



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
APRIL 8, 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

Deputy Village Clerk Jane R. Worth
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 Advisory Board Meeting to order at 6:30 p.m.

ROLL CALL

Present: Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, Kim Gehrman, Paul Braun, Brenda Browning, and Ralph Wiles

Also present: Planning, Zoning, and Building Director, Iramis Cabrera, Planning, Zoning, and Building Planner, Christian Melendez, Village Attorney Christy Goddeau, and Deputy Village Clerk, Jane R. Worth

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.

Deputy Worth swore in Mr. Jay Huebner, HSQ Group, Inc., and Mr. Paul Charette, Charette International Architecture.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

None

APPROVAL OF MINUTES

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

Staff: Andrea Medero, Records Clerk

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

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **PZ&B Order 2025-01 - Parking Variance (PSV25-01) and Number of Loading Zones Variance (PSV25-02) - Palm Springs Market Place - 3965 South Congress Avenue:** Motion to recommend approval of an application submitted by Palm Springs Market Place, LLC, applicant and contract purchaser for 3965 South Congress INC.. The application seeks approval for a Site Development Plan Amendment (SPR25-03) and concurrently requests a Special Exception Use (PSSE25-02) to allow the construction of a 10,879-square-foot retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress Avenue.

Staff: Iramis Cabrera, PZB Director

SUMMARY: An application submitted by Palm Springs Market Place, LLC, ("Applicant") and contract purchaser for 3965 South Congress INC, for a Site Development Plan Amendment (SPR25-03) and concurrently requesting a Special

Exception Use (PSSE25-02) to allow the construction of 10,879 square feet one-story retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress.

The property was annexed into the Village on August 27, 2009, as a developed parcel, with a full-service station and a convenience store. The existing property has been a gas station since 1997 with a 3,223-square-foot building that will be demolished and replaced with the proposed retail building. Within the existing intersection, there are three gas stations, creating a vehicular-dominant use and a proliferation of the same type of use.

The proposed development project provides upscale building architecture, allowing for prominent retail and restaurant uses. The proposed development proposes improvements regarding landscaping, traffic trip reduction, and providing needed retail services to the neighborhood.

As part of the proposed Site Development Plan, the applicant is requesting two (2) variances, which are subject to the Planning and Zoning Board's consideration:

1. PSV25-01 - Requesting variance relief from Section 34-1329 to allow the reduction of parking spaces from 68 parking spaces required to 57 spaces, a reduction of 11 spaces.
2. PSV25-02 - Requesting variance relief from Section 13-1330 to reduce the number of loading zones from the required two spaces to one space.

Planning, Zoning & Building does not object to the variances requested and recommends conditional approval to facilitate the redevelopment project proposed for the property, which is subject to a separate agenda item.

Planning, Zoning, and Building Planner Christian Melendez presented the article. Planner Melendez stated that the applicant was requesting approval for a site development plan amendment of a 10,879-square-foot retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress Avenue. Planner Melendez stated the applicant requested two (2) variances: Section 34-1329, reducing the number of parking spaces, and Section 13-1330, reducing the number of loading zones.

Mr. Jay Huebner, engineer with HSQ Group, Inc. - 1001 Yamato Road, Boca Raton, FL 33431. Mr. Huebner introduced Mr. Paul Charette, architect and owner - Charette International Architecture, 551 NW 77th Street, Suite 107, Boca Raton, FL, 33487. Mr. Huebner showed a PowerPoint presentation describing the changes to the current site, and the proposed project, with the reasons for the two (2) variances requested.

A discussion regarding stacking, parking, Callie Coffee Shop, a bay with a sit-down restaurant, and retail shops ensued. Mr. Huebner went over the requested variances.

The Board asked why the coffee shop was much larger than the restaurant, asked questions about the loading zone, and mentioned the gas lids (from the current gas station) still on the drawing, which should be removed from the drawing. Mr. Hubner stated that Calli Coffee Shops have their prototypes, and he went with their design.

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

Chairman Tieche called for a motion regarding PZ&B Order 2025-01, for PSV25-01 - Parking Variance and PSV25-02 - Number of Loading Zones Variance. Mr. Braun made a motion to approve, which was seconded by Mr. Lashells. The motion carried unanimously, 5-0.

FISCAL IMPACT:

The proposed project is expected to have a fiscal impact on the Village as it would enhance the village's assessed property valuation. Additionally, the new construction may have a positive effect on neighboring properties.

4. **Site Development Plan (SPR25-03) and Special Exception Use (PSSE25-02) - Palm Springs Market Place - 3965 South Congress Avenue:** Motion to recommend approval of an application submitted by Palm Springs Market Place, LLC, applicant and contract purchaser for 3965 South Congress INC. The application seeks approval from the Village Council for a Site Development Plan Amendment (SPR25-03) and concurrently requests a Special Exception Use (PSSE25-02) to allow the construction of a 10,879-square-foot retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress Avenue.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: An application submitted by Palm Springs Market Place, LLC, ("Applicant") and contract purchaser for 3965 South Congress INC, for a Site Development Plan Amendment (SPR25-03) and concurrently requesting a Special Exception Use (PSSE25-02) to allow the construction of 10,879 square feet one-story retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress.

The property was annexed into the Village on August 27, 2009, as a developed parcel, with a full-service station and a convenience store. The existing property has been a gas station since 1997 with a 3,223-square-foot building that will be demolished and replaced with the proposed retail building. Within the existing intersection, there are three gas stations, creating a vehicular-dominant use and a proliferation of the same type of use.

The proposed development project provides upscale building architecture, allowing for prominent retail and restaurant uses. The proposed development proposes

improvements regarding landscaping, traffic trip reduction, and providing needed retail services to the neighborhood.

As part of the proposed Site Development Plan, the applicant is requesting two (2) variances, which are subject to the Planning and Zoning Board's consideration:

1. PSV25-01 - Requesting variance relief from Section 34-1329 to allow the reduction of parking spaces.
2. PSV25-02 - Requesting variance relief from Section 13-1330 to reduce the number of loading zones from the required two spaces to one space.

Staff have found the proposed Special Exception use to be generally consistent with the goals, objectives, and policies of the Village's Comprehensive Plan. The proposed use is generally consistent with the land development and zoning regulations and all other portions of the code. The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

Planning, Zoning & Building does not object to the proposed Special Exception Use, Site Development Plan Amendment, and requested Variances, and recommends conditional approval to facilitate the redevelopment project proposed for the property.

This Item was presented with Item #3.

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

Chairman Tieche called for a motion regarding the Site Development Plan (SPR25-03) and Special Exception Use (PSSE25-02). Mr. Hughes made a motion to approve, which was seconded by Mr. Braun. The motion carried unanimously, 5-0.

FISCAL IMPACT:

The proposed development will enhance the village's assessed property valuation. Additionally, the new construction may have a positive effect on neighboring properties.

OTHER BUSINESS

None

ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 6:53 P.M.


Jane R. Worth, Deputy Village Clerk



ATTEST:


Johnnie Tieche, Chairman
Planning and Zoning Advisory Board Meeting Minutes

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.

NEXT MEETING
TUESDAY, MAY 13, 2025 – 6:30 PM – VILLAGE COUNCIL CHAMBERS

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