



**MINUTES
COUNCIL CHAMBERS
226 CYPRESS LANE
VILLAGE OF PALM SPRINGS, FLORIDA
FEBRUARY 13, 2025 AT 5:30 PM**

CALL TO ORDER

Mayor Bev Smith called the Joint Workshop Meeting to order at 5:30 p.m.

ROLL CALL

Present: Mayor Bev Smith, Vice Mayor Joni Brinkman, Mayor Pro Tem Patti Waller, Council Member Kim Schmitz, and Council Member Gary M. Ready, Chairman Johnnie Tieche, Mrs. Kim Gehrman, Mr. Ralph Lashells, Mr. Peter Braun, and Ms. Fabiana DesRosiers

Absent: Vice Chair Richard Hughes, Ms. Brenda Browning, Ms. Marta Padron, Mr. Ralph Wiles, Jr.

None Also Present: Village Manager Michael Bornstein, Village Attorney Christy Goddeau, Village Clerk Kimberly M. Wynn (5:40 p.m.), and Records Clerk Andrea Medero, Assistant Village Manager Kim Glas-Castro, Police Chief Tom Ceccarelli, as Sergeant-In-Arms, Planning, Zoning, and Building Director Iramis Cabrera, Utilities Director Jimmie Johnson, Assistant Utilities Director Paul Ward, Public Works Director Felipe Lofaso, Assistant Public Works Director Timothy Crespo, and Finance/IT Director Mara Frederiksen.

ORDER OF BUSINESS

1. **Discuss Updates to the Land Development Regulation in a Joint Workshop with the Village Council, Planning & Zoning Board and CRA**

Staff: Iramis Cabrera, PZB Director

SUMMARY: The Village of Palm Springs adopted a Vision Plan in August 2023 and Evaluation and Appraisal Report (EAR)-based amendments to its Comprehensive Plan in 2024 (changes to comply with Florida law and implement the new Vision). The Village is required to update the Land Development Code (LDC) within one year of the adopted Comprehensive Plan. The Village developed a Technical Advisory Committee to guide the LDC updates, encourage public participation, and vet the draft document before the Village Council review.

This workshop aims to provide an overview of the recommended Code of Ordinances changes and gather input from the Joint Committee and the public before the scheduled Public Hearings in March/April 2025.

Ms. Bonnie Landry presented this item. She explained that Palm Springs adopted a Vision Plan in August 2023 and amended its Comprehensive Plan in 2024 to comply with Florida law. Ms. Landry explained her PowerPoint presentation and then entered it into the record. She did a brief overview of the project timeline. The expected completion time for the Land Development Regulations is before April 2025. Ms. Landry discussed the five (5) focus areas, which include the (1)

Vision Plan and CRA, (2) Live Local Act, (3) Mobility, (4) Environmental Regulations, and (5) Development Standards. To guide these updates, a Technical Advisory Committee (TAC) was formed. TAC includes fifteen (15) stakeholders. She discussed the role of TAC.

Under the Florida Statutes, within one year of the Comprehensive Plan amendments, the Village must update the Land Development Code to correspond to the new plan. Before the public hearings scheduled for March and April 2025, this workshop will provide an overview of proposed changes to the Code of Ordinances and collect input from the Joint Committee and the public.

Ms. Landry explained her PowerPoint presentation and then entered it into the record. She did a brief overview of the project timeline. The expected completion time for the Land Development Regulations is before April 2025. Ms. Landry discussed the five (5) focus areas, which include the (1) Vision Plan and CRA, (2) Live Local Act, (3) Mobility, (4) Environmental Regulations, and (5) Development Standards.

Mayor Smith offered the Council and Boards an opportunity to discuss.

Council Member Ready asked about the interpretation of the language with the amendments. Ms. Landry stated that the proposed changes to the language are based on state law. Interpretations are left to the Village Attorney. She talked about the disadvantages and advantages of having the state language in the Code. Council Member Ready asked about the timeline for including the language in the Code. It was the consensus of the Board to not include the language in the Code. Ms. Landry also identified the need for green buildings. Discussion ensued about the mixed-use environment, strengthened water management system, Live Local Act, and Mobility.

Fiscal Impact: This discussion item has no direct fiscal impact.

PUBLIC COMMENT

Mayor Smith offered the public an opportunity to comment. There were no comments from the public.

ADJOURNMENT

Hearing no further business, Mayor Smith adjourned the meeting at 6:06 p.m.

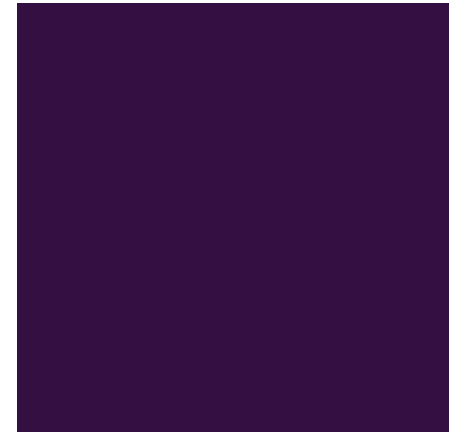
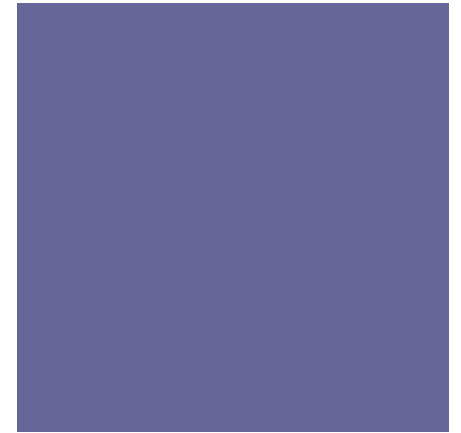
The undersigned is the Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Regular Council Meeting held on **February 13, 2025**. Which minutes were formally approved and adopted by the Village Council on **March 13, 2025**.

Kimberly M. Wynn

Village Clerk

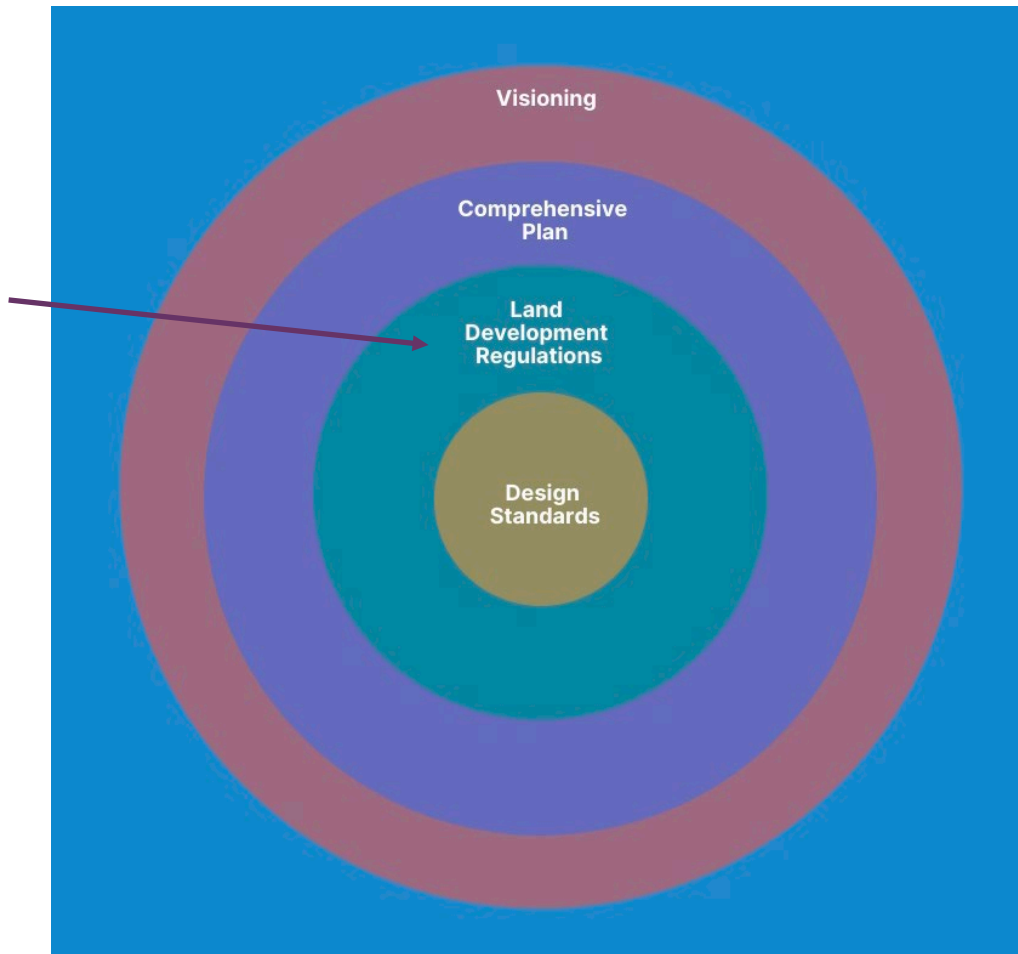


BONNIE  **LANDRY**
& ASSOCIATES Professional Planning Services

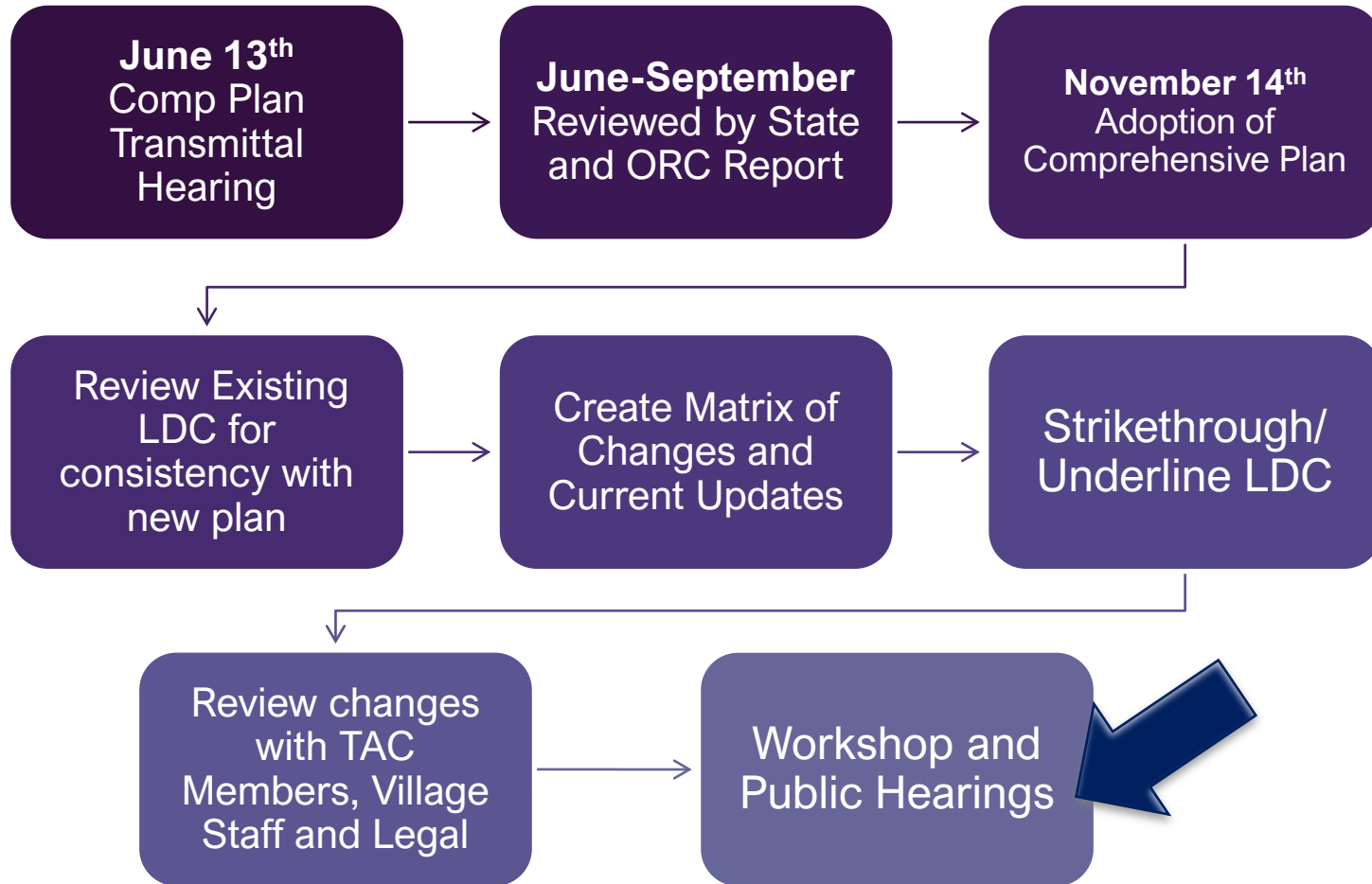


**Village of Palm Springs
Joint LDC Workshop (Council, PZB & CRA)
February 13, 2025**

+ Land Development Regulations



+ LDC Update Process



+ Project Timeline



- **September 10, 2024** – TAC Kickoff Meeting
- **November 14, 2024** – Adoption Hearing of the Comprehensive Plan
- **November 2024** – Matrix of LDC Updates Drafted
- **November, 26 2024**– TAC Meeting # 1
- **December 2024** – Draft LDC (Strikethrough and Underline)
- **January 13, 2025** – TAC Meeting # 2
- **January/February 2025** – Village Staff/Legal Review Draft LDC
- **February 13, 2025** – Joint LDC Workshop (Council, PZB and CRA)
- **March 2025** – LPA Public Hearing (1st Reading)
- **March 2025** – Village Council Public Hearing (1st Reading)
- **April 2025** – Village Council Adoption Hearing (2nd Reading)

+ Recognizing the LDC TAC Members



- ❖ **Kimberly Glas-Castro, Asst. Village Manager**
- ❖ **Iramis Cabrera, Planning, Zoning and Building Director**
- ❖ **Christian Melendez, Village Planner**
- ❖ **Kevin McGinley, Land Research Management, Inc.**
- ❖ **Marta Padron, CRA Member**
- ❖ **Jonnie Tieche, P&Z Board Member**
- ❖ **Felipe Lofaso , Director of Public Works**
- ❖ **David Harden**
- ❖ **Robert Bogdanoff**
- ❖ **Beth Schrantz, Land Use Attorney at Miskel Backman**
- ❖ **Scott Backman, Land Use Attorney for Morguard**
- ❖ **Samuel Epstein, Land Use Attorney at Miskel Backman**
- ❖ **Wendy Koch, Property Manager for Passen Enterprises**
- ❖ **Chris Bartle, Attorney for Passen Enterprises**
- ❖ **Syed Tanvir Asan, Property Manager**



Technical Advisory Committee Roles

Provided guidance of overall updates to the LDC to ensure the changes meet the local needs.

Encouraged Public Participation in the process

Vetted the Updated LDC (strikethrough and underline) and provided feedback

+ Comp Plan and LDC



Per Florida Statutes:

within one year of Comprehensive Plan amendments, the Village must update the Land Development Code to correspond to the new plan.

+ Five Focus Areas



**Vision Plan
and CRA**



Mobility



**Live Local
legislation**



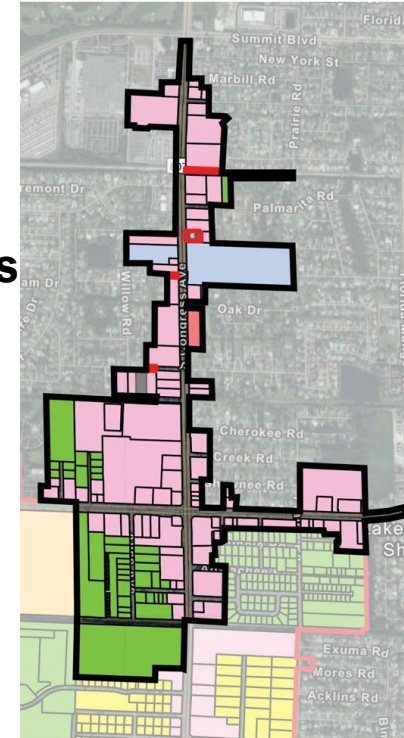
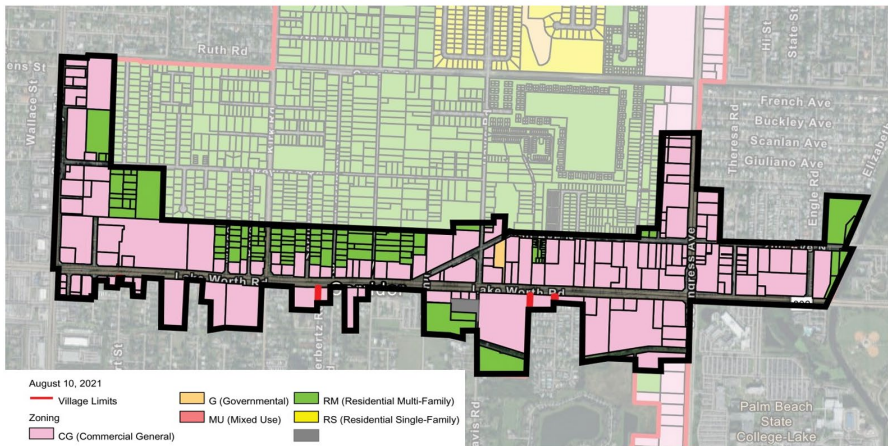
**Environmental
Regulations**



**Development
Standards**

+ LDC Updates – Vision Plan and CRA

- **Codify CRA goals within LDC (Sec. 34-574)**
 - **Mix of uses** accessible to Village residents
 - **Diversified economy**
 - **CRA revitalization, strong commercial corridors**
 - **Mixed-use districts** promoted in CRAs
- (Sec. 34-870, 34-878.1)



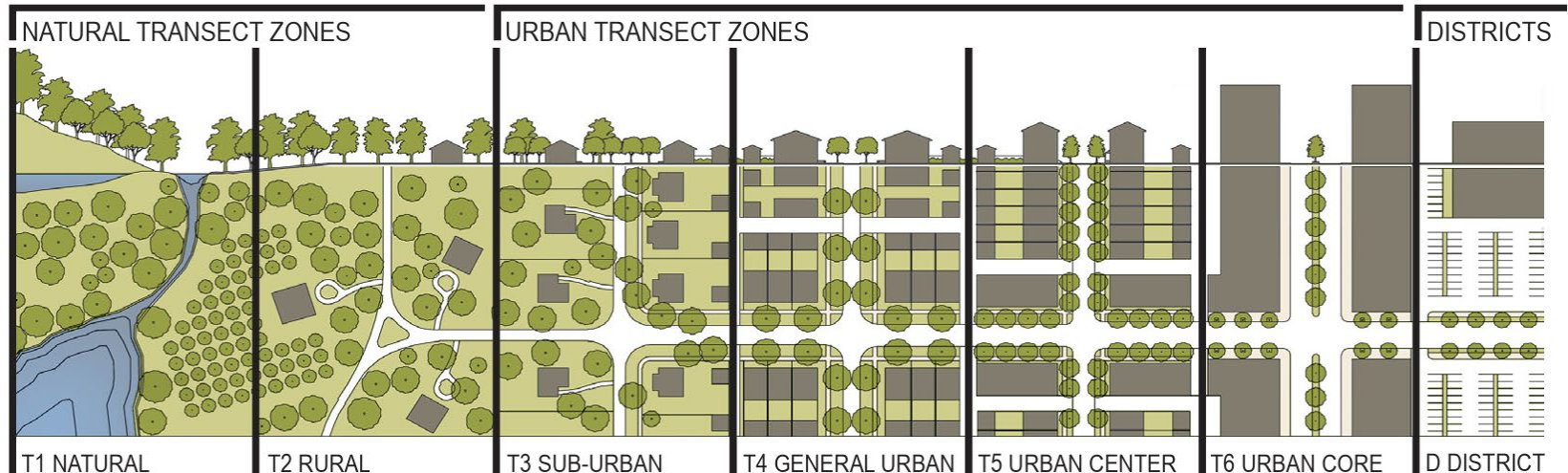
+ LDC Updates – Vision Plan and CRA



■ Buffering and Compatibility

- Medium-density residential should serve as a buffer between lower and higher density residential where possible (Sec. 34-761, 34-1352)
- Location of recreation and open space areas should be strategized for buffering where possible (Sec. 34-851, 34-1352)
- Compatibility considerations for infill development (Sec. 34-1366)

RURAL ||||| TRANSECT ||||| URBAN



+ LDC Updates – Vision Plan and CRA



- **New Zoning District for Village Commercial Renewal FLU**
 - VCR Future Land Use Category provides additional incentives
 - Added Subdiv IX Commercial Renewal (Sec 34-878.1 to 34-878.9)
 - New district based on existing Mixed-Use zoning, but more flexible:
 - Higher intensity allowance – 1.5 FAR excluding parking structure
 - Higher by-right height – 4 stories (48’) excluding parking structure
 - Increased height considered alongside “menu” of amenities
 - Job creation
 - Public gathering space
 - Public art
 - Additional landscaping
 - Advanced stormwater
 - Architectural features
 - Other amenities at discretion of Council



+ LDC Updates – Vision Plan and CRA

Visioning Workshop Recommendations

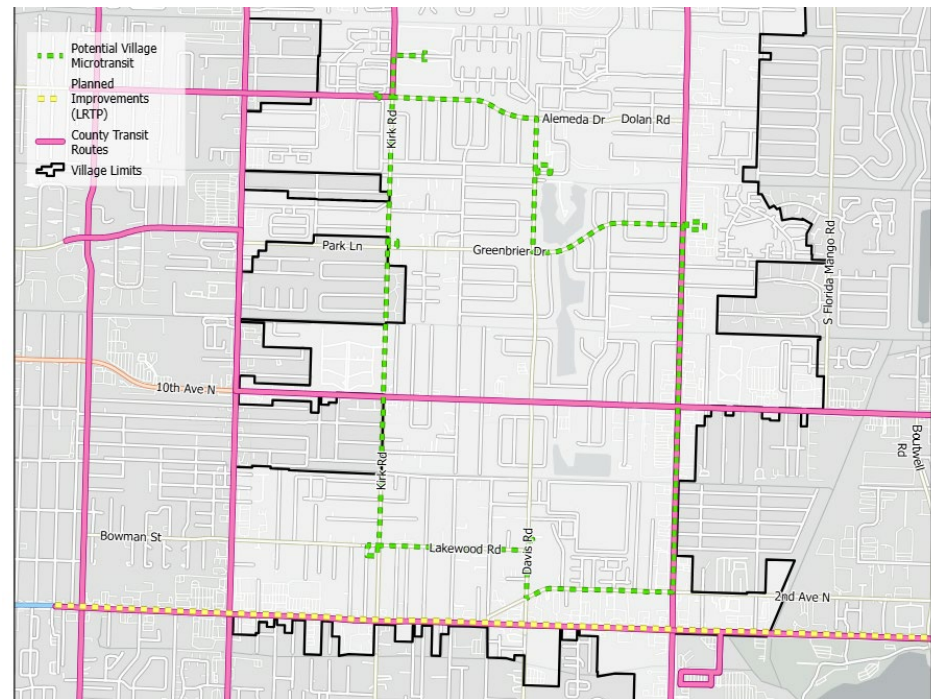
- Create a New Zoning District for properties in this Future Land Use Category that allows 4 story buildings by right.
 - Standards in this Zoning District would be context sensitive and:
 - Include a provision for developments that exceed 4 stories if the developer provides additional amenities in a project. These amenities would include, but not be limited to, Job Creation, Public Gathering Space, Public Art, Landscaping that goes beyond the minimum requirements.
 - Provide flexibility in building placement (setbacks) and building height evaluated by:
 - Roadway Classification of the roadway the building fronts
 - Adjacent Use (and compatibility)
 - The Height of the subject building and adjacent buildings
 - Quantity of Open space proposed
 - Quantity of Green space proposed
 - Inclusion of vertical parking structure (but include limited surface parking and drop off area for those with mobility issues).
 - Inclusion of Advanced Architectural Features



+ LDC Updates – Mobility

■ New Overlay System for Future Transit Needs

- New **Roadway Design Overlay Zone** code to provide for different ROW standards for different future transit needs (Sec. 34-899)
 - “*Beach Way Congestion Management*” overlay for Lake Worth Rd.
 - What name is preferred? (Sec. 34-1368 to 34-1371)
 - Potential park circulator overlay can be created over time



+ LDC Updates – Mobility

■ Access management and cross-connectivity

- Clarify **intergovernmental coordination** with PBC and FDOT on roadway access (Sec 34-1359 (c) and (d))
- Require **vehicular and pedestrian cross-access** between non-single-family parcels along commercial corridors (Sec. 34-1359(l))



Cross access provided between sites



Cross access for future development

+ LDC Updates – Live Local Act

■ Live Local Act

- **Legislation 2023 & 2024: preemptive law** related to projects meeting the requirements for affordable housing
 - Must allow multifamily and mixed use on commercial, industrial, and mixed-use lands
 - Additional pre-emptions for **density, intensity, height, parking**
 - Must be **administratively approved**



+ LDC Updates – Live Local Act discussion



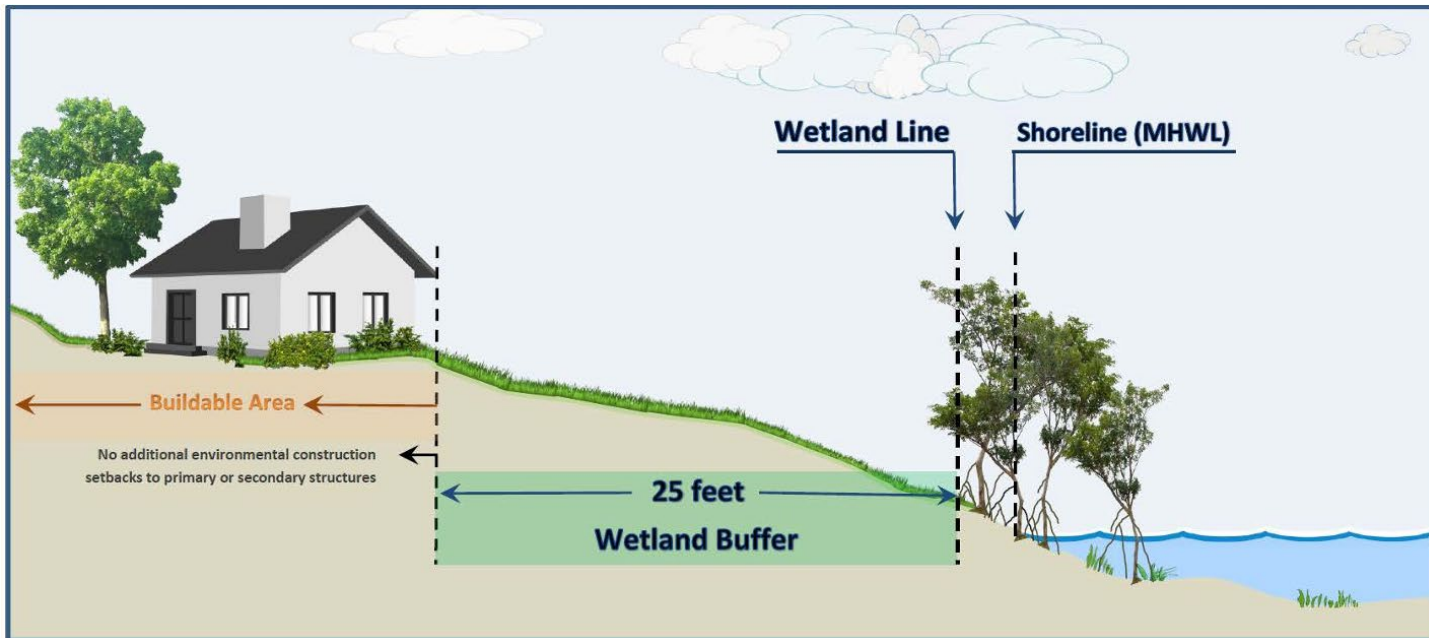
- DRAFT LDC Subdivision XXI in Supplemental District Regulations (Sec. 34-1300 to 34-1302.4)
 - Provides for application process, recording, enforcement
 - With pre-emption, codify or not codify? What if law changes?
 - DRAFT LDC Subdivision XXI in Supplemental District Regulations
- New requirement for website
 - In addition to posting the inventory, the Village must also include the process for an affordable housing project
 - Could use the draft code as a template



+ LDC Updates – Environmental

■ Wetlands and Waterbody Setbacks (Sec. 34-1356)

- Based upon **regional standards** and best management practices
- Wetlands: 25' average (minimum 10') setback
- Waterbodies: 10' setback
- **Regulated uses:** some types of development are allowed



+ LDC Updates – Environmental

- Green building incentives codified (Sec. 34-1367)
 - Existing policy but **never formally incorporated** into LDC
 - Eligibility includes LEED/Green Globes, EnergyStar, water conservation, innovative stormwater management (rain garden)
 - **At Village Council discretion**, incentives include expedited permitting, reduction of setbacks, higher buildings and reduction of open space.
- Stormwater Management (Sec. 34-1354) was strengthened
 - **Stormwater requirements for quantity and quality**, in line with new statewide unified stormwater rule
 - “Shoulds” to “shalls” throughout stormwater code



+LDC Updates – Development Standards



- Amended **Mixed-Use Zoning District** Standards
 - Sec. 34-872 “Property Development Regulations” and 34-874 “Performance Standards”
 - Clarified **calculation of allowable FAR**, not to exceed 1.0
 - **Removed wall requirement** between different uses on same site
 - **Added** requirement for **Interconnectivity** within and between sites
 - Regulation of component uses
 - **Maximum 50% residential**
 - Industrial uses must be **fully enclosed** and provide **noise study**
- LOS review Prior to Permit and CO (Sec. 34-1351(c))
 - Prior to CO, verify provision of water to serve new development
- Clarify recreational facilities requirements for residential subdivisions and developments (Sec. 34-1352(e))



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