



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

Chairman Johnnie Tieche called the Planning & Zoning Board Meeting to order at 6:34 p.m.

ROLL CALL

Present: Chairman Johnnie Tieche, Vice-Chairman Richard Hughes, Board Member Ralph Lashells, Jr. Alternate Ralph Wiles, Board Member Peter Braun, Board Member Kim Gehrman, Sr. Alternate Brenda Browning Planning, Zoning, and Building Director, Iramis Cabrera, Planning, Zoning, and Building Technician, Christian Melendez, Village Attorney Christy Goddeau, and Records Clerk Andrea Medero.

Also present: Mayor Pro Tem Gary Ready

Absent: Planning, Zoning, and Building Technician, Christian Melendez

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.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

There were no changes on the agenda.

APPROVAL OF MINUTES

2. **Approval of February 11, 2025, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve February 11, 2025, minutes from the Planning and Zoning Advisory Board Meeting.

Staff: Andrea Medero, Records Clerk

Chairman Tieche asked for a motion of approval for the February 11, 2025, minutes. A motion to approve the February 11, 2025, minutes was made by Mr. Braun and seconded by Mrs. Gehrman. Motion carried 5-0.

ORDER OF BUSINESS

There was no order of business.

REGULAR AGENDA

3. **Transportation Alternative Grant for 2nd Avenue North - Congress Avenue to Lake Worth Road Complete Street Project: Recommend approval to the Village Council of the Transportation Alternative Grant for 2nd Avenue North and Congress Avenue to Lake Worth Road Complete Street Project.**

Staff: Iramis Cabrera, PZB Director

SUMMARY: The Village of Palm Springs is collaborating with the Transportation Planning Agency (TPA) to apply for a Transportation Alternatives (TA) grant, which offers funding of up to \$1,500,000. This grant focuses on projects that feature non-motorized elements, such as sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic-calming measures, lighting, and other roadway safety improvements. The Village plans to allocate these funds to the 2nd Avenue North corridor, identified as a prime candidate for essential safety enhancements.

Attached is a draft typical section for reference. As we progress with the design, the Village will create a more comprehensive section tailored to the various areas along the corridor.

Public Works Director Felipe Lofaso presented the article. Mr. Lofaso explained that the Transportation Alternative Grant is a project focused on developing complete street-type projects that include non-motorized elements such as sidewalks, bicycle

infrastructure, and pedestrian walkways. He mentioned that this project would be divided into two phases. The first phase is currently underway and involves a drainage project on 2nd Avenue North, which is expected to take approximately one year to complete. Phase 2 will focus on the complete street project.

Mr. Lofaso added that this article is being submitted to the Board for review and approval so the council can evaluate it. The timeline for this grant extends to 2028. He also noted that if any previous projects do not continue, Phase 2 could move forward before 2028 or within that year.

The Board asked questions regarding the project's progress, the inclusion of bike lanes, and if there were any cost implications for the community.

Chairman Tieche called for a motion regarding the Transportation Alternative Grant for 2nd Avenue North, Congress Avenue to Lake Worth Road Complete Street Project. Mr. Lashells made a motion to approve, which was seconded by Mr. Hughes. The motion carried unanimously, 5-0.

FISCAL IMPACT:

If the grant is approved, it will facilitate the development of a complete street project along 2nd Avenue North and therefore will encourage the redevelopment of the properties within the area.

PUBLIC HEARINGS

4. **Ordinance No. 2025-03 - Updates to the Land Development Regulations: Recommend approval to the Village Council for Ordinance No. 2025-03 to adopt a Vision Plan in August 2023 and EAR-based amendments to its Comprehensive Plan in 2024 (changes to comply with Florida law and implement the new Vision).**

Staff: Iramis Cabrera, PZB Director

SUMMARY: The Village adopted a Vision Plan in August 2023 and 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 Regulations (LDR) within one year of the adopted Comprehensive Plan. To that end, staff developed a Technical Advisory Committee to guide the LDR updates, encourage public participation in the process, and vet the draft document before the Village Council review.

A Joint Workshop was held on February 13, 2025, with the Village Council, Planning and Zoning Board & CRA to provide an overview of the recommended changes to the Code and to seek input from the Joint Committee and the public.

The purpose of today's public hearing is to present the final draft of the updated Land Development Regulations and seek a recommendation from the Village Council to approve Ordinance No. 2025-03.

As a result of the Joint Workshop, the following updates were made:

- Revise the language for the corridor overlay to clarify that any site area dedicated to the right of way will still be included in the total site calculations for intensity and/or density.
- Rename the Roadway overlay as the "Lake Worth Road Connector Overlay."
- Remove Sec. 34-1300 Administrative Policies for Affordable Housing related to the Live Local Act. The State pre-empts the Village on this matter, and the legislation does not require the Village to codify the process. However, the Village must include a summary of the process for Live Local Act projects on the Village Website. The consultant is working with Village staff to add this to the web page for Affordable Housing.
- Refine the standards for setbacks from stormwater ponds.

The Village Council will consider the proposed ordinance at its First Reading during its April 10, 2025, meeting.

Ms. Bonnie Landry from Bonnie Landry Associates presented the article. She discussed the changes made since the Joint Workshop on February 13, 2025. The purpose of the presentation was to share a draft of the updates and gather feedback from the board.

Ms. Landry highlighted the modifications to the Land Development Regulations, emphasizing that her staff has been collaborating closely with city staff to ensure the best decisions are made. The key points of her presentation included:

1. Clarifying the corridor overlay language to specify that any site area designated for right-of-way will be included in total site calculations for intensity and density.
2. Renaming the Roadway Overlay to "Lake Worth Road Connector Overlay."
3. Removing Section 34-1300 regarding Affordable Housing policies linked to the Live Local Act, as the State preempts the Village.
4. Ensuring that the Village provides a summary of the process for Live Local Act projects on its website, which is being coordinated with the consultant.
5. Refining the setback standards for stormwater ponds.

The Board inquired about who was responsible for maintaining the natural features, the modifications to the footpaths, the list of prohibited uses, and the addition of lanes.

Chairman Tieche called for a motion regarding the updates to the land development regulations. Mr. Lashells made a motion to approve, which Mr. Braun seconded. The motion carried 4-1. Mr. Hughes was opposed.

FISCAL IMPACT:

Adoption of the revised land development regulations will facilitate the redevelopment of many undeveloped properties and therefore will increase the village's property valuation.

OTHER BUSINESS

None

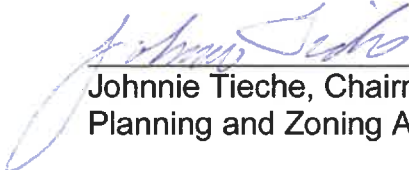
ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 7:40 P.M.



Andrea Medero, Records Clerk

ATTEST:



Johnnie Tieche, Chairman
Planning and Zoning Advisory Board Meeting Minutes



**NEXT MEETING
TUESDAY, APRIL 8, 2025, AT 6:30 P.M.**

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