2) separate single-family lots. Each lot will exceed the minimum lot dimension requirements of 64 feet width by 100 feet depth.

The Village's Surveyor, Engenuity Group, Inc., has reviewed the proposed plat and has determined that it complies with Chapter 177, F.S. - Platting Regulations.

The Village Council will consider the proposed preliminary plat at the October 2024 meeting.

If approved, a final plat will be presented to the Village Council for consideration. The recording of the plat is required before the issuance of any certificate of occupancy for any new residence.

Planning, Zoning, and Building Planner Christian Melendez, informed the Board that Mr. Brandon Cabrera, owner of BrandX, applied for a preliminary plat to re-plat the Military Hill plat and subdivide the multifamily plat located at 4084 Linda Lane.

Mr. Brandon Cabrera, the owner of BrandX Company, 5601 Papaya Road 33414, West Palm Beach, stated the minimum requirements are met. There had been multiple violations and liens, and the inhabitable home on the lot was demolished. The homes would have nice backyards and be good family-starter homes.

Chairman Tieche asked if anyone from the public or the Board had any comments. Hearing none, Chairman Tieche asked for a motion to recommend approval to the Village Council on the Preliminary Plat for the property at 4084 Linda Lane. A motion to recommend approval to the Village Council for the preliminary plat of the property located at 4084 Linda Lane was made by Mr. Lashells and seconded by Mrs. Gehrman. Motion carried 5-0.

FISCAL IMPACT:

The proposed preliminary plat will facilitate the construction of 2 single-family homes, which will further contribute to the village's overall property values.

7. **Palm Beach Habilitation Center - 4522 South Congress Avenue - Site Plan Amendment (SPR24-05) and Special Exception Use (PSSE24-02) to allow the creation of an art and cultural center:** Motion to recommend approval to the Village Council for a Site Plan Amendment (SPR24-05) and Special Exception Use (PSSE24-02) approval to allow the conversion of three (3) buildings into an Arts and Cultural Center for its clients within the Commercial General property located at 4522 South Congress Avenue.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: The Palm Beach Habilitation Center is a facility that provides services to adults with developmental, emotional, and physical disabilities so that they can achieve their greatest level of independence. It serves both women and men in job

training, employment opportunities, recreational experiences, and retirement services.

The applicant is requesting a site plan amendment (SPR24-05) and a special exception use (PSSE24-02) to allow the renovation of three (3) existing buildings to create an Arts and Cultural Center for its clients. This renovation will require a 345-square-foot addition to the warehouse building and a new 3,000-square-foot storage building within 1.26 acres located on the southeast portion of the Palm Beach Habilitation Center campus. The project constitutes an amendment to the previously approved site plan in 2019, where an 11,775-square-foot building was going to be constructed for a Cultural Arts facility.

The request includes the renovation of three existing buildings (a warehouse, a workshop building, and a programming building) to be converted into an Arts and Cultural Center for ARC clients. The center will feature a large multipurpose space that can host art shows and workshops, theatrical performances, and other art classes. In addition, buildings will be renovated for a pre-function space and a locker room/restrooms.

Additionally, a new parking area with 9 additional parking spaces north of the proposed Arts and Cultural Center is proposed in conjunction with new planting materials including Southern Live Oaks and Christmas Palms along the northern façade of the pre-function space.

Within the existing storage area at the southeast portion of the campus, a new 3,000-square-foot storage building is proposed to house the materials currently being stored within the three buildings being renovated for the Arts and Cultural Center. The existing landscaping around the existing storage area will remain.

Based on surrounding characteristics, staff recommends conditional approval of the proposed Site Plan Amendment and Special Exception Use.

Planning, Zoning, and Building Planner Christian Melendez informed the Board that Urban Design Studio requested the Site Plan Amendment and Special Exception Use, for the applicant, Palm Beach Habilitation Center, Inc. (aka The ARC of Palm Beach County). Planner Melendez stated the applicant submitted plans to allow a redevelopment project to create an Arts and Cultural Center. Staff recommended conditional approval of the new proposed cultural arts use and the proposed storage building.

Mr. Marty Minor, of Urban Design Studio, 610 Clematis Street, West Palm Beach, presented a PowerPoint showing the existing site and the three (3) existing buildings to create an Arts and Cultural Center for ARC clients. Mr. Minor pointed out where the drainage basins were located, and updated information on the traffic report, and the projected landscaping outlay.

Ms. Ellen Perry Marshall, Chief Operating Officer for the Arc, spoke about the history of the merger, which took place in late 2021. Palm Beach Habilitation came

to the Arc and asked them to partner together. They also merged with Seagull Industries for the Disabled. The land of the Palm Beach Habilitation has been transferred to the Arc's name. Ms. Marshall also mentioned the individuals who attend the Palm Beach Habilitation Center, along with the programs that are offered at the center currently.

The Board asked if there was an entrance to the back building (storage facility) off 6th Avenue South. Mr. Minor stated there was a connection at the northeast corner of the site.

Chairman Tieche asked the public or Board if anyone had a comment. Hearing none, Chairman Tieche asked for a motion to recommend approval to the Village Council for the Site Plan Amendment (SPR24-05) and the Special Exception Use (PSSE24-02) for the property at 4522 South Congress Avenue. A motion to recommend approval to the Village Council for Site Plan Amendment (SPR24-05) and the Special Exception Use (PSSE24-02) for the property located at 4522 South Congress Avenue was made by Mrs. Gehrman and seconded by Mr. Hughes. Motion carried 5-0.

FISCAL IMPACT:

The proposed request does not have any immediate fiscal impact on the Village since the Palm Beach Habilitation Center is tax-exempt; however, the proposed renovations may have a positive effect on neighboring properties.

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 6:55 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 **September 10, 2024**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **November 12, 2024**.

Jane R. Worth

Deputy Village Clerk

NEXT MEETING

TUESDAY, OCTOBER 8, 2024 @ 6:30 PM - VILLAGE COUNCIL CHAMBERS