



**VILLAGE HALL- COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FLORIDA
APRIL 10, 2025 AT 6:30 PM**

CALL TO ORDER

Mayor Bev Smith called the Village Council Regular Meeting to order at 6:50 p.m.
(Immediately following the Community Redevelopment Agency Meeting)

ROLL CALL

Present: Mayor Bev Smith, Vice Mayor Kim Schmitz, Mayor Pro Tem Gary Ready, Council Member Joni Brinkman, and Council Member Patti Waller

Absent: None

Also Present: Village Manager Michael Bornstein, Village Attorney Christy Goddeau, Village Clerk Kimberly M. Wynn, Assistant Village Manager Kim Glas-Castro, Police Chief Tom Ceccarelli, Sergeant-In-Arms, Planning, Zoning, and Building Director Iramis Cabrera, Public Works Director Felipe Lofaso, and Finance/IT Director Mara Frederiksen.

INVOCATION

The Village Manager, Mr. Bornstein, led the invocation.

PLEDGE OF ALLEGIANCE

The Village Council led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

The Village Manager noted there were no Additions, Deletions, or Modifications to the agenda. Council Member Waller moved to approve as presented, it was seconded by Vice-Mayor Schmitz. The said motion carried 5-0.

CONSENT AGENDA

1. **Approval of March 13, 2025, Local Planning Agency Meeting Minutes: Motion for approval of March 13, 2025, Local Planning Agency Meeting Minutes.**
Staff: Kimberly Wynn, Village Clerk
2. **Approval of March 13, 2025, Village Council Regular Meeting Minutes: Motion for the approval of March 13, 2025, Village Council Regular Meeting Minutes.**
Staff: Kimberly Wynn, Village Clerk
3. **Appointment to the Joseph L. Fallon Scholarship Committee: Motion for the approval to appoint Ashley Saingilus to the Joseph L. Fallon Scholarship as a Regular Member to evaluate essay submissions for high school students**

for consideration of the Joseph Fallon Scholarship.

Staff: Kimberly Wynn, Village Clerk

SUMMARY: The Fallon Scholarship Committee consists of Police Chief Ceccarelli, Assistant Village Manager Kim Glas-Castro, Library Director Jossie Maliska, and Council Member Patti Waller. There is a vacancy on the Board due to the resignation of Mrs. Robin Hughes.

The Scholarship Selection Committee includes five (5) members from different departments, a Village Council member, and a Library Board or community representative. Generally, the Committee meets once a year to review and evaluate applications based on financial need, grades, experience, and personal evaluations.

Human Resource Director, Mrs. Ashley Saingilus has expressed an interest in serving on the Joseph L. Fallon Scholarship Committee. If the appointment is approved by the Village Council, she will serve until she resigns her position at the Village, or request to be removed from the Committee.

Fiscal Impact: There is no fiscal impact.

4. **Reappointment to the Parks and Recreation Board:** Motion to approve the reappointment of Alberto Jordat and Rick DiRenzo as Regular Members to the Parks and Recreation Board to serve a three-year term that expires May 14, 2028.

Staff: Kimberly Wynn, Village Clerk

SUMMARY: The terms for Mr. Alberto Jordat and Mr. Rick DiRienzo will expire on May 14, 2025, on the Parks and Recreation Board. Mr. Jordat and Mr. DiRienzo has expressed an interest in continuing to serve as a Regular member on the Advisory Board.

If approved, they will serve a three-year term that expires May 14, 2028. The appointments would leave no vacancies on the Parks and Recreation Board.

5. **Resolution No. 2025-25 - Approve Piggyback Agreement with Universal Cabling System, Inc. for Village Wide Cabling Contractor Services and Proposal for Police Department Building Expansion project:** First motion to approve Resolution No. 2025-25 to enter a piggyback agreement with Universal Cabling System utilizing the Palm Beach County School Districts contract awarded through a competitive selection process - Cabling Contractor Services (Bid No. 24C-31V) for a cabling contractor to provide services for the cabling distribution system for analog and digital voice telephony, video and network data operations for Village Wide use. Future projects with estimated costs exceeding \$35,000 will be presented to the Village Council for approval.

The second motion is for the Police Department to enter into a Piggyback Agreement with Universal Cabling System, Inc. for an amount not to exceed \$222,261 for the Police Expansion Project at 217 Cypress Lane. The proposal for the PD Building Expansion structured cabling with Universal Cabling Systems, Inc. will be funded by Account Number 01229-56200.

Staff: Sylvia Ward, Purchasing Manager

SUMMARY: The IT Department has determined the need for a cabling contractor to provide services for the cabling distribution system for analog and digital voice telephony, video and network data operations for Village Wide use. The installation of fiber optic-based premised wiring distribution systems is the backbone of networks.

The Village is seeking authorization to enter into a piggyback agreement with Universal Cabling Systems, Inc., utilizing the Palm Beach County School District's contract awarded through a competitive selection process - Cabling Contractor Services (Bid No. 24C-31V). The Village has worked with the proposed vendor and has received excellent service and quality products.

If approved, the Village would accept all terms, conditions, and pricing based on the Palm Beach County School District contract with Universal Cabling Systems, Inc. The proposed agreement would expire on June 19, 2027; if Palm Beach County School District extends the term of the contract, the Village may extend the term of the agreement. The Village will only expend the amount in the approved Budget as it may be adopted/amended each year for these goods and services over the term of this contract.

In addition to the recommendation of the piggyback agreement, the IT Department obtained a proposal for the cabling services required for the Police Department Building Expansion project. The proposal includes labor and materials for the structured cabling scope of work aligned with the construction specifications and drawings. The total proposed amount is not to exceed \$222,261.00, utilizing the price schedule rates from the Palm Beach County School District Cabling Contractor Services agreement.

The Village Attorney prepared the proposed agreement, and the Finance Director and Procurement Manager reviewed it.

Fiscal Impact: The proposal for the Police Building Expansion structured cabling with Universal Cabling Systems, Inc. will be funded by Account Number 01229-56200. Future projects with estimated costs exceeding \$35,000 will be presented to the Village Council for approval.

6. **Resolution No. 2025-26 Approve Right-of-Way Deed - Coconut Road - 3798 Coconut Road:** Motion for the approval of Resolution No. 2025-26 for a Right-of-Way Deed with Coconut Road to maintain a safe roadway for property owners and residents within the area that would accept property

within the public access easement including a 35' cross-section containing the existing pavement for vehicular travel and provide for the future development of a drainage swale and sidewalk improvements.

Staff: Iramis Cabrera, PZB Director

SUMMARY: In 2006, 2011, and 2012, Palm Beach County transferred portions of Coconut Road to the Village through annexations (Resolution No. 2012-55). The balance of the road, from Canal 11 Road south to 540' north of 2nd Avenue North, is a public access easement (not a platted right-of-way) granted by all abutting property owners and was not formally maintained by the County.

Note: The Village installed utility lines in 2011 and resurfaced the roadway.

To maintain a safe roadway for property owners and residents within the area, Village staff has received a proposed right-of-way deed that would accept property within the public access easement including a 35' cross-section containing the existing pavement for vehicular travel and would provide for the future development of a drainage swale and sidewalk improvements. During the redevelopment or significant improvement of adjacent property, the Village will request a right-of-way dedication from adjoining owners.

Currently, the Village has received two (2) right-of-way deeds to be considered by the Village Council.

Right-of-way deeds were prepared by the Village Attorney and reviewed by the Planning, Zoning, & Building Director. A sealed sketch and legal description were reviewed by the Village Surveyor and attached to the executed deed.

Note: Village Council approval is required for this deed to be accepted.

Following approval by the Village Council, the proposed deed will be filed with the Palm Beach County Clerk of Courts.

Fiscal Impact: The proposed right-of-way deed does not have a direct fiscal impact on the Village.

7. **Work Authorization Amendment No. HE-CRA2.1 - Congress Avenue Sanitary Sewer Force Main Project - Task Order No. 305 (FY25 Budget funded - CRA / General Fund) - Holtz Consulting Engineers:** Motion to approve Work Authorization HE-CRA2.1 with Holtz Consulting Engineers (Holtz), which represents an increase of \$53,330 for added professional engineering services related to the final design and construction oversight of the Congress Avenue Sanitary Sewer project (Task Order No. 305).

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: The Palm Springs Community Redevelopment Agency (CRA) staff is requesting approval of Work Authorization Amendment HE-CRA2.1 with Holtz Consulting Engineers (Holtz) for added professional engineering services requested by Palm Beach County related to the final design and construction

oversight of the Congress Avenue Sanitary Sewer project (Task Order #305).

This amendment to the work authorization includes:

- \$1,900 for preparation of a sketch & legal description for the proposed master lift station easement at 1212 South Congress Avenue;
- \$3,910 for a revised design of the aerial crossings over the LWDD canals to accommodate a future water main; and
- \$47,520 to increase the onsite Construction Manager time from 12 hours/week to 20 hours/week.

The Village Council is requested to approve Work Authorization Amendment HE-CRA2.1 (Task Order No. 305) to support all required professional engineering services and related tasks to the final design and construction of the sanitary sewer project, for a total of \$473,600, an increase of \$53,330 over the next 14 months.

A review of the 90% construction plans was conducted on March 4, 2025. Permit applications have been submitted to the Lake Worth Drainage District, Palm Beach County Land Development Department, Florida Department of Transportation, and Palm Beach County Health Department.

Note: The proposed project is a partnership with Palm Beach County to facilitate redevelopment in the Congress Avenue District of the CRA. The lack of sanitary sewers was outlined in the Findings of Necessity Report for the CRA as one of the factors contributing to blight in the area and limiting redevelopment potential. The CRA Community Redevelopment Plan identifies the sanitary sewer project as a priority for the corridor.

Note: The Village/CRA will utilize County contractor, Johnson-Davis, who is familiar with PBCWUD construction standards via piggyback agreement - this is anticipated to be brought to the May meeting.

The proposed Work Authorization Amendment HE-CRA2.1 was prepared by Holtz Consulting Engineers and reviewed by the Assistant Village Manager, Project Manager, and the Palm Beach County Water Utility Department Director.

Fiscal Impact: The Village/CRA has committed \$1.5 million for its portion of the project costs for Phase 1, utilizing the general fund balance after the allocation of ARPA funds to other general services. The Village will not expend more than the amount within the approved budget as it may be adopted/amended each year for these goods and services over the term of this agreement.

8. **Task Order No. 381 - Village Commons Park Improvements Project - Clearspan Structures, LLC;** Motion for the approval of - Task Order No. 381 - Clearspan Structures, LLC in the amount of \$45,174 for survey services associated with Village Commons Park Improvement Project near 226

Cypress Lane. Funding is available from the FY 2025 Capital Improvement Plan (CIP) Budget.

Staff: Juan Ruiz, Director of Parks and Recreation

SUMMARY: This task order authorizes due diligence survey services as the critical first step in the Village Commons Park Improvement Project.

Scope of Work:

- Provide surveying services as required to provide a current survey depicting the existing topography, improvements, and known utilities.
- Provide private locates for onsite utilities within the proposed work area.
- Provide a title search of the affected parcels to determine any recorded easements.
- Provide management and coordination of these services with various subcontractors.

These services are essential for informing the design phase and ensuring proper planning and permitting for all subsequent park improvement work.

The Village Commons Park Improvement Project is a priority initiative aimed at enhancing recreational facilities and public spaces for our residents. Before design and construction activities can proceed, a comprehensive site assessment must be conducted.

The proposed agreement was prepared by the Village Attorney and reviewed by the Parks and Recreation Director, as well as the Finance Director.

Fiscal Impact: The cost of Task Order No. 381 is \$45,174. Funds for this task order are allocated in the approved Village Capital Improvement Plan (CIP) budget for FY 24/25.

9. **Proclamation: Recognizing Public Safety Telecommunicators Week - April 13-19, 2025.**

Staff: Andrea Medero, Records Clerk

10. **Proclamation: Recognizing National Library Week - April 6-12, 2025**

Staff: Andrea Medero, Records Clerk

11. **Proclamation: Recognizing Arbor Day - April 2025.**

Staff: Andrea Medero, Records Clerk

End of Consent Agenda....

Mayor Smith discussed the Public Safety Telecommunicators' Week, National Library Week and Arbor Day Proclamation on the agenda. She spoke of the Council's appreciation for each.

Mayor Pro Tem Ready made a motion to approve the Consent Agenda. Council Member Brinkman seconded the motion. The said motion carried 5-0.

PRESENTATIONS

12. **Palm Springs 2024/2025 Community Survey - The National Community Survey/Polco:** Mr. Brandon Barnett and Steven Vickers, Survey Specialists with the National Research Center/Polco, will present the first scientific Palm Springs 2024-2025 Community Survey.

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: Mr. Brandon Barnett and Steven Vickers, Survey Specialists with the National Research Center/Polco, will summarize the 2024-2025 Community Survey findings.

In the future, Village surveys will be administered every 3–4 years, with a shorter version offered in various formats for evaluation. The National Community Survey conducted in 2022 will serve as a benchmark for this year's survey. The advanced report will also include comparisons with other communities that have previously conducted the National Community Survey.

The community survey was initially scheduled for September to November 2024; however, due to low response rates from randomly selected households and the open participation survey, the survey period has been extended to remain open until February 28, 2025.

The Assistant Village Manager, Mrs. Glas-Castro, introduced Polco Consultant, Jason Neumeir. He gave a brief overview of his role with the National Community Survey and his professional background. He explained that the results were monitored over time to focus on different aspects of the Village, which included safety, livability, schools and service. Different methods were used to collect data for this survey. He discussed the key findings of the audit, highlighting the strengths and weaknesses.

Mayor Pro Tem Ready inquired about the number of surveys that were returned as undeliverable mail. He wanted to know if they were scanned for bad addresses or if these were rentals. Further, if the survey were conducted now, would the statistics change because of the impending tariffs? Assistant Village Manager Glas-Castro stated that the majority of the return mail was from Lakeside Village Condominiums. The recipients were snowbirds with Canadian addresses whose mail was not forwarded. Typically, there is a 2-5% mail return rate. There would also have to be some consideration of the trends that are taking place today.

Fiscal Impact: There is no fiscal impact resulting from this presentation.

13. Presentation of Annual Comprehensive Financial Report

Staff: Mara Frederiksen, Finance Director

SUMMARY: Mr. Nicholas Martin, a Senior Manager at Marcum, LLP, the auditing firm for the Village, will present the Annual Comprehensive Financial Report (ACFR) for the fiscal year that ended on September 30, 2024. The presentation will include the audit report on the financial statements.

Fiscal Impact: None

The Finance Director, Ms. Mara Frederiksen, acknowledged the Finance Department for their hard work then introduced Mr. Nicolas Martin from CBIZ to give a presentation on the Annual Comprehensive Finance Report (ACFR). He summarized the ACFR for FY 2024 to the Village Council. Since the Village exceeded \$750,000 in grant funding, it triggered a single audit by the State. Mr. Martin talked about a financial analysis that could be carried out based on the last five years; but, there were no concerns about the audit.

Mayor Smith offered the public and the Council an opportunity to speak. There were no comments.

PUBLIC COMMENT

Fire District Chief Ronald Martinez, and his staff introduced a new smoke detector and carbon monoxide alarm initiative that they are partnering with the American Red Cross for the residents of Palm Springs. The monitors have lifetime batteries installed, and some are ADA-compliant for hearing and vision impaired. They install the device, and it is free. There is no hard-wire involved. Renters can participate; however, they must get homeowner approval. They discussed how anyone can sign up for the device.

Chief Martinez announced they would be available for the upcoming Easter Event on April 19, 2025. He then proceeded with the monthly statistics for the Village. The response times for the Village remain above average.

PUBLIC HEARINGS

14. **(First Reading) Ordinance No. 2025-03 - Updates to the Land Development Regulations:** Motion to approve Ordinance No. 2025-03, which proposes to amend the Land Development Regulations and Official Zoning Map to implement the Comprehensive Plan, based on the Evaluation and Appraisal Report (EAR) conducted in 2024. This amendment aims to comply with Florida law and implement the new Vision.

Staff: Iramis Cabrera, PZB Director

SUMMARY: The Village of Palm Springs adopted a Vision Plan in August 2023 and an Evaluation and Appraisal Report (EAR)-based on amendments to its Comprehensive Plan in 2024 (changes to comply with Florida law and changes to implement the new Vision). The Village is required to update the Land Development Code (LDC) within one year of the adopted Comprehensive Plan. To that end, the Village developed a Technical Advisory Committee to guide the LDC updates, encourage public participation in the process, and vet the draft document prior to 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. As a result of the Joint Workshop, the following updates were made:

- Revised language for the corridor overlay to clarify that any site area dedicated to the right-of-way would still be included in the total site calculations for intensity and/or density.
- Renamed the Roadway overlay as the “Lake Worth Road Connector Overlay”.
- Removed 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.
- Refined the standards for setbacks from stormwater ponds.

A Public Hearing of the Planning and Zoning Board was held on March 11, 2025, to present the most recent draft of the Land Development Regulations. The Planning and Zoning Board recommended approval of the draft with one revision.

- Revise Sec. 34-878.8 Prohibited uses in the CR Commercial Renewal Zoning District to add gas stations and convenience foods as prohibited uses.

The Planning and Zoning Board recommended that the ordinance be forwarded to the Council 6-1 with Member Richard Hughes dissenting.

The purpose of today’s public hearing is to present the final draft of the updated Land Development Code and Zoning Map amendments to the Village Council.

If approved in the 1st reading, the proposed ordinance will be considered for the 2nd and final reading by the Village Council on May 8, 2025.

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.

Mrs. Bonnie Landry, Consultant with Landry and Associates, presented Ordinance No. 2025-03. Per Florida Statutes, within one year of the Comprehensive Plan amendments, the Village must update the Land Development Code to correspond with the new plan. She discussed the five (5) focus areas, which included the Vision Plan and CRA, Mobility, Live Local Legislation, Environmental Regulations, and Developmental Standards.

In the current version, there were three primary changes. The Live Local Act was removed from the Code. Legislation in 2023 and 2024 makes it a preemptive law that is related to projects meeting the requirements for affordable housing. Further, there is a new requirement for websites that, in addition to posting the inventory, the Village must also include the process for an affordable housing project. The Village will add it to the website. Ms. Landry discussed the proposed amendments to the Comprehensive Plan and the prohibited uses. There is a need to cap Green Building incentives. She talked about new regulations that change the littoral zone (Sec. 34-1354.2). Also, the requirement for water bodies is > 1 acre, and a 50% minimum of the shoreline must be planted.

Council Member Brinkman asked us to include language in the Code that indicates when it is necessary to do littoral approvals, since the process can be expensive. It is generally done between site plan approvals (between site plan approvals).

It was questioned if there should be a cap on the maximum height of buildings in the Village renewal for properties exceeding four (4) stories - 48 feet. She explained that the Village must demonstrate the additional height doesn't adversely impact adjacent properties. Mrs. Landry clarified if this should be considered on a case-by-case basis or if the Village have a cap. The Village Attorney, Mrs. Goddeau, explained that with the Live Local Act, there could be an unlimited height limit. She talked about calculating the residential use in Commercial Renewal (CR) Zoning.

Mayor Smith asked if smoke shops, vape shops, and tattoo parlors could be added to the list of prohibited uses in the Village. The Village Attorney, Mrs. Goddeau advised the Council that because this is a preemption, additional research is required. Tattoo parlors would have to be redefined since, under the current Code, they're classified as retail. The Council asked to prohibit massage parlors as well. There was discussion about current businesses that can be grandfathered in and what is considered nonconforming.

Ms. Landry asked if the Village wanted to cap the maximum height of buildings in the Village Renewal (VR) Zone for properties exceeding four stories - 48 feet (page 18). It must demonstrate that additional height doesn't adversely impact adjacent properties. Should this be on a case-by-case basis, or should the Village have a cap? Village Attorney Goddeau explained that with the Live Local Act, there could be an unlimited height limit. She

also discussed calculating the residential use in CR Zoning.

Mayor Smith offered the public an opportunity for public comment. There was none. The Village Attorney, Mrs. Goddeau read the title of the caption to the record.

Mayor Pro Tem Ready made a motion to approve Ordinance No. 2025-03 on the First Reading. At this point, Council Member Brinkman asked if property owners were getting rezoned with this amendment and if they were notified. There was further discussion about sending a notice to vested property owners. The Council would like to have the property owners receive direct notifications. In the meantime, they recommended that Ordinance No. 2025-03 be continued to a date certain of May 8, 2025, Village Council Public Hearing.

Mayor Pro Tem Ready made a motion to withdraw approval of Ordinance No. 2025-03. Council Member Waller seconded the motion. The said motion carried 5-0.

Council Member Brinkman made a motion to continue Ordinance No. 2025-03 to May 8, 2025, Village Council Meeting, and Mayor Pro Tem Ready seconded the motion. The said motion carried 5-0.

ACTIONS AND REPORTS

No Actions and Reports.

VILLAGE MANAGER COMMENTS

No Village Manager Comments

VILLAGE COUNCIL COMMENTS

The Village Council gave updates on upcoming events. They thanked Ms. Frederiksen and the Finance Department for a successful audit report.

ADJOURNMENT

Hearing no further business, Mayor Smith adjourned the meeting at 8:23 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 **April 10, 2025**. Which minutes were formally approved and adopted by the Village Council on **MAY 8, 2025**.

Kimberly M. Wynn

Village Clerk

**NEXT REGULAR MEETING:
THURSDAY, MAY 8, 2025, AT 6:30 P.M.
(IMMEDIATELY FOLLOWING THE CRA MEETING)**