



**AGENDA**  
**PLANNING AND ZONING BOARD**  
**VILLAGE HALL COUNCIL CHAMBERS**  
**226 CYPRESS LANE ■ PALM SPRINGS, FL 33461**  
**FEBRUARY 11, 2025**  
**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**

PZB Director Iramis Cabrera  
PZB Planner Christian Melendez

Village Clerk Kimberly Wynn  
Village Attorney Christy Goddeau

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*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.*

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**CALL TO ORDER**

**ROLL CALL**

Chairman Johnnie Tieche  
Vice Chairman Richard Hughes  
Ralph Lashells  
Peter Braun  
Kim Gehrman  
Brenda Browning, Sr. Alternate  
Ralph Wiles, Jr. Alternate

PZ&B Director, Iramis Cabrera  
PZ&B Planner, Christian Melendez  
Village Attorney Christy Goddeau  
Village Clerk Kimberly Wynn

**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**

**ORDER OF BUSINESS**

**REGULAR AGENDA**

**PUBLIC HEARINGS**

2. **Site Development Plan Amendment (SPR25-02) and Special Exception Use (PSSE25-01) - Court Club - 1591 Kirk Road:** Motion to recommend for approval an application submitted by Schmidt Nichols, acting as the agent for Andrew Penev and AMBR, representing 1591 Kirk Road Partners LLC ("Applicant"). The application seeks approval from the Village Council for a Site Plan Amendment (SPR25-02) and concurrently requests a Special Exception Use (PSSE25-01) to allow the construction of an 18,954 square foot recreational facility associated with Court Club at 1591 Kirk Road.

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

3. **Site Development Plan Amendment (SPR25-01) with a Waiver - Palm Tran Public Transit Operation Center - 1200 South Congress Avenue:** Motion to recommend approval to the Village Council for an application by Beth Smith from Miskel Backman LLP, applicant for MG Congress LLC. The request is for a Site Development Plan Amendment (SPR25-01) to convert the former Off Lease Only car dealership into a 42,052 square foot Palm Tran Paratransit Operation Center. This facility will include professional offices and support functions such as vehicle storage, fueling, detailing, minor repairs, and maintenance, with a Waiver for 24-hour operations to accommodate public transit needs at 1200 South Congress Avenue.

Staff: Iramis Cabrera, PZB Director

4. **Ordinance No.2025-02 - Comprehensive Plan Amendment - Mobility Plan**

Staff: Iramis Cabrera, PZB Director

**OTHER BUSINESS**

**ADJOURNMENT**

**NEXT MEETING  
TUESDAY, MARCH 11, 2025, AT 6:30 P.M.**

## 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](mailto: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](mailto:jpiedra@vpsfl.org)  
Phone: (561)584-8200 Ext. 8422