



**MINUTES
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

PZ&B Director Iramis Cabrera
PZ&B Planner Christian Melendez

Records Clerk Andrea Medero
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

Chairman Johnnie Tieche called the Planning & Zoning Board Meeting to order at 6:28 p.m.

ROLL CALL

Present: Chairman Johnnie Tieche, Board Member Ralph Lashells, Board Member Ralph Wiles, Board Member Peter Braun, Board Member Kim Gehrman, Planning, Zoning, and Building Director, Iramis Cabrera, Planning, Zoning, and Building Technician, Christian Melendez, Village Attorney Christy Goddeau, Village Clerk Kimberly Wynn and Records Clerk Andrea Medero.

Also present: Mayor Bev Smith, Mayor Pro Kim Schmitz, Council Member Gary Ready.

Absent: Vice Chairman Richard Hughes and Ms. Brenda Browning

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: Andrea Medero, Records Clerk

There were no ex-parte communications.

Records Clerk Andrea Medero swore everyone in.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

There were no changes on the agenda.

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 18,536 square foot recreational facility associated with Court Club at 1591 Kirk Road.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Schmidt Nichols, agent for Andrew Penev, AMBR, 1591 Kirk Road Partners LLC ("Applicant"), is requesting approval of a Site Plan Amendment (**SPR25-02**) and concurrently requesting a Special Exception Use (**PSSE25-01**) to allow the construction of 18,536 square feet recreational facility called Court Club, within the residential multi-family property located at 1591 Kirk Road.

The 5.07-acre subject site lies approximately 0.1 miles north of Kirk Road and Forest Hill Boulevard. The site currently supports an abandoned 12,161 square feet place of worship, proposed to be demolished. The proposed plan of development consists of an 18,536 square feet recreational use and facility consisting of a tennis/ racquet club with 14 courts for tennis, pickleball, and padel ball with a buildout year of 2026.

The proposed project will be constructed in two phases with the first phase consisting of 9,443 square feet and the second phase consisting of 9,093 square feet.

During Phase I - the clubhouse, the swimming pool with restrooms, the tennis courts, and two storage buildings will be constructed.

During Phase II - 2,597 square feet will be added to the northern portion of the

clubhouse and the 6,496 square feet covered padel board courts will be converted into indoor padel courts at the southwest corner of the site.

The proposed development will operate as a social/fitness club and hold club-related events. Site access is proposed via one main driveway connected to Kirk Road and one additional access is proposed for emergency access only at the south end of the parking lot. Additionally, a right exit only has been provided at the northern driveway connection.

Planning, Zoning and Building staff support the applicant's request and recommend conditional approval of the Site Plan and the Special Exception Use, for the construction of 18,536 square feet of recreational use and facility consisting of a tennis-racquet club with 14 courts including tennis, pickle ball, and padel ball that will operate as a social/fitness club subject to the conditions listed on the staff report.

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

Planning, Zoning, and Building Planner Christian Melendez presented the article. Mr. Melendez stated that the applicant was requesting approval for the construction of an 18,536-square-foot recreational facility associated with the Court Club Project at 1591 Kirk Road.

Mr. Josh Nichols, Urban Planner with Schmidt Nichols at 1551 North Flagler Drive, Suite 102, WPB represented the Court Club Project, he provided a PowerPoint presentation outlining the development. He emphasized the facility's family-friendly environment and highlighted the privacy it would ensure. Mr. Nichols also mentioned that the project would be divided into two phases, displaying images of what both would look like upon completion. When asked about the architectural elements for the project, he asked that the architect on the project, Keith Spina, explain.

Mr. Spina, from Keith Spina AIA Architect, at 1401 Forum Way, West Palm Beach, detailed components of the site plan and architectural features. The Board asked questions regarding lighting on the premises, the fencing around the club, sewer connections, traffic considerations, and impact fees. Mr. Spina and Mr. Nichols addressed these concerns and provided clarifications.

Chairman Tieche reminded everyone this was a public hearing and offered the public an opportunity to speak.

Joel Rane, residing at 1564 Forest Lakes Circle, expressed concerns about the lighting, noise from the tennis court and racquet courts near the development. He also had a concern about the and the club's closing hours.

Christina, residing in a residence in Longfellow Drive, raised issues regarding peak recreational hours, lighting, and the impact on school bus lanes.

Chairman Tieche called for a motion regarding the Site Development Plan Amendment (SPR25-02) and Special Exception Use (PSSE25-01). Mr. Braun made a motion to approve, which was seconded by Mr. Wiles. The motion carried unanimously, 5-0.

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

SUMMARY: Beth Smith from Miskel Backman LLP, agent for the applicant, MG Congress LLC, is requesting a site development plan amendment with one waiver (SPR25-01) to re-use the former Off Lease Only car dealership as a 42,052 square foot Palm Tran Paratransit Operation Center that includes professional offices, and ancillary uses including vehicle storage, vehicle fueling, detailing, minor repairs, and maintenance, to improve micro-transit services provided to the surrounding Palm Beach County community.

Although the Palm Tran Paratransit Operation Center is not for 24-hour use, the applicant is requesting a waiver to allow 24-hour operations, given the nature of public transit schedules, early morning and late-night fueling requirements, and vehicle inspections may be necessary.

Note: Village Code Section 34-865(1) limits the hours of operation for all uses that typically generate noise, including but not limited to auto repair, carpentry, masonry, etc., in the light industrial land development district shall be restricted to 7:00 a.m. - 6:00 p.m. when adjacent to a residential zoning district. However, Section 34-866 provides that the Village Council may waive this requirement, provided that the spirit and intent of the light industrial land development district is complied with.

A professional office is permitted use in the Light Industrial zoning district, and minor auto repair and vehicle storage services are allowable as ancillary uses. The applicant intends to maintain the same site design and layout as previously approved, and the property will remain under unified control. Additionally, existing tenants will remain in the retail-office spaces fronting South Congress Avenue.

The Planning, Zoning & Building staff do not object to the proposed Site Development Plan Amendment and recommend conditional approval of the proposed project.

Planning, Zoning, and Building Planner Christian Melendez presented the article. Mr. Melendez stated that the applicant requested approval for a Site Plan Amendment with a waiver to re-use the former Off Lease Only car dealership as a 42,052-square-foot Palm Tran Paratransit Operation Center.

Scott Backman, from Miskel Backman LLP, located at 14 SE 4th St, Ste 36, Boca Raton, represented the applicant, Bev Smith, and delivered a PowerPoint presentation to the Board. In his presentation, Mr. Backman focused on the property's intended use and operations and explained that they would modify the existing building to meet their current needs.

Mr. Backman emphasized that the requested waiver is essential for the transit dispatch center to operate 24 hours daily. This capability is crucial for providing necessary transit services within the Village and the County, allowing Palm Tran to offer micro-transit options to mobility-disadvantaged individuals when they need them most.

He also outlined the proposed hours of operation and estimated the number of vehicles that would be serviced at different times throughout the day. Additionally, Mr. Backman noted that the site plan is similar to the previous one, highlighting that the minimal changes make this property the best option for their needs.

The Board asked questions regarding operating hours, the type of fuel tank they would be using, how the vehicles would refuel, any plans for avoiding traffic congestion with possible road additions or expansions, and how many employees would be on site.

Chairman Tieche reminded everyone this was a public hearing and offered the public an opportunity to speak.

Christina, a resident of Longfellow Drive, expressed her concerns about the expected duration of renovations and additions to the facility. She also inquired about the dimensions of vehicle storage.

Chairman Tieche called for a motion regarding the Site Development Plan Amendment (SPR25-01) with a waiver. Mr. Lashells made a motion to approve, which Mr. Braun seconded. The motion was unanimously approved, with a vote of 5-0.

Fiscal Impact: The proposed request is not expected to provide a direct fiscal impact on the Village; however, if approved, it would require various Village services that will result in increased expenditures on the Village.

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

Staff: Iramis Cabrera, PZB Director

SUMMARY: During the 2024 legislative session, House Bill 479 was passed, requiring interested cities to adopt a Mobility Plan and Fee Schedule, as well as an Interlocal Agreement with the County, by October 1, 2025. This is significant to us because it enables the Village to collect a single mobility fee that will fund various transportation improvements such as roads, multi-modal facilities, transit operations, and more within the Village limits. Additionally, it will eliminate the collection of road impact fees that do not necessarily benefit the Village.

At the Village Council meeting on July 25, 2024, a Professional Services Agreement was awarded to Nue Urban Concepts to prepare the Mobility Plan and Fee Schedule.

A joint Village Council/P&Z Board/CRA workshop was held on January 9, 2025 to review the draft Mobility Plan, including the data and proposed maps.

Florida Statute § 163.3180(S)(i), encourages local governments to develop tools and techniques including adoption of long-term strategies to facilitate development patterns that support multimodal solutions, adoption of area wide service standards that are not dependent on any single road segment function, and establishing multimodal service standards that rely primarily on non-vehicular modes of transportation where existing or planned community design will provide an adequate level of personal mobility. The Comprehensive Plan amendments are proposed to add goals, objectives and policies pursuant to the Palm Springs Mobility Plan and to establish a framework for the potential adoption of a Mobility Fee to serve as a revenue source for future mobility improvements. It is anticipated that the LPA and Village Council will consider the proposed comprehensive plan amendments on March 13, 2025.

Uyen Dang, a Transportation Engineer, presented Ordinance No. 2025-02, which pertains to the Comprehensive Plan Amendment Mobility Plan. Ms. Dang clarified that her presentation would recap the information shared during last January's council meeting. She explained to the Board that the Mobility Plan represents a 20-year vision for the Town's transportation system, shifting the focus from primarily moving vehicles to prioritizing the movement of people. Additionally, she noted that the Mobility Plan aims to create a balance between reducing congestion and supporting community growth. Ms. Dang then invited Jonathan Paul to elaborate on the comprehensive plan amendment.

Mr. Paul, from Nue Urban Concepts, explained that the purpose of the mobility plan fee and process is to provide the Village with a funding source. He added that the fees associated with the mobility plan would allow the Village to retain those funds for future projects.

The Board posed questions regarding how the mobility fee would function.

Chairman Tieche reminded everyone that this was a public hearing.

There were no comments from the public.

Chairman Tieche called for a motion regarding Ordinance No. 2025-02, the Comprehensive Plan Amendment for the Mobility Plan. Ms. Gehrman made a motion to approve, which Mr. Braun seconded. The motion was unanimously approved, with a vote of 5-0.

Fiscal Impact:

Adoption of a mobility fee would bring a new revenue source to the Village in the future.

OTHER BUSINESS

None

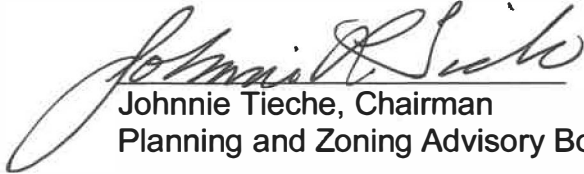
ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 8:05 P.M.



Andrea Medero, Records Clerk

ATTEST:



Johnnie Tieche, Chairman
Planning and Zoning Advisory Board Meeting Minutes

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

If a person decides to appeal any decision made by the Council concerning any matter considered, 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