VILLAGE COUNCIL MEETING MINUTES,
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ▪ VILLAGE OF PALM SPRINGS, FLORIDA
MAY 8, 2025 AT 6:30 PM

CALL TO ORDER

Mayor Bev Smith called the Village Council Regular meeting to order at 6:30 p.m.

ROLL CALL

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

Absent: Council Member Joni Brinkman,

Also Present: Village Manager Michael Bornstein, Village Attorney Christy Goddeau, Village Clerk Kimberly M. Wynn, Assistant Village Manager Kim Glas-Castro, Assistant Police Chief Peter Buhr, Sergeant-In-Arms, Planning, Zoning, and Building Director Iramis Cabrera, Assistant Utilities Director Paul Ward, Public Works Director Felipe Lofaso, Assistant Public Works Director Timothy Crespo, Director of Library Services Jossie Maliska, Children's Librarian Ashley Calderon, Claudia Ruiz, Administrative Assistant (Library Services) Parks and Recreation Assistant Director Lauren Bennett, and Special Events Coordinator Emeric JeanCombe.

INVOCATION

The Village Manager, Mr. Bornstein delivered the Invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by two minor residents, Max and Josh.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

There were no suggested Additions, Deletions, or Modifications to the Agenda.

Mayor Pro Tem Ready moved for the approval of the Agenda as presented. Vice-Mayor Schmitz seconded the approval. The said motion carried 4-0.

CONSENT AGENDA

1. **Approve April 10, 2025, Village Council Regular Meeting Minutes: Motion for the approval of April 10, 2025, Village Council Regular Meeting Minutes**
   Staff: Kimberly Wynn, Village Clerk

2. **Resolution No. 2025-28 to Submit the Transportation Alternative Grant Application for 2nd Avenue North Complete Streets Improvements Project - FDOT: Motion to approve Resolution No. 2025-28 to submit the Transportation Alternatives Grant Application for $1,500,000 through the Transportation Planning Agency (TPA) to the Florida Department of Transportation (FDOT) for sidewalk, ADA, and mobility improvements along 2nd Avenue North.**
   Staff: Felipe Lofaso, Public Works Director

   SUMMARY: The Village is improving the infrastructure on 2nd Avenue North between Congress Avenue and Lake Worth Road. This area is within the Community Redevelopment Agency (CRA) District and will be redeveloped in the future. The Village's Vision Zero Action Planning and Mobility Planning efforts guide improvements to the road, drainage system, and pedestrian facilities.

   The Transportation Planning Agency (TPA) provides grants for projects that improve mobility and support walking. The Public Works Department submitted a grant application for $1,500,000 for sidewalk, ADA, and mobility improvements along 2nd Avenue North.

   On March 11, 2025, the Planning and Zoning Board reviewed the project and approved it to move forward to the Village Council for further support, including operation and maintenance. The Florida Department of Transportation (FDOT) is funding the Transportation Alternatives grant through the Transportation Planning Agency.

   The staff are now asking the Village Council for support for this project.

   Fiscal Impact: If approved, the Village may receive a total of $1,500,000 from the TPA's Transportation Alternatives grant program to be utilized to fund construction-related improvements on 2nd Avenue North.

3. **Correction to Work Authorization #2 to Keshavarz and Associates (Task Order #383): Motion to approve a corrected Work Authorization #2 to Keshavarz & Associates (Task Order #383) for the 2nd Avenue North Complete Streets project.**
   Staff: Felipe Lofaso, Public Works Director

   SUMMARY: On March 13, 2025, the Council approved Consent Agenda Item #8, which awarded Work Authorization #02 to Keshavarz and Associates for the development of conceptual design plans for the 2nd Avenue North Complete Streets project. It was noted that the Executive Brief mistakenly referenced Task Order #311 in the Village's accounting system. The correct

Task Order number for this project is TO #383.

Fiscal Impact: There is no fiscal impact for this item as it is an administrative correction to a previously approved agenda item.

4. **Resolution No. 2025-32 Approval of the piggyback agreement for the purchase of Village employee uniforms with the Bob Barker Company: Motion to approve Resolution No. 2025- 32 to enter a piggyback agreement with Bob Barker Company utilizing the State of Florida Department of Management Service contract (#23-53100000) for the procurement of Village uniforms Village Wide use. The utilization of the agreement will not culminate in a single department exceeding $35,000.00. Future projects with estimated costs exceeding $35,000 will be presented to the Village Council for approval.**
Staff: Felipe Lofaso, Public Works Director

SUMMARY: The Village currently rents uniforms through Unifirst for staff who work in the field and are required to wear a uniform. Per the Union contract, the Village must provide eight (8) bottoms (pants/shorts) and shirts for field staff to wear to work. Through analysis and discussion by the Department heads, the current method of providing these uniforms through a rental process has become cumbersome administratively and resulted in higher and unanticipated costs. Staff have reviewed alternative options for providing uniforms to field workers and have determined that purchasing these items outright is the most efficient and cost-effective way to furnish these items.

Upon review of vendors that offer purchase options, staff reviewed several contracts that currently exist and determined that the State of Florida Department of Management Service contract (#23- 53100000) contained the best option to piggyback. Staff are recommending piggybacking the State of Florida agreement with the Bob Barker Company (awarded vendor) for the procurement of Village uniforms. Each department will work with the vendor to identify the clothing type and quantity for purchase, per Union contract. Collectively, the Village may exceed the $35,000 procurement threshold. Therefore, the approval of this piggyback agreement will authorize the Village to procure uniform items from the Bob Barker Company through the State of Florida agreement. The utilization of this agreement will not culminate in a single department exceeding $35,000.00. Should that occur, the department will bring the item back to council for approval.

Fiscal Impact: The piggyback agreement with the Bob Barker Company through the State of Florida Department of Management Services will be utilized by all Village Departments and is estimated to exceed $35,000 collectively for the Village. The purchase of clothing goods for employee uniforms will be funded through each Department's "Uniform" operating budget. Should a department near the threshold of exceeding $35,000, they will bring it back to the Council for approval of the spend.

5. **<u>Resolution No. 2025-31 - Contract Award – ITB No. 2025B-008 - RL Pratt WTP Lime Slurry System Replacement (TO No. 339) - Utilities Department - Florida Design Contractors LLC.:</u> Motion to approve Resolution No. 2025-31 to enter into an Agreement with Florida Design Contractors, LLC for $1,411,000.00 to include demolishing the existing system, relocating two (2) lime slurry tanks, installing a new slurry/feeder system and pumps, installing a new Control System, and making all necessary electrical, piping, and SCADA modifications. Funding is available from the Utilities Department FY 2025 Budget Funded - Water & Sewer Enterprise Fund.**
Staff: Andre Sanatan, Project Coordinator

<u>SUMMARY</u>: The Village owns and operates the RL Pratt Water Treatment Plant, which utilizes a lime slurry system to soften the finished potable water. The current system is nearing the end of its useful life, and the Village needs to replace it. This will include demolishing the existing system, relocating two (2) lime slurry tanks, installing a new slurry/feeder system and pumps, installing a new Control System, and making all necessary electrical, piping, and SCADA modifications.

The Utilities Department advertised the project for bid on March 31, 2025, and received three (3) proposals. After reviewing these proposals, the Village recommends awarding the contract to Florida Design Contractors, LLC., identified as the lowest, most responsive, and responsible bidder, with a project cost not to exceed $1,411,000.00. This project will be funded through the Utilities Department FY 2025 Budget Funded - Water & Sewer Enterprise Fund.
Bid Proposals:

1. Florida Design Contractors, LLC - $1,411,000.00
2. Lawrence Lee Construction Services, Inc. - $1,564,000.00
3. RF Environmental Services, Inc. - $1,766,000.00

<u>Fiscal Impact:</u> The agreement with Florida Design Contractors, LLC., for the RL Pratt WTP Lime Slurry System Replacement (TO No. 339) will be funded by Account No. 41336-56300 at a cost not to exceed $1,411,000. The FY2025 approved budget for this project is $895,000.00 and therefore the funding shortfall will derive from a redistribution of funds from the same account.

6. **<u>Approve Work Authorization #1- HE-U17 – Adcock Lane Septic to Sewer - Task Order No. 375:</u> Motion for the approval of Work Authorization #1-HEU17 [Task Order No. 375] with Holtz Consulting Engineers, Inc., to support all required professional engineering services associated with Adcock Lane Septic to Sewer (TO No. 375) at a cost not to exceed $44,975.00.** Staff: Jimmy Johnson, Utilities Director

SUMMARY: The designated Area 4 in the Villages Septic to Sewer Master Plan is a residential community located along Adcock Lane. This transition from septic to sewer infrastructure aims to enhance environmental sustainability, improve water quality, and modernize wastewater management for residents. A key advantage of this initiative is the presence of an existing gravity sewer main within the right of way of Lake Worth Road, which provides an optimal connection point for the proposed gravity sewer system, ensuring efficient integration and long-term reliability.

The Village Council is requested to approve Work Authorization #1 - HE-U17 at a cost not to exceed $44,975.00 to support all required professional engineering services and related tasks associated with Adcock Lane Septic to Sewer (TO No. 375) by Holtz Consulting Engineers, Inc., the Village's contracted engineering firm. This project will be funded through the Utilities Department FY 2025 Budget Funded - Water & Sewer Enterprise Fund.

Note: The Village issued a Request for Qualifications (RFQ) for Professional Engineering Services (RFQ #2024R-001 - Utility Engineering Services Continuing Contracts) in accordance with the Consultants Competitive Negotiation Act (CCNA) - Section 287.55, Florida Statutes.

The Village has worked with the proposed vendor previously and received excellent service and a quality product.

Fiscal Impact: Funding to support purchases under this proposed agreement is available within the FY 2025 Budget - Water & Sewer Enterprise Fund. The Village will not expend more than the amount in the approved Budget as it may be adopted/amended each year for those goods and services over the term of this contract.

7. **Approve Work Authorization #1- HE-U16 - WW1-1 Transmission System Improvements Canal L-9 Kirk Road to Ida Way Task Order No. 380 - Utilities Department - Holtz Consulting Engineers, Inc.: Motion for the approval of Work Authorization #1-HE-U16 (Task Order No. 380) with Holtz Consulting Engineers, Inc., to support all required professional engineering services associated with WW1-1 Transmission System Improvements Canal L-9 Kirk Road to Ida Way (TO No.380) at a cost not to exceed $424,555.00.**
Staff: Jimmy Johnson, Utilities Director

SUMMARY: This proposed project is intended to improve existing transmission system capacity by upsizing force main pipes which currently experience surplus velocity and head losses, and in some cases present an opportunity to also replace obsolete materials. This project totals approximately 4,250 ft of 12-inch force main, inclusive of the following general areas: L-9 Canal from Ida Way Pump Station (PS-16) to Kirk Road.

The Village Council is requested to approve Work Authorization #1 - HE-U16 at a cost not to exceed **$424,555.00** to support all required professional engineering services and related tasks associated with WW1-1 Transmission System Improvements Canal L-9 Kirk Road to Ida Way (TO No. 380) by Holtz Consulting Engineers, Inc., the Village's contracted engineering firm.

Note: The Village issued a Request for Qualifications (RFQ) for Professional Engineering Services (RFQ #2024R-001 - Utility Engineering Services Continuing Contracts) in accordance with the Consultants Competitive Negotiation Act (CCNA) - Section 287.55, Florida Statutes.

The Village has worked with the proposed vendor previously and received excellent service and a quality product.

Fiscal Impact: The Work Authorization with Holtz Consulting Engineers, Inc., for the WW1-1 Transmission System Improvements Canal L-9 Kirk Road to Ida Way (TO No.380) will be funded from account No. 41336- 56300 at a cost not to exceed $424,555.00.

The FY2025 approved budget for this project is $305,000.00 and therefore an internal budget transfer to support this proposed cost above the budgeted amount may be completed within the Water and Sewer Enterprise Fund at a later date.

8. **Resolution No. 2025-29 - Approve Stipulated Agreement 3395 2nd Avenue North and Budget Transfer: Motion for the approval of Resolution No. 2025-29 to enter a stipulated agreement to proceed with the purchase of the property at 3395 2nd Avenue North for the negotiated price of $820,000, amending the budget to allocate funds from ARPA in the amount of $1,083,958.00 to the General Fund.**
Staff: Mara Frederiksen, Finance Director

SUMMARY: The Village has expressed an interest in procuring real property located at 3395 2nd Ave N Drive (PCN 70-43-44-19-20-057-0080). Roy J. Foster, Executive Director FHLC, Inc. and Stated Clerk is the official agent and owner's representative and has agreed to the terms and price for the purchase of the property. The objective is to acquire the site for municipal use.

The staff is seeking the Village Council's authorization to proceed with the purchase of the property at the negotiated price of $820,000 + $263,958 contingency for any demolition or costs that occur related to the property. The Village Attorney and the Village Manager have evaluated the terms of the agreement.

Budget Amendment to allocate funds from ARPA in the amount of $1,083,958.00 to the General Fund.

Fiscal Impact: Purchase price of $820,000 is being covered through a budget transfer from ARPA (interest earned).

9. **Temporary License Agreement for Phantom Fireworks - 2822 Forest Hill Boulevard - Tow (2) Temporary-Seasonal Storage Container for Five (5) Years: Motion to approve a Temporary License Agreement with Phantom Fireworks at 2822 Forest Hill Boulevard to allow a total of two (2) storage containers during 4th of July holiday season and the New Year's Eve season to provide additional storage inventory.**
Staff: Iramis Cabrera, PZB Director

SUMMARY: Mr. William A. Weimer, agent for the owner of Phantom Fireworks Showrooms LLC, is requesting temporary license approval to allow a total of two (2) storage containers during two separate holiday seasons to provide additional storage inventory.

The applicant requests approval of a five (5) year Temporary License Agreement with the Village to install two (2) storage containers through the 4th of July holiday season and the New Year's Eve season. The request is as follows:

1. 4th of July season - place two (2) storage containers 8' wide x 40' long from April 1 to July 10 (100 days)
2. New Year's Eve season - place 2 storage containers 8' wide x 40' long from November 1 through January 10 (70 days).

Note: The Village's Code - Section 34-829 - Temporary licensing of specific uses, provides that notwithstanding any other provision of this subdivision, including section 34-823, the PZ&B Director, or as provided in this section, the Village Council, for good cause shown, may grant a temporary license for an establishment in the CG district, not exceeding five (5) years from the approval date, renewable at the option of the Village, for specific uses identified in this subdivision.

The license term is five (5) years and is limited to the two holiday seasons of April 1 through July 10 and November 1 through January 10. The license shall commence on April 1, 2025, and terminate on January 10, 2030. The license shall become effective upon approval by the Planning, Zoning, and Building Director. After each of the two holiday seasons (July 10 and January 10, respectively), the temporary storage units should be removed from the property without notice from the Village.

The staff maintains that Phantom Fireworks' utilization of two (2) storage containers is not an issue. The request for a temporary license has been brought to the Village Council for consideration and input before administrative action by the Planning, Zoning & Building Director, and to ensure that the proposed request complies with the desires of the Village

Council regarding temporary and accessory uses.

Fiscal Impact: The proposed request does not have a direct fiscal impact on the Village.

10. **Approval of Joseph L. Fallon Scholarship Awards: Motion for approval to award ten (10) student scholarship checks for $1,000 each for the Joseph Fallon Scholarship Award. Funding for the proposed awards is available within the FY2025 Budget-General Fund.**
Staff: Josefina Maliska, Library Services Director

SUMMARY: Each year, the Village of Palm Springs awards scholarships to selected high school seniors. Applicants are evaluated based on financial need, grades, experience and personal appraisal by a committee representing the Village. In 1996, the annual Village scholarship was named in memoriam for Palm Springs resident and library volunteer Joseph Fallon, who passed away suddenly during his senior year at John I. Leonard High School.

This year the Village Council is requested to approve the committee-selected scholarship to ten (10) local high school students. The Village Council had budgeted $6,000 to fund six (6) scholarships. The Scholarship Committee requested an additional four (4) scholarships be awarded due to the excellence of all the applicants. The Village Manager administratively approved the budget transfer of $4,000, for a total of $10,000.

The Scholarship Committee recommends awarding ten (10) students each with a $1,000 award for the 2025 Joseph L. Fallon Scholarship Award.

The recommended 2025 Fallon Scholarship winners are:
- Cutely Zhao
- Muhammad Athar
- Arianna Iacenda
- Marlie M. Leonard
- Caleb J. Berrios
- Kane A. Muehlebach
- Catherine Owens
- Leah Rodriguez-Hernandez
- Jimena Galvez-Sobral
- Hayden X. Castro

Fiscal Impact: Funding for the proposed awards is available within the FY2025 Budget-General Fund.

11. **Proclamation: Recognizing Building Safety Month - May 2025**
Staff: Kimberly Wynn, Village Clerk
Mayor Smith acknowledged the Planning, Zoning and Building Department.

12. **<u>Proclamation:</u> Recognizing Municipal Clerk Week - May 04–10, 2025.**
Staff: Kimberly Wynn, Village Clerk
Mayor Smith acknowledged the Clerk's Department.

13. **<u>Proclamation:</u> Recognizing Drinking Water Week - May 04-10, 2025.**
Staff: Kimberly Wynn, Village Clerk
Mayor Smith acknowledged the Utilities Department.

14. **<u>Proclamation:</u> Recognizing Police Week May 11-17, 2025 and Peace Officer Memorial Day - May 15, 2025.**
Staff: Kimberly Wynn, Village Clerk
Mayor Smith acknowledged the Police Department.

15. **<u>Proclamation:</u> Recognizing Public Works Weeks - May 18-24, 2025.**
Staff: Kimberly Wynn, Village Clerk
Mayor Smith acknowledged the Public Works Department.

<u>End of Consent Agenda....</u>

Mayor Smith offered the Council and public an opportunity to speak on Consent Agenda Items. There were no comments. Council Member Waller made a motion to approve the Consent Agenda as presented. Mayor Pro Tem Ready seconded the motion. The said motion carried 4-0.

<u>PRESENTATIONS</u>

16. **<u>Presentation of Trophy Award to Clifford O. Taylor/Kirklane Elementary School - Book Wars Challenge Winners</u>**
Staff: Josefina Maliska, Library Services Director

<u>SUMMARY</u>: The Palm Springs Public Library is presenting the 2nd annual award to the winning school of the Book Wars challenge. This trophy is awarded to Clifford O. Taylor Elementary School for reading the most pages during this exciting and fun challenge. During this challenge, the 3rd graders read 54,338 pages which were reported weekly over a 4-week course.

Ms. Calderon presented this item. She introduced the Principal of Clifford O' Taylor/ Kirklane Elementary School, Orlando Mastrapa, to accept the Book Wars Challenge Award. The award was presented to the third-graders for meeting and exceeding their reading goals. The third grade class read 54,338 pages over a four-week course, which surpassed their goal of 50,000 pages. The competition encouraged the students to read more.

Mr. Mastrapa thanked the Council for their support and hosting the event. Mayor Smith presented him with a trophy.

Mayor Smith noted that Kirklane Elementary is one of the largest Elementary Schools in Palm Beach County.

17. **<u>Presentation- Joseph L. Fallon Scholarship Awards - Ten (10) Scholarship Awards</u>**
Staff: Josefina Maliska, Library Services Director

<u>SUMMARY</u>: Each year, the Village of Palm Springs awards scholarships to selected high school seniors who live within the Village. In 1996, the annual Village scholarship was named in memoriam for Palm Springs resident and library volunteer Joseph Fallon, who died suddenly during his senior year at John I. Leonard High School.

This year, the Village Council is expected to present ten (10) Joseph L. Fallon Scholarship awards to applicants based on financial need, grades, experience and personal appraisal. The recommended 2025 Fallon Scholarship winners include:

- **Muhammad Athar:** Muhammad is a student at John I. Leonard High School and plans to attend the University of Florida in Gainesville, FL. His major is Computer Science.
- **Caleb J. Berrios:** Caleb is a student at Suncoast High School and plans to attend University of Central Florida in Orlando, FL. His major is Biology/Botany.
- **Hayden X. Castro:** Hayden is a student at Palm Beach Central High School and plans to attend Florida Atlantic University in Boca Raton, FL. His major is Mechanical Engineering.
- **Jimena Galvez-Sobral:** Jimena is a student at Trinity Christian Academy and plans to attend University of Central Florida in Orlando, FL. Her major is Pre-law.
- **Arianna Iacenda:** Arianna is a student at John. I. Leonard High School and plans to attend Florida Atlantic university in Boca Raton, FL. Her major is Biology.
- **Marlie M. Leonard:** Marlie is a student at Palm Beach Central High School and plans to attend University of South Florida in Tampa, FL. Her major is Engineering.
- **Kane A. Muehlebach:** Kane is a student at John I, Leonard High School and plans to attend Palm Beach State college in Lake Worth, FL. His major is Chemical Engineering.
- **Catherine Owens:** Catherine is a student at G-Star School of the Arts and plans to attend Palm Beach State College in Lake Worth, FL. Her major is Crime Scene Technology.
- **Leah Rodriguez-Hernandez:** Leah is a student at the Atlantic Christian Academy and plans to attend the University of North Florida in Jacksonville, FL. Her major is Biology.
- **Cutely Zhao:** Cutely is a student at John I. Leonard High School and plans to attend New York University in New York City. Her major is Biology.

The Fallon Scholarship Committee met on April 14, 2025, and recommended approval of ten (10) scholarship awards to local high school students to assist with their plans to attend college.

The Village Council is expected to approve this recommendation on May 8th, 2025 and, if approved, will present each scholarship recipient with a check during the May 8, 2025, Village Council Meeting.

Mayor Smith gave the background of the Fallon Scholarship Award and gave each of the recipients their scholarship checks and awards. Council Member Waller gave comments about the amazing essays received. She invited them to come back to talk about their success.

Fiscal Impact: Funding to support the proposed awards is available within the FY2025 Budget - General Fund.

18. **Presentation of Awards to Winners from Taco Fiesta Event**
Staff: Juan Ruiz, Director of Parks and Recreation

SUMMARY: Winning vendors will be presented with awards in two categories - "Traditional Taco of the Year" and "Fusion Taco of the Year." The winner of "Traditional Taco of the Year" is Tazo Tacos. The winner of "Fusion Taco of the Year" is Tacos La Florida. Congratulations to both winners.

Mr. Jeancombe, Mrs. Bennett, and the Taco Fiesta Event Coordinator, Jose Menendez, presented this item. He explained there were two judged events and taco eating categories.

PUBLIC COMMENT

Battalion Chief Rodriguez thanked the Council and discussed a new program being implemented that will improve emergency response times in the area. It is a program that will happen within the fire trucks and fire engines. The lights within the Village's district from Lake Worth Road to Okeechobee Road. Whenever the fire truck is responding to an emergency call, the lights will preemptively change prior to the emergency vehicle arriving to push vehicles out of the way. This should improve response times.

Chief Rodriguez reported the response times were low. He gave an update on Fire Rescue events and the smoke detector/carbon monoxide program.

Mr. Jim Fallon apologized for his tardiness and gave comments about the Fallon Scholarship. He presented the plaque to the Council and congratulated the recipients.

REGULAR AGENDA

19. **<u>Appointment to the Planning and Zoning Board:</u> Motion to nominate for appointment two (2) regular members, and one (1) Junior Alternate Member to the Planning & Zoning Advisory Board to serve a three-year term that expires May 14, 2028.**
Staff: Kimberly Wynn, Village Clerk

<u>SUMMARY:</u> Two (2) regular board members, Richard Hughes, Ralph Lashells, and Junior Alternate board member Ralph Wiles, have terms which will expire on May 14, 2025. These dedicated individuals desire to continue their valuable Planning and Zoning service on the Advisory Board. Our community greatly benefits from their continued involvement. In addition, Amado Puentes has submitted an application to serve on the Planning and Zoning Advisory Board.

The Village Council is requested to appoint two (2) regular members and one alternate member to the Planning and Zoning Board to serve a three-year term that will expire on May 14, 2028.

The Village Clerk, Ms. Wynn presented this item. She advised that there were four applications received by the Planning and Zoning Board. The staff requires the Council to reappoint or appoint three members to the Planning and Zoning Board.

Mayor Pro Tem Ready moved to reappoint Ralph Lashells, Richard Hughes, and Ralph Wiles to the Planning and Zoning Advisory Board to serve a three-term. Vice Mayor Schmitz seconded the motion. The said motion carried 4-0.

<u>Fiscal Impact</u>: There is no direct financial impact.

20. **<u>Resolution No. 2025- 06 Modification to Purchase Order No. 250291 - Task Order #368 as a Best Interest Acquisition for Library Shelving Installation Project - R. George & Associates Inc.:</u> Motion to approve Resolution No. 2025-06 to modify a Purchase Order No. 250291 with R. George & Associates Inc. as a Best Interest Acquisition (Section 58-11) for an amount not to exceed $19,064.06 for the Library Shelving Installation Project, bringing the total project cost to $51,986.26. Funding is available from #01771-56300.**
Staff: Josefina Maliska, Library Services Director

<u>SUMMARY:</u> The Village of Palm Springs Public Library has an approved purchase order with R. George & Associates Inc. for the installation of acrylic end panels on the library's book shelving, located at 217 Cypress Lane. The total cost of this work is $32,922.20. However, during the pre- installation meeting, the staff identified a discrepancy regarding the project's scope.

Specifically, there was a misalignment between the originally defined project requirements and the current conditions.

To guarantee the structural integrity of the library bookshelves, it is necessary to amend the original plan. The Library staff require the addition of laminate end panels for the structural durability of the existing shelving. Without these changes, quality, and overall effectiveness may be jeopardized. The adjustment meets the necessary structural standards in alignment with our organizational obligations.

The Village Council has requested to approve the modification to Purchase Order No.250291-Task Order #368 due to unforeseen circumstances that emerged. While we acknowledge that the recommended competitive solicitation process was not initially utilized, subsequent progress has necessitated the Purchase Order modification that will result in an increase of $19,064.06 for a total value of $51,986.26, which exceeds the established purchasing limit. After careful review and evaluation, Village staff recommend the approval of the modification to the purchase order as a best interest acquisition (Sec. 58-11) for the Village.

Ms. Maliska presented her item. She explained that the Village of Palm Springs Public Library completed a purchase order with R. George & Associates Inc. for the installation of acrylic end panels on book shelving, costing $32,922.20. During a pre-installation meeting, it was revealed there was a discrepancy in the project's scope, necessitating the addition of laminated end panels for structural durability. This required a modification to Purchase Order No.250291-Task Order #368, to increase the total cost to $51,986.26, which exceeded the purchase limit. The Village Council is requested to approve this modification as a best interest acquisition for the Village.

Mayor Smith offered the Council and public an opportunity for further comment. There were no further comments. The Village Attorney, Mrs. Goddeau read the title of the caption to the record.

Council Member Waller motioned for the approval of Resolution No. 2025-06. Vice Mayor Schmitz seconded the motion. The said motion carried 4-0.

Fiscal Impact: The project requires an increase in amount to Purchase Order No. 250291 and Task Order #368 with R. George & Associates Inc, at a cost not to exceed $19,064.06. It is being funded from account #01771-56300, The original purchase order amount was $32,922.20 for a modified total of $51,986.26.

21. **Resolution No. 2025-27 - Authorization to Purchase Network Switches and Routers as Best Interest Acquisitions-Village Wide - Trifecta, LLC: Motion to approve Resolution No. 2025-27 to authorize the purchase and**

installation of twenty (20) Network Switches with Trifecta as the Best Interest Acquisition (Section 58-11) for an amount of $83,036.00.
Staff: Mara Frederiksen, Finance Director

SUMMARY: The Village has a need to purchase and install Network switches and Routers due to the Police Expansion along with others within the Village. The Village has explored NCPA and NASPO contracts to purchase these Network Switches and purchasing directly through Trifecta is in the Best Interest of the Village. The Village currently has 22 Network switches and Trifecta covers the lifetime warranty on them (approximately 7 years). A one-year warranty typically costs $350 per switch. By utilizing the Direct Purchase from Trifecta, the Village saves money and extends the warranty for the life of the switch.

The Information Technology Department has received a quote from Trifecta for the amount of $83,036.00 to purchase and install twenty (20) Network Switches, which would include lifetime warranties on all Switches. This price is approximately 50% lower by purchasing directly from the Vendor rather than utilizing the aforementioned contracts. In addition, the Assistant Information Technology Director was able to negotiate a $500 savings on each Switch because we are purchasing in a large quantity.

The Village's Purchasing Code, Section 58-11, Best interest acquisitions, provides that the Village may acquire or contract for non-real property, goods or services without utilizing the competitive selection purchase requirements where the Village Council declares by at least a four-fifths (4/5) affirmative vote that the competitive selection process is not in the best interest of the Village. The Village Council shall make specific factual findings that support its determination, and such contracts shall be placed on the regular village council agenda. This provision may not be used to contract for goods or services which such a contract would exceed the limits set forth in F.S. §§ 287.055 or 255.20, as amended.

If approved, the Village would issue Trifecta LLC a purchase order with our terms and conditions. The total cost to purchase and install the Network Switches within the Village is $83,036.00. This funding was included within the FY 2025 Budget - General Fund as adopted. 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 contract.

The proposed quote was prepared by Trifecta LLC and reviewed by IT Assistant Director and the Finance Director.

Fiscal Impact: $83,036.00 budgeted

Ms. Frederiksen presented this item. She explained that the Village's IT Department planned to purchase and install 20 network switches and routers due to the Police Expansion and other needs. Trifecta was identified as the most cost-effective vendor, offering a total quote of $83,036.00, which was approximately 50% lower than other contracts. The purchase included lifetime warranties on the switches, with a negotiated savings of $500 per switch due to bulk ordering. The Village's Purchasing Policy allows the Council to approve this contract without a competitive selection process based on Section 58-11. Funding for this purchase has been allocated in the FY 2025 Budget - General Fund, and costs will not exceed the approved budget. Ms. Frederiksen stated that the quote was reviewed by the IT Assistant Director and the Finance Director.

Mayor Smith offered the public an opportunity to seek. There were no comments from the public. The Village Attorney, Mrs. Goddeau, read the title of the caption to the record.

Mayor Pro Tem Ready motioned for the approval of Resolution No. 2025-27. Council Member Waller seconded the motion. The said motion carried 4-0.

PUBLIC HEARINGS

22. ***(Quasi-Judicial Hearing)*** **Proposed Resolution No. 2025-30 - Site Development Plan (SPR25- 03) and Special Exception Use (PSSE25-02) - Palm Springs Market Place - 3965 South Congress Avenue Inc.: 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: 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. Since 1997, the 1.56-acre property has been developed with a 3,223-square-foot convenience store building and eight (8) pump stations, which will be demolished and replaced with the proposed retail building.

<u>Note</u>: Currently, 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 project, the applicant requested two (2) variances, which were approved by the Planning and Zoning Board during their regular meeting on April 8, 2025:

1. PSV25-01 - Requesting variance relief from Section 34-1329 to allow the reduction of parking 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.

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.

The Planning & Zoning Board considered the proposed site plan and special exception use at their April 8, 2025, meeting and recommended approval.

Planning, Zoning & Building staff do not object to the proposed project and recommend conditional approval to facilitate the redevelopment of the property as depicted on the site plan.

She asked the Council to disclose their ex parte communication. There was no ex parte communication. The Village Clerk, Ms. Wynn swore in the applicants and staff.

Ms. Cabrera gave the staff presentation. She stated that Palm Springs Market Place, LLC seeks approval for a Site Development Plan Amendment and Special Exception Use to build a 10,879-square-foot retail center at 3965 South Congress, replacing an existing convenience store and gas pumps. The project includes a drive-thru coffee shop and sit-down restaurant, improving landscaping and reducing traffic trips. Two variances were approved: for fewer parking spaces and reduced loading zones. The Planning & Zoning Board recommended approval, and staff support the project, indicating it aligns with village goals and won't negatively impact the area.

At this point, the applicant, Mr. Jay Huebner presented his presentation. He talked about the layout of the proposed site and the reason for their request to do a variance. He added that the project is consistent with the goals of the Community Redevelopment Agency (CRA).

The Council asked about concrete bollards being placed in front of the building, a Brownfield survey being completed, parking, ADA compliance, mobile ordering, and landscape improvements.

Mayor Smith offered the public an opportunity to speak. There were no comments. The Village Attorney, Mrs. Goddeau, read the title of the caption to the record.
Mayor Pro Tem Ready motioned for the approval of Resolution No. 2025-30. Vice Mayor Schmitz seconded the motion. The said motion carried 4-0.

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.

23. **(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.** ***(CONTINUATION FROM APRIL 10, 2025, VILLAGE COUNCIL REGULAR MEETING)***
Staff: Kimberly Wynn, Village Clerk

SUMMARY: The Village of Palm Springs adopted a Vision Plan in August 2023 and an Evaluation and Appraisal Report (EAR)-based 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 to vet the draft document prior to 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 the ordinance be forwarded to the Council 6-1 with Member Richard Hughes dissenting.

The Village Council requested during their regular meeting on April 10, 2025 to continue it to May's meeting to provide additional and adequate opportunities for public comments and participation.

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 on the 1st reading, the proposed ordinance will be considered for the 2nd and final reading by the Village Council on June 12, 2025.

Mrs. Bonnie Landry, Consultant with Landry Associates, presented this item. She said this is an update of the Comprehensive Plan amendments to update the Land Development Code, which is required within one year. Additional public input was requested from the Council in April. In response, the staff sent a letter to approximately 200 property owners affected by the new proposed Zoning District of Commercial Renewal. The material was double-sided with bullet points in English and Spanish. There were two meetings (April 29th and April 30th) in person and virtual. There were twenty-two attendees, plus staff at the in-person meeting; only five people attended the virtual meeting.

Mrs. Landry talked about the proposed changes from the First Hearing. There were changes to the new zoning district. They removed the College Hospital Overlay District from the plan. There were changes to the Littoral Plan requirements. She discussed the prohibited uses, which included the addition of tattoo parlors, and non-chartered financial institutions (i.e. check-cashing stores). Mrs. Landry stated that a definition was provided for tattoo parlors and nonchartered financial institutions (entered into the record).

Mrs. Landry also remade the use of residential into a mixed use for a maximum of fifty- percent. Special Exception uses were updated for the Commercial Renewal District and to correct a Scrivener's error. She talked about the Littoral Plan requirement. She noted the prohibited use of vape shops, massage parlors and arcades were not removed because they are preemptive by the State. Mrs. Landry talked about the definitions for gas stations and arcades that required a refined definition.

Mayor Smith offered the Council an opportunity for further discussion. There was none.

At this point, she opened the floor to the public for comment.

Mrs. Jordana Jarjura, who spoke on behalf of 839 South Congress Avenue, spoke in support of the rezoning. She thanked the staff for the recent public meetings. She provided a letter to the Council that was entered into the record, with two recommendations. The first recommendation was to increase the density to 40 units/acre or, as similarly proposed for height, not have a maximum (or have a bonus density program) if certain underlying amenities are provided. Lastly, require that 75% of the ground floor be commercial or office in a mixed-use multifamily building. Landry responded that the cap is based on visioning. She discussed the mixed-use requirements of Delray Beach, West Palm Beach, Lantana, and Boynton Beach. The Village of Royal Palm Beach, Boca Raton and Unincorporated Palm Beach County do not have a requirement for a percentage of use; it is on a case-by-case basis. Mrs. Jarjura asked if the Council could amend it to be a ground floor requirement of only a certain percentage instead of the entire building, or at the discretion of the Village Council with terms of the ground floor and residential. Mrs. Jarjura talked about the proposed density.

Mrs. Landry responded that when the Village made the Future Land Use Map before the zoning, the density was 19 units per acre, and we couldn't go beyond future land use. The FLU has a fifty-percent cap, and 19 units per acre. The cap is intended based on the visioning process that began in August 2023. The reason for the cap on residential is to preserve the residential core in the Village.

Mr. Richard "Chip" Carlson commented. He represents Bob's Auto Glass. The location is important for mixed-use to be successful. He described the County's URA effort in 2005. Initially, on Congress Avenue and Military Trail, the buildings were going to be moved to the streets urban form and industrial-friendly. The plan never moved forward. He commented on the incentives being offered to property owners to bring their property into the mixed-use concept. Mr. Carlson also discussed the challenges with the 35% open space for the mixed- use district without penalizing the districts. The proposed assemblage is not going to happen anytime soon. The mixed-use concept is not going to work. He talked about a site plan that was never enforced. He wanted to know if his property is rezoned. He would like to conform to CR or to be excluded. (Bob's Auto Glass).

Mrs. Landry addressed the concerns of Mr. Carlson. She stated the Village can do all commercial, but cannot do all residential properties. Ms. Cabrera added that Palm Beach County approved the site plan, not the Village. There was further discussion of whether the plan was approved when the property was annexed in 2014. Ms. Cabrera did not agree. Further, there were no Code changes during this time.

The Village Attorney, Mrs. Goddeau, read the title of the caption into the record.

Council Member Waller motioned for the approval of Ordinance No. 2025-03. Mayor Pro Tem Ready seconded the motion. The said motion carried 4-0.

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.

ACTIONS AND REPORTS

There were no Actions or Reports.

VILLAGE MANAGER COMMENTS

There were no Village Manager Comments

VILLAGE COUNCIL COMMENTS

The Village Council gave their comments about events attended and thanked the staff.

ADJOURNMENT

Hearing no further business, Mayor Smith adjourned the meeting at 8:02 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 **May 8, 2025**. Which minutes were formally approved and adopted by the Village Council on **June 12, 2025.**

Kimberly M. Wynn
Village Clerk

NEXT REGULAR MEETING:
THURSDAY, JUNE 12, 2025, AT 6:30 P.M.
OR IMMEDIATELY FOLLOWING THE CRA MEETING

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 23

Name Jordana Jarjura Phone (954)292-4305

Address 200 NE 2nd Ave #309, Delray Beach, FL 33444

Check what may apply ☑ Support ☐ Oppose ☑ I wish to speak

Instructions:

1. Complete comment card including your address. Be sure to include agenda item number, if appropriate.
2. Submit comment card to Village Clerk as early as possible. (No cards will be accepted after discussion on the agenda items has begun.)
3. When your name is called, approach the podium and give your name and address for the record.

QUESTION/COMMENT

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Council shall be barred from further audience before the Council by the presiding officer, unless permission to continue or again address the Council is granted by the majority vote of the Council Members present.

If you wish your comment to be read into the record, please check here___

COMMENTS BY THE PUBLIC

(Please Print)

Agenda Item No. 23

Name Richard "Chip" Carlson Phone

Address 2377 Crawford Ct, Lantana, FL 33462-2511

Check what may apply ☐ Support ☐ Oppose ☒ I wish to speak

Instructions:

1. Complete comment card including your address. Be sure to include agenda item number, if appropriate.
2. Submit comment card to Village Clerk as early as possible. (No cards will be accepted after discussion on the agenda items has begun.)
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If you wish your comment to be read into the record, please check here___

839 South Congress Ave

January 2024

Kimley»Horn

3917 South Congress Ave

January 2024

Kimley»Horn

Sec. 34-878.2. Special Exceptions - For Commercial Renewal

(1) Churches and places of worship.

(2) Public uses and facilities.

(3) Private clubs.

(4) Clubs and lodges.

(5) Recreation uses and facilities.

(6) Residential conversions.

(7) Indoor theaters.

(8) Indoor amusements.

(9) Restaurants with and without a lounge.

(10) Bars.

(11) Shopping centers.

(12) Funeral homes without crematories.

(13) Financial institutions, drive-in.

(14) Hospitals and full-service medical facilities.

(15) Schools, except for special instruction classes, such as dance, karate, tutoring, etc. that are limited to 20 or fewer students per session.

(16) Childcare facilities.

(17) Nightclubs.

(18) Package liquor stores.

(19) Lounges in existing restaurants.

(20) Laboratories.

(21) Flex units.

(22) Hotel/motels.

Financial Institution, non-chartered. An establishment, other than a state or federally chartered bank, credit union, mortgage lender or savings and loan association, that offers check cashing services and/or loans for payment of a percentage fee. Specifically included are check cashing establishments that charge a percentage fee for cashing a check or negotiable instrument and payday loan establishments that make loans upon assignment of wages received. Excluded are retail uses in which a minimum of 70 percent of the floor area of the establishment is devoted to retail sales.

GLG Government LAW GROUP
WWW.GOVLAWGROUP.COM
Jordana L. Jarjura, Esq. | (954) 292-4305 cell | jordana@govlawgroup.com

May 8, 2025

VIA E-MAIL
Kimberly Glas-Castro, AICP, FRA-RA, LEED AP
Assistant Village Manager
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461
kglascastro@vpsfl.org

Re: CR Rezoning
839 S Congress Avenue, Palm Springs, FL 33406

Dear Ms. Glas-Castro:

As you know, we represent 839 South Congress LLC, the owner of 839 S Congress Avenue, Palm Springs, Florida 33406 (the "Property"), whose principal is Dr. Selvin Passen. The Property is one of the properties that would be significantly affected by the Village's CR rezoning initiative and in fact, was used as one of the Village's illustrative examples as shown below.

839 SOUTH CONGRESS AVE
January 2024
Kimley-Horn

First, let me state that Dr. Passen fully supports the CR rezoning and the Village's long-term vision to expand the permitted uses in certain areas of the Village, particularly the redevelopment of the Congress corridor. We are in support of the Village's plan to preserve its core residential character while providing expanded opportunities for commercial, office, industrial and mixed-use multi-family with this CR rezoning.

As one of the larger parcels (5.36 acres) that would be rezoned to CR, Dr. Passen has a vested interest in participating in the process and ensuring that the final version of the CR zoning district reflects what the Village intends as well as what is feasible for the private sector to develop.

We do have three main recommendations for revisions to the current draft related to density, height[1] and the required maximum percentage for residential. We have done a preliminary review of multiple cities and towns in Palm Beach County and have compiled a sample from this review in the table below to assist the Village with crafting the final language for the CR zoning district.

For height, we support the most recent version that provides for **height above 4 stories assuming certain amenities are provided and at the discretion of the Village Council. We also support that parking structures are excluded from maximum height.** Notably, in the illustrative concept the building appears to be 5-6 stories in the rear. Note the existing cell tower on the Property is well higher than 6 stories, standing at well over 100 feet in height.

For density, the current draft is proposing 19 units/acre. Yet the illustrative concept for Dr. Passen's property provided by the Village's consultant appears to be much denser than 19 units – likely 30-50 units/acre. Our recommendation is to **increase the density to 40 units/acre or as similarly proposed for height, not have a maximum (or have a bonus density program) if certain underlying amenities are provided.**

For a multi-family mixed-use building, we were unable to find any municipality within Palm Beach County requiring commercial use above the ground floor or requiring that a certain percentage of the entire building be commercial. From a practical standpoint, commercial uses above the ground floor are not desired by tenants nor supported by third-party lenders. Our recommendation is to **require that 75% of the ground floor be commercial or office in a mixed-use multi-family building.**

Below is a sampling of commercial and mixed-us zoning district standards in select Palm Beach County municipalities as well as unincorporated Palm Beach County with regards to density, height and the commercial requirement in mixed-use.

GOVERNMENT AGENCY	MAX DENSITY (UNITS/ACRE)*	MAX HEIGHT*	COMMERCIAL REQUIREMENT IN MIXED-USE
Delray Beach	30 – 70	62'- 95'	Commercial required for 75% of the Ground Floor only. Additionally, there is a

[1] We understand that the Village has already amended the previous draft to include a flexible height program if certain underlying requirements are met, which we support.

			development application to remove this ground floor commercial requirement and do 100% multi-family.
Boynton Beach	20 - 80	55'- 150'	Ground floor commercial required on portions of the project having frontage along a collector or an arterial road, but no specific percentage noted.
Palm Beach County (Unincorporated)	12 – 20	35' - 45'	Commercial use not universally required in multifamily developments within commercial or mixed-use zoning districts. No fixed percentage mandated and it is determined on a case-by-case basis during the development review process. Looks at below factors to determine the need and amount of commercial. • Consistency with the FLU designation. • Compatibility with surrounding land uses. • Compliance with specific overlay requirements
Boca Raton	20 – 42	30' - 140'	The inclusion of commercial uses in multifamily residential buildings in commercial or mixed-use zoning districts is not strictly required unless specified in a particular development approval. Code is silent as to any fixed percentage. The mix is determined on case-by-case basis during the development review process. Looks at below factors. • Zoning district regulations. • Project location. • Design compatibility. • Applicable overlays or special approvals.
Royal Palm Beach	Density determined during review process. Royal Palm has transitioned zoning code from mandates to "encourage' to give property owners/developers more discretion.	Height determined during review process. Royal Palm has transitioned zoning code from mandates to "encourage' to give property owners/developers more discretion. The code does have a max height in the Mixed-Use Zoning district for hotels	Not universally mandated to have commercial. Determined on case-by-case basis during the development review process.

		(100') and parking garages (66').	
West Palm Beach	Density determined by Comp Plan, adjacent uses and during development review process.	5 to 25 stories	In Commercial zoning districts, commercial is required for 50% of the Ground Floor. In Mixed-Use zoning districts, commercial is required on Ground Floor of any multi-family buildings.
Lantana	15	35'	First floor—Generally commercial or professional; Second floor—Generally commercial, professional, or residential; all other floors—Residential. Residential uses shall generally be limited to the second floor and above, however, on parcels ten (10) acres or greater in size, residential uses shall be permitted on the first floor. Residential may constitute up to seventy-five (75) percent of any development. Residential allowed on first floor of townhouses and if within 1000 feet from Tri-Rail Station. Can also apply for a special approval to change this as well as height and density if certain incentives met.

**Varies by zoning district and location. Gave range of density and height for multi-family in commercial and mixed-use zoning districts.*

We appreciate the opportunity to participate in this process and are happy to provide any additional information the Village may require to support our recommended changes. We respectfully request the Village accept our proposed revisions.

Sincerely,

Jordana Jarjura

Jordana L. Jarjura, Esq.
For the Firm

cc: Dr. Selvin Passen
Christopher H. Bartle, Esq.
(Via E-mail)

+

THE VILLAGE OF PALM SPRINGS FLORIDA

BONNIE LANDRY & ASSOCIATES Professional Planning Services

Village of Palm Springs
Public Hearing (1st Reading)
Updates to the Village's Land Development Code (LDC)

May 8, 2025

+ Comp Plan and LDC

<u>Per Florida Statutes:</u>

Within <u>one year</u> of Comprehensive Plan amendments, the Village must update the Land Development Code to correspond to the new plan.

April Hearing continued…

- Council requested a mailing to all property owners who have land recommended for the new Zoning District of Commercial Renewal.

Property Owner Outreach

All materials were double sided with English on one side and Spanish on the other side.

Approximately 200 properties slated for rezone to Commercial Renewal

Letters with bullet points about the new Zoning District

Flier: Two ways to participate

Join us to Discuss

Updates to the Zoning Map

There are two ways to participate...

Attend In Person:

Tuesday, April 29, 2025
5:30 PM - 6:30 PM
Village Hall
226 Cypress Lane
Palm Springs, FL 33461

Attend Remotely:

Wednesday, April 30, 2025
10:00 AM -11:00 AM

Internet link to Meeting

https://us02web.zoom.us/j/87391228682

SCAN ME

Únete a nosotros para discutir

Actualizaciones del Mapa de Zonificación

Hay dos formas de participar...

Asistir en persona:

Martes, 29 de abril de 2025
5:30 PM - 6:30 PM
Village Hall
226 Cypress Lane Palm
Springs, FL 33461

Asistir en línea:

Miércoles, 30 de abril de 2025
10:00 AM -11:00 AM

Enlace para la Reunión en línea

https://us02web.zoom.us/j/87391228682

SCAN ME

Property Owner Outreach

LIVE Meeting April 29

- Held at Village Hall
- 22 attendees

VIRTUAL MEETING APRIL 30

- Accessed via a QR Code
- 5 attendees

+ 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 11, 2025** – P&Z Public Hearing
- **April 10, 2025** –Village Council Public Hearing (1st Reading)
- **April 29, 2025** – LIVE Property Owners Workshop
- **April 30, 2025** – Virtual Property Owners Workshop
- **May 8, 2025** – Village Council Public Hearing (1st Reading, Continuance)
- **June 12, 2025** – Village Council Adoption Hearing (2nd Reading)

Updates from the April 10 Meeting

- Refined regulations for new Zoning District (CR)
- Removed Sections related to College-Hospital Overlay
- Refined submittal requirements for Littoral Planting Plans

+

CR - Prohibited Uses (pgs. 3 and 22)

- Added new prohibited uses in CR and associated definitions
- Tattoo Establishment. Any temporary or permanent place, structure or business used for the practice of tattooing.
- Tattooing. The placement of indelible pigment or ink beneath the skin, or the scarification of skin, for the purpose of adornment or art. For the purposes of this code, "tattooing" does not include the application of henna tattoos, or the practice of permanent makeup or micropigmentation when such procedures are performed as incidental services in a medical office or in a personal services establishment such as a hair or nail salon.
- Non-chartered financial institution definition drafted (see handout)

CR -Regulation of Residential (pg. 9)

- a. Residential uses shall not exceed fifty percent (50%) of the total site area. When calculating the residential composition for a mixed-use project, all building components and amenities such as lobbies, stairwells, service areas and amenity areas exclusively serving the residential uses shall be considered part of the residential use. Development requirements applicable to the mixed-use project as a whole, including buffers, setbacks, open space and stormwater management, shall not be considered part of the residential use to the extent that they are not part of amenity areas exclusively serving the residential use. Joint-allocation parking approved pursuant to Sec. 34-1327(s) and shared circulation areas shall not be considered part of the residential use.

CR - Special Exception Uses (pg. 13)

- Permitted and Special Exception Uses in CR originally drafted to include any within Residential Single Family, Residential Multiple Family, Commercial Neighborhood, Commercial General or Light Industrial Zoning Districts.

- Per recommendation from staff, Special Exception Uses are broken out and specifically listed, based on those allowed in CN and CG (see handout)

- Prohibited Uses section moved after Special Exception Uses, sections renumbered accordingly

- Scrivener's error "IL" updated to "LI"

Removed College-Hospital Overlay Regulations (pg. 23)

- Remove Subdivision X CHO Sec. 34-1081 - Sec. 34-1089 and reserve for future use
- The new CR district provides similar development incentives (lower density but higher FAR) along Congress to foster economic diversity and mixed use.

Removed from the Comprehensive Plan in the EAR.

LDC must be updated to remove CHO.

Littoral Planting Plans (pg. 26)

- Timing for when Littoral Planting Plans must be submitted
  - Updated to "prior to excavation permit issuance"

CR - Prohibited Uses (pg. 22)

- Added Tattoo Establishments as a prohibited use
- Other prohibited uses discussed in April…
  - "Vape shop" regulation is pre-empted by recent Florida Statutes
  - "Arcades" removed from list due to state pre-emption, but "Indoor Amusements" included in Special Exception uses
  - Prohibiting "Massage Parlors" would result in allowing no spas in this district.
- General terminology updates to conform with Sec. 1-2 definitions:
  - "Convenience (food and beverage) store"
  - "Gas station" vs. "Service station, full service"
  - "Restaurant, drive-in" (update for second reading)

Recommended Motion

Staff recommends approval of Ordinance 2025-03 with the discussed changes and that the Village Council schedule the second and final reading.

BONNIE LANDRY

& ASSOCIATES Professional Planning Services

Bonnie C. Landry, AICP
bonnie@bclandry.com
(772) 266-9427

Kirk Road Overlay?

Bob's Auto Glass/Tuller Properties
(Military Trail South of Lake Worth Road)

Effect of Commercial Renewal and Likelihood of Mixed Use

Village Council Public Hearing May 8, 2025
Item 23 – First Reading Ordinance 2025-03

Bob's Auto Glass Property

- Size: Approximately 0.9 acres or 40,000 square feet
- Oddly configured:

  183 feet of frontage

  120 feet of depth
- With a sixty-foot wide lot extending another 155 feet east

Character of Area

- North is Jiffy Lube.

  Not going anywhere
- East is Taco al Carbon

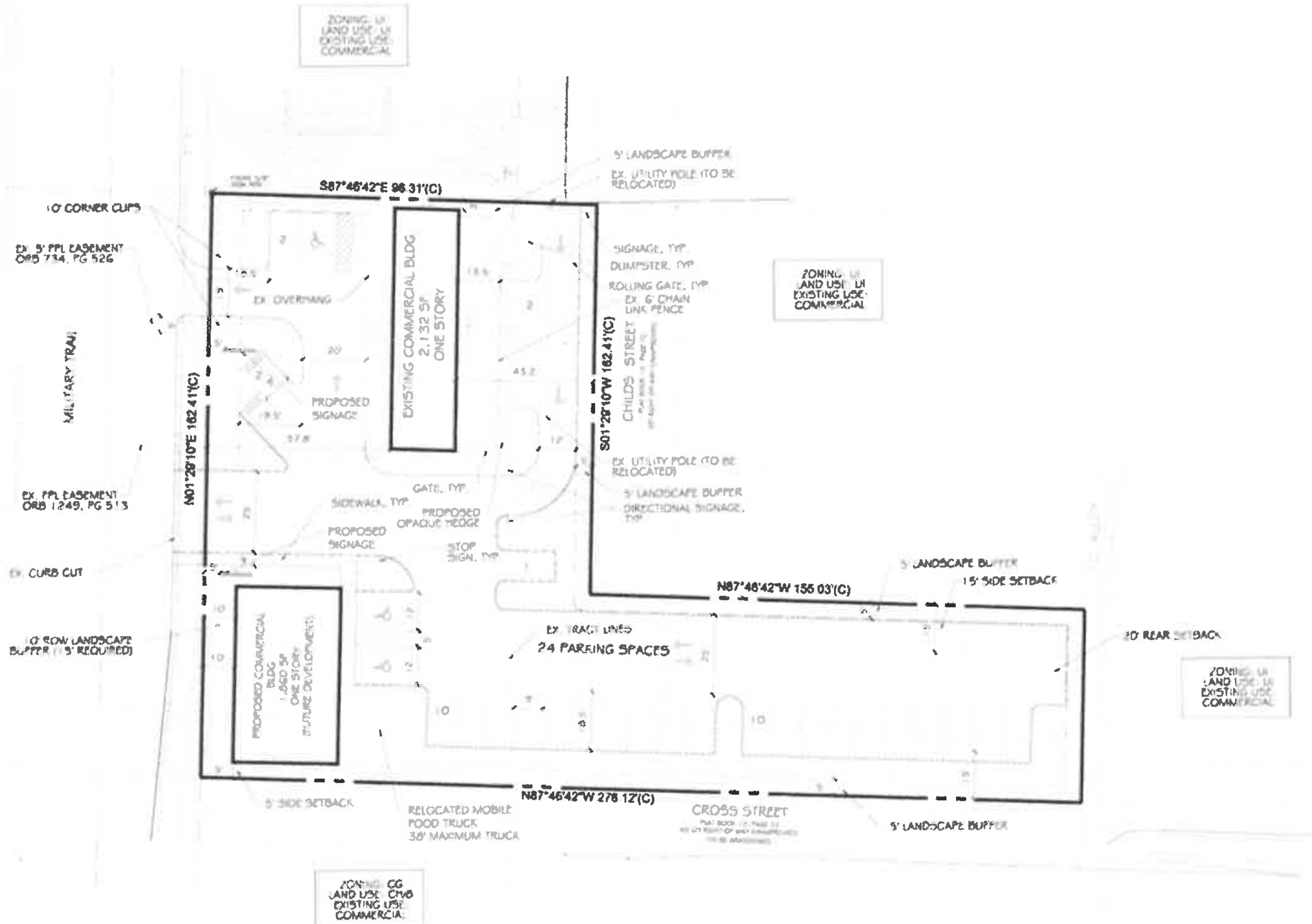
  Under pressure to improve.

  Not going anywhere
- South is Junk Yard

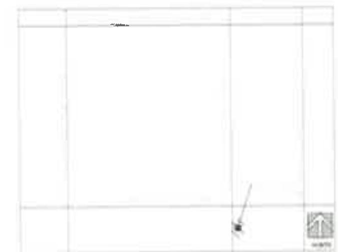
  Twenty-one year lease to

  to a junk-yard operator
- Assemblage to attain a meaningfule mixed-use tract isn't happening.

  Don't let the unachievable-perfect prevent the vast improvement



LOCATION MAP



PROJECT DATA:

PROJECT NAME:	BOB'S AUTO GLASS
PROPERTY ADDRESS:	4040 S. MILITARY TRAIL
EX. FLU DESIGNATION:	UI
PROPOSED FLU DESIGNATION:	COMMERCIAL
EXISTING ZONING:	UI (URBAN INFILL)
PROPOSED ZONING:	CG (COMMERCIAL GENERAL)
SECTION, TOWNSHIP, RANGE:	25,44,42
PROPERTY CONTROL NUMBER:	00-42-44-25-08-007-0040000
EXISTING USE:	DISPATCH/REPAIR & MAINTENANCE
PROPOSED USE:	REPAIR & MAINTENANCE
DEVELOPMENT ACREAGE (31,614 S.F.)	0.726 ACRES
TOTAL BUILDING SQUARE FOOTAGE:	3,382 SF
EXISTING BUILDING SQUARE FOOTAGE	
EXISTING REPAIR & MAINTENANCE: 2,132 SF	
PROPOSED BUILDING SQUARE FOOTAGE	
COMMERCIAL: 1,250 SF	
LOT COVERAGE	12.8%
(INCLUDES 661 SF. OF WEATHER PROTECTED AREAS)	
FLOOR AREA RATIO (FAR)	0.107
PERVIOUS AREA	11,130 SF (35%)
IMPERVIOUS AREA	20,484 SF (65%)
PARKING REQUIRED:	23 SPACES
REPAIR & MAINTENANCE: 1 SPACE/200 SF. @ 2,132 SF. = 11 SPACES	
1 SPACE/5,000 SF. @ 15,000 SF. 3 SPACES	
COMMERICAL: 1 SPACE/200 SF. @ 1,860 = 9 SPACES	
PARKING PROVIDED:	29 SPACES
HANDICAP SPACES REQUIRED:	2 SPACES
HANDICAP SPACES PROVIDED:	3 SPACES

REQUIRED SETBACKS TO BUILDING:		ACTUAL SETBACKS TO BUILDING:	
FRONT:	MIN. 50' (WEST)	FRONT:	10' (WEST)
REAR:	MIN. 20' (EAST)	REAR:	43.2' (EAST)
INTERIOR SIDE:	MIN. 15' (NORTH)	INTERIOR SIDE:	3' (NORTH)
INTERIOR SIDE:	MIN. 15' (SOUTH)	INTERIOR SIDE:	5' (SOUTH)

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Conceptual Site Plan
BOB'S AUTO GLASS
Village of Palm Springs, Florida