



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
JUNE 10, 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

PZB Director Iramis Cabrera
PZB Planner Christian Melendez

Deputy Village Clerk Jane R. Worth
Village Attorney Christy Goddeau

If a person decides to appeal any decision made by this Board with respect to any matter considered at this meeting, they will need a record of the proceeding, and for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CALL TO ORDER

ROLL CALL

Chairman Johnnie Tieche
Vice Chairman Richard Hughes
Ralph Lashells
Peter Braun
Kim Gehrman
Brenda Browning, Sr. Alternate
Ralph Wiles, Jr. Alternate

PZ&B Director, Iramis Cabrera
PZ&B Planner, Christian Melendez
Village Attorney Christy Goddeau
Deputy Village Clerk Jane R. Worth

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.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

- 2. **Approval of May 13, 2025, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve the May 13, 2025, minutes from the Planning and Zoning Advisory Board Meeting.
Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

PUBLIC HEARINGS

- 3. **Planning & Zoning Board Order 2025-03 - Minor Site Development Plan (SPR25-06) - 3635 Gulfstream Road - Palm Springs 3-Unit Townhomes:** Motion to recommend approval of an application submitted Mr. Joseph Cuidar from Cornerstone Engineering Group, Inc., agent for Mr. Joseph Frantz (“Applicant”) is requesting a Minor Site Development Plan approval (SPR25-06) for the construction of three residential dwelling units within a two-story townhome building on the Residential Multiple-Family property located at 3635 Gulfstream Road.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

OTHER BUSINESS

ADJOURNMENT

**NEXT MEETING
NEXT MEETING TUESDAY, JULY 8, 2025 @ 6:30 PM IN 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



Village of Palm Springs

Staff Report

AGENDA DATE: June 10, 2025

DEPARTMENT: Administration

ITEM #2: May 13, 2025 Planning and Zoning Advisory Board Meeting Minutes

FISCAL IMPACT:

ATTACHMENTS:

1. May 13, 2025 - Planning and Zoning Advisory Board Meeting Minutes



**AGENDA PLANNING AND ZONING BOARD VILLAGE HALL COUNCIL
CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
MAY 13, 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

Chair 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, Peter Braun, Kim Gehrman, Brenda Browning, and Ralph Wiles

Absent: None

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 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: Jane Worth, Deputy Village Clerk

Deputy Clerk Worth asked the Board if there were any ex parte communications. Chairman Tieche stated he drove by both projects, but that was it. Deputy Clerk Worth swore in Mr. Zach Ciciera, Cotleur & Hearings, Mr. Miles Rich, owner of Richbuilt Boca Inc., and Mr. Juan Gonzalez, agent for the owner, Iglesia Cristo Misionera de WPB Inc.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

None

APPROVAL OF MINUTES

Chairman Tieche requested a motion for approval of the April 8, 2025, minutes. A motion to approve the minutes was made by Mr. Braun and seconded by Mr. Hughes. Motion carried 5-0.

- 2. Approval of April 8, 2025, Planning and Zoning Advisory Board Meeting Minutes: Motion to approve the April 8, 2025, minutes from the Planning and Zoning Advisory Board Meeting.**

Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

- 3. Planning & Zoning Board Order No. 2025-02 - Minor Site Development Plan (SPR25-04) with Four Variances (PSV25-03), (PSV25-04), (PSV25-05) and (PSV25-06) - Palm Springs Office Building - 4120 Forest Hill Boulevard: Motion to recommend approval of an application submitted Mr. Zach Ciciera from Cotleur & Hearings, agent for the owner, Richbuilt Boca Inc. ("Applicant"), is requesting a Minor Site Development Plan approval (SPR2504) to develop a 0.37-acre Commercial Neighborhood property, with the construction of a 2,850 square-foot commercial building designated for office use at the property located at 4120 Forest Hill Boulevard. Staff: Christian Melendez Berrios, PZ&B Technician**

SUMMARY: Mr. Zach Ciciera from Cotleur & Hearings, agent for the owner, Richbuilt Boca Inc. ("Applicant"), is requesting a Minor Site Development Plan approval (**SPR25-04**) to develop a 0.37-acre Commercial Neighborhood property, with the construction of a 2,850 square-foot commercial building designated for office use at the property located at 4120 Forest Hill Blvd.

Note: The property was annexed into the Village of Palm Springs on July 23, 1998, as a vacant parcel, owned by the applicant since then, and has never been developed.

The applicant is planning the design to focus on complementing the aesthetic and functional fabric of the Forest Hill Boulevard corridor. The architectural theme of the proposed building draws inspiration from the existing apartment buildings to the west. By selecting colors that harmonize with these structures, this proposal ensures a cohesive visual landscape. The design incorporates a modern elevation with commercial curb appeal, ensuring the building not only blends seamlessly off the street but also elevates the surrounding area's character. The proposed office building is designed with a keen eye for detail, aiming to be a valuable addition to the Forest Hill Boulevard corridor. It will not only match the existing aesthetic standards but also contribute positively to the local commercial landscape.

As part of the proposed Site Development Plan, the applicant is requesting four variances which are subject to the Planning & Zoning Board's consideration:

1. **PSV25-03** - A Variance relief from Section 34-796 (1) to reduce the minimum lot size from one (1) acre to 0.37 acres.
2. **PSV25-04** – A Variance relief from Section 34-796 (4) to reduce the minimum lot depth from 200 feet to 148.88 feet.
3. **PSV25-05** – A Variance relief from Section 34-796 (7) to reduce the rear yard setback adjacent to a residential from 30 feet to 20 feet.
4. **PSV25-06** – A Variance relief from Section 62-43 to allow the exclusion of a dumpster enclosure.

Staff supports the applicant's request and recommends conditional approval of the Minor Site Development Plan with four variances to facilitate the development of the property based on general consistency with the Land Development and Zoning Regulations.

Planning, Zoning, and Building (PZ&B) Planner Christian Melendez informed the Board, Mr. Zach Ciciera, agent for the owner, is requesting a Minor Site Development Plan approval to develop a 0.37-acre Commercial Neighborhood property, with the construction of a 2,850-square-foot commercial building designated for office use at the property located at 4120 Forest Hill Boulevard. Planner Melendez also said the applicant was requesting four (4) variances for the project.

Mr. Zach Ciciera, agent for the owner, Mr. Miles Rich, stated the lot is less than 1/2 of an acre, and the variances being asked for are because the lot size is less than the normal 1 acre, which the code is based on.

Attorney Goddeau informed the board that the dumpster variance is from Chapter 62, which is the Solid Waste Chapter. From a legal standpoint, granting the dumpster variance is beyond this Board's jurisdiction, as their approvals are for Chapter 34. Attorney Goddeau said that a unity of control would be an alternative, so the two

property owners could unify their parcels. There could be cross-use of the dumpster and shared access, which would have to be approved by the Village Council if ever terminated or modified. The Board mentioned that the dumpster variance was a concern, especially a shared dumpster. The Board also had concerns regarding the south wall near the church.

Mr. Miles Rich, the owner, addressed the wall and the shared dumpster issues. Mr. Rich stated the office site would be managed by the Palm Springs Apartments Management company. They will come and pick up the trash and bring it to the apartment dumpster. The Board also stated they would prefer a wall instead of a fence. Mr. Rich stated that due to the cost of materials in the construction industry, it would be very expensive for a concrete wall, so they were thinking of a PVC fence, but if the Board put it as a condition, they would go with the condition. The Board asked about access to the property. It looks like it's going to have to be redone, since both properties use the same entrance. Mr. Ciciera stated that it would have to be presented for FDOT approval to be presented if the Board approved the site plan tonight.

Mr. Alexis Morales, representing the church on the east side, Emanuel Spanish Adventist Church, along with New Beginnings, a tenant church. Mr. Morales gave a history of the church. Mr. Morales also mentioned the four (4) variances, and the congregation feels they are excessive. The lot is supposed to be one acre, but if combined with the church lot, it would not even reach one acre. He also mentioned concerns about safety and emergency calls, and the ability for emergency vehicles to gain access to the church. Mr. Morales commented that they had not received any paperwork or had any discussion regarding shared access between the two properties. Mr. Ciciera stated that shared access could not be agreed upon between the two parties.

The pastor of New Beginnings came up to speak. He gave a history of the church and his relationship with Jay Rich. He stated that the church also serves the people who live in the apartments located next to the building that is being proposed for construction. The pastor said that in 2015, they tried to purchase the empty lot from Rich's. They offered \$250,000, and Mr. Rich stated he wanted the same money that the church could be sold for, which would be \$500,000. The pastor said that it would not be feasible at all.

The Board asked for clarification regarding the unity of control. Would that be Condition #38? Attorney Goddeau went over the different options that the Board could use. The Board could deny the variance and the exclusion of the dumpster; Modifications to condition number 5, which dealt with the dumpster agreement, instead require a unity of control entered between the applicant and the property to the west (apartment community) which shall be reviewed by the Village Attorney at the time of permitting; No CO shall be issued until unity of control is approved and recorded in the Palm Beach County Records. That would unify both properties, unifying parcels, giving cross-use of the dumpsters, and cross access, until the unity of control was modified or extinguished.

Chairman Tieche asked if anyone from the public or the Board had any comments. Hearing none, Chairman Tieche asked for a motion to recommend approval of the following:

PSV25-03 - Mr. Hughes recommended approval of PSV25-03, and was seconded by Mr. Lashells. Motion carried 5-0 Approved

PSV25-04 - Mr. Braun recommended approval of PSV25-04, and seconded by Mr. Hughes. Motion carried 5-0 Approved

PSV25-05 - Mr. Lashells recommended approval of PSV25-05, and was seconded by Mr. Braun. Motion carried 5-0 Approved

PSV25-06 - Ms. Gehrman recommended denial of PSV25-06 and seconded Mr. Lashells. Motion carried 5-0. Denied

Chairman Tieche consulted Attorney Goddeau for proper wording regarding PSV25-05. Attorney Goddeau said if the motion is to approve the site plan, the motion should include staff recommending 38 conditions with an amendment to Condition #5 to change the shared dumpster agreement to a Unity of Control agreement.

The Board agreed as follows:

SPR25-04 - Mr. Hughes recommended approval of SPR25-04 and was seconded by Mr. Braun. Motion carried 4-1. Approved - Ms. Gehrman Opposed

The proposed project is expected to have a fiscal impact on the Village as it would enhance the Village's assessed property valuation.

4. Site Development Plan Amendment (SPR25-05) and Special Exception Use (PSSE25-03) - Iglesia Cristo Misionera de WPB Inc. - 4340 Diamond Road:

Motion to recommend approval of an application submitted by Mr. Juan Gonzalez, agent for the owner, Iglesia Cristo Misionera de WPB Inc. The application seeks approval from the Village Council for a Site Development Plan Amendment (SPR25-05) and concurrently requests a Special Exception Use (PSSE25-03) to allow the use of the property as a place of worship with a maximum of 140 seats located at 4340 Diamond Road.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Mr. Juan Gonzalez, agent for the owner, Iglesia Cristo Misionera de WPB Inc. ("Applicant"), is requesting a Site Development Plan Amendment (**SPR25-05**) and Special Exception Use (**PSSE25-03**) approval to allow the use of the property as a place of worship with a maximum of 140 seats.

Note: The property was annexed into the Village in 2014 as a developed parcel with a residential single-family structure. Before the annexation, Palm Beach County approved a site plan and special exceptions to allow the use of the property as a place of worship, but this was never implemented.

The 2.07-acre property is being developed with a residential structure (1,402 square feet) and a 787-square-foot garage, which is proposed to be converted into an administrative office. The applicant is proposing to construct a 3,144-square-foot sanctuary building to be attached to the existing garage that is proposed to be converted into an administrative office for a total of 3,931 square feet. The residential structure located on the north side will remain on the property as part of the church's campus.

A site plan amendment is being requested to bring the property up to code, to the extent possible, to be consistent with the proposed use. The proposed site plan provides an enhancement to the landscaped buffers, a new parking lot, a newly paved driveway, drainage improvement, pedestrian connections, and interior/exterior renovations to the building.

Staff supports the applicant's request and recommends conditional approval of the Special Exception Use and Site Plan Amendment based on general consistency with the Land Development and Zoning Regulations and the objectives and policies of the Village's Comprehensive Plan.

Planning, Building, and Zoning (PZ&B) Planner Christian Melendez presented the project to the Board. Planner Melendez stated the residential structure on the north side will remain, and the applicant seeks approval from the Village Council for a Site Development Plan Amendment (SPR25-05) and concurrently requests a Special Exception Use (PSSE25-03) to allow the use of the property as a place of worship with a maximum of 140 seats located at 4340 Diamond Road.

Mr. Juan Gonzalez, representing the Church of Christ Missionary, said they are requesting to build a church. They have their funding, and they are ready to build as soon as they are approved. Mr. Gonzalez stated the project was approved in 2013 by Palm Beach County and annexed to Palm Springs in 2014. The church was not at its game at the time, so this is the second time they have been up to bat.

The board stated the neighbor was using the back of the lot for storage. Mr. Gonzalez stated that once approved, the neighbor will not be using their shed. The Board also inquired about the retention pond and why it was designed that way, and not done at the back of the property? Mr. Gonzalez said the decision was made by the engineer and the congregation. The Board stated that with parking, there would be a problem with parking, and the retention pond would have to be moved. Mr. Gonzalez said it is a small congregation, but if it had to be moved, they would move it.

Chairman Tieche asked if anyone from the public or the Board had any comments. Hearing none, Chairman Tieche asked for a motion to recommend approval to the Village Council was made by Mr. Braun and seconded by Mr. Hughes. Motion carried 5-0.

FISCAL IMPACT:

The proposed request does not have any immediate fiscal impact on the Village since the church is tax-exempt; however, the proposed renovations may have a positive effect on the neighboring properties.

OTHER BUSINESS

Mr. Lashells wanted to know survey the Board's stance on fences and walls. Mr. Hughes and Mr. Lashells did not have a problem with a PVC fence. Mr. Tieche prefers concrete walls as with a PVC fence, they are easy to break, and there are too many that have been installed in commercial areas that are broken by vandalism. Director Cabrera stated it would help if the Board could give her directions so she was able to pass it on to the customer.

The consensus was that if it were a new commercial, it would be suggested concrete wall next to the residential community. It is also a better sound barrier. Director Cabrera said she could let the customer know what is preferred by the Board, she could present that.

ADJOURNMENT

Chairman Tieche adjourned the meeting at 7:45 PM.

NEXT MEETING TUESDAY, JUNE 10, 2025 @ 6:30 PM IN VILLAGE COUNCIL CHAMBERS

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.

ATTEST:

Johnnie Tieche, Chairman

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Planning and Zoning Advisory Board Meeting held on **May 13, 2025**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **June 10, 2025**.

Jane R. Worth, Deputy Village Clerk

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.

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Name: Ashley Saingilus
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: asaingilus@vpsfl.org
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III. Complaint Procedures:

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Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: jpiedra@vpsfl.org
Phone: (561)584-8200 Ext. 8422



Village of Palm Springs

Staff Report

AGENDA DATE: June 10, 2025

DEPARTMENT: Planning, Zoning & Building

ITEM #3: Minor Site Development Plan - 3635 Gulfstream Road - Palm Springs 3-Unit Townhomes

SUMMARY: Cornerstone Engineering Group, Inc., agent for Joseph Frantz (“Applicant”), is requesting a Minor Site Development Plan (**SPR25-06**) for the construction of three residential dwelling units within a two-story townhome building on the Residential Multiple-Family property located at 3635 Gulfstream Road.

The 0.57-acre multifamily site is currently developed with two 450 square feet (each) residential single-family structures constructed in 1958, which the applicant is proposing to demolish and redevelop the property with the construction of three residential dwelling units within a two-story townhome structure and a parking area with a total of 3,168 square feet living space.

Each new unit will be configured with 3 bedrooms, an office space, a den room, 2.5 bathrooms, a kitchen with a dining room, a great room, each unit will be equipped with a washer and dryer, and each unit will have an outdoor patio. The project provides sidewalk connections from the parking lot to the residences and sufficient parking stalls for the residents and visitors.

The proposed site plan is consistent with the land use designation and generally meets land development regulations for a residential multiple-family (RM) zoning district.

Staff supports the applicant's request and recommends conditional approval based on consistency with the low-density allowances to permit a maximum of three residential dwelling units.

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.

ATTACHMENTS:

1. Planning & Zoning Board Order No. 2025-03 - Minor Site Development Plan Order - 3635 Gulfstream Road
2. Exhibit "A" - Staff Report & Conditions of Approval
3. Project Narrative
4. Site Plan, Landscape Plan and Letters
5. Color Renderings
6. Aerial and Location Maps



**VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD**

**PLANNING AND ZONING ORDER NO. 2025-03
MINOR SITE DEVELOPMENT PLAN (SPR25-06)**

Mr. Joseph Frantz
Palm Springs 3-Unit Townhomes
3635 Gulfstream Road
Palm Springs, FL 33461
Applicant(s)

PCN: 70-43-44-19-11-003-0043

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Advisory Board ("The Board") on July 8, 2025. The Board, having considered the evidence presented by the parties and having been fully apprised of the circumstances, makes the following findings of facts and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the minor site development plan application.
2. The above Applicant(s) are the owners of the property legally described as:
LAKWOOD GARDENS PLAT 1 N 79.44 FT OF TR 4 & N 1/4 OF TR 6 BLK 3
3. The Applicant has submitted an application for minor site plan approval from the Village of Palm Springs, Florida ("Village") in accordance with sections 34-684 – 34-690 of the Land Development Code.
4. The Village's Land Development Code Sections 34-602, 34-682, and 34-692 require the Board to determine that the minor site plan application is in compliance with the land development regulations and requirements of the Village's comprehensive development plan.
5. The Applicant proposes **to construct three (3) residential dwelling units within a two-story townhome building on a Residential Multiple-Family property:**
6. The Site Plan is hereby **GRANTED/DENIED** subject to the conditions attached to this order.

DONE AND ORDERED in Palm Springs, Florida, on this **8th** day of **July 2025**.

ATTEST:

Jane Worth
Deputy Village Clerk

Johnnie Tieche
Chairman – Planning and Zoning Advisory Board

Copies furnished to:

Mr. Joseph Frantz, 267 High Boulevard, Reading, Pennsylvania, 19607

Joseph Cuidar, 1000 W. Pembroke Road #311, Hallandale Beach, FL 33009

Iramis Cabrera, Planning, Building & Zoning Director, 226 Cypress Lane, Palm Springs, FL 33461

Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209, West Palm Beach, FL 33407



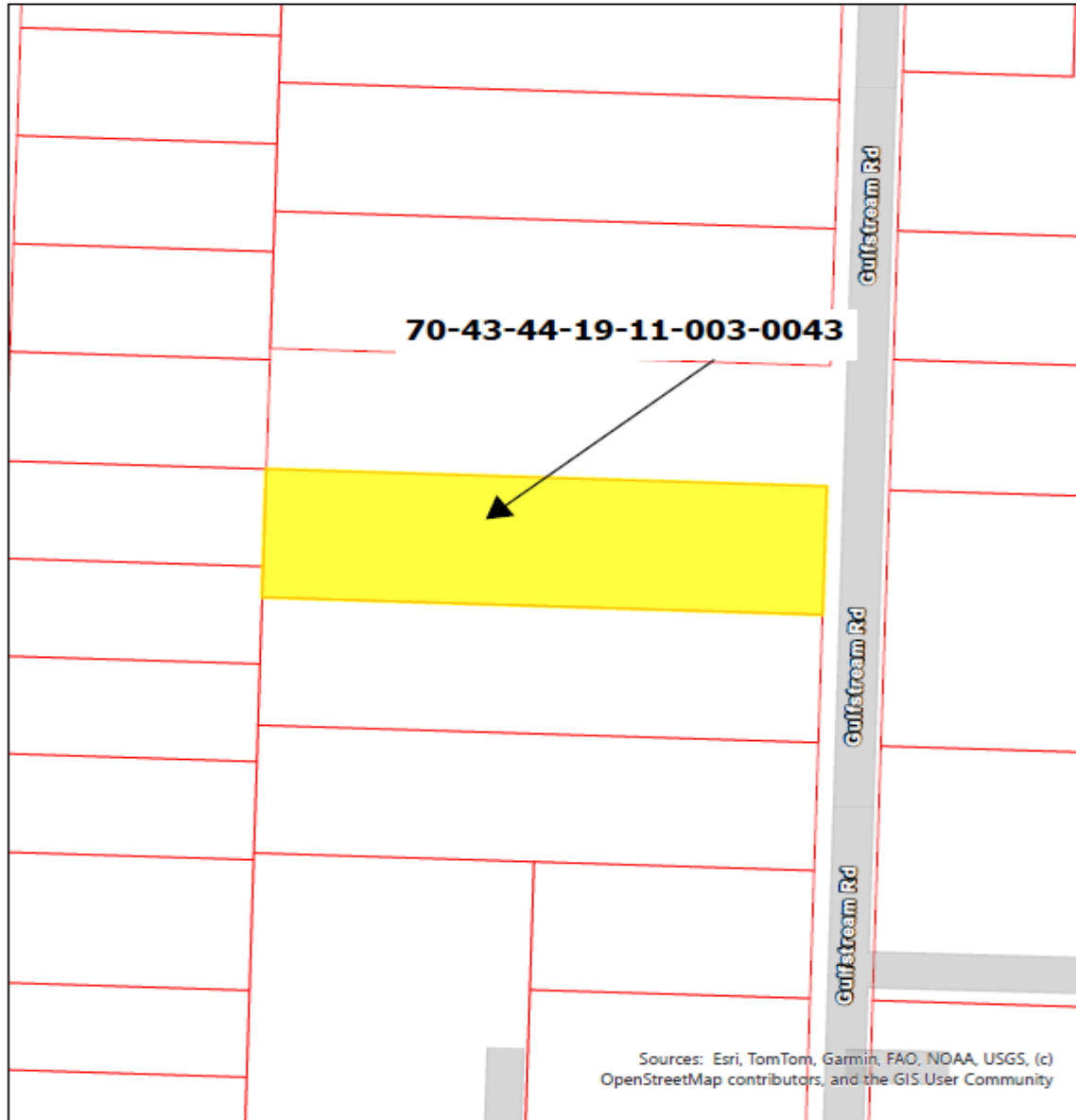
PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Minor Site Development Plan - 3635 Gulfstream Road – Palm Springs 3-Unit Townhomes

Application Summary			
Applicant / Petitioner	Cornerstone Engineering Group, INC	Submittal Date	9/3/2024
Reference Name	Palm Springs 3-Unit Townhomes	Case Number	SPR25-06
		Parcel Control No	70-43-44-19-11-003-0043
Location	3635 Gulfstream Road	Site Area	±0.57 acres
P&Z B Meeting	June 10, 2025	2nd P&ZB Meeting	July 8, 2025
Requests			
Proposed Use(s)	Minor Site Development Plan for the construction of 3 two-story townhomes.		
Number of Buildings	1 Buildings (3,168 SF total)		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	A total of 10 parking spaces are needed 2.5/ DU + 25% for guest	11 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (East)	25'	More than 100'	Yes
Rear yard (West)	25'	92'	Yes
Side yard (North)	15'	15'	Yes
Side yard (South)	15'	24.5'	Yes
Site Characteristics			
Existing Use	Residential (2 dwelling units)	Proposed Use	Residential (3 dwelling units)
Existing Zoning	Residential Multiple-Family (RM)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Low-Density Residential	Proposed Future Land Use	Low-Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential single-family home	Low-Density Residential	Residential Multiple-Family (RM)
South	Residential single-family home	Low-Density Residential	Residential Multiple-Family (RM)
East	Residential Multiple-Family	Low-Density Residential	Residential Multiple-Family (RM)
West	Residential single-family homes	Low-Density Residential	Residential Multiple-Family (RM)
Recommendation			
<p>Planning, Zoning & Building Staff recommends conditional approval of the minor site development project to redevelop the property with the construction of three residential dwelling unit within one two-story townhome building, as depicted on the proposed site plan, based on its consistency with the Village Comprehensive Plan and compatibility with surrounding uses.</p>			



VILLAGE OF PALM SPRINGS
Palm Springs 3-Unit Townhome
3635 Gulfstream Road



I. Site History

- Ordinance 2014-31: Annexation

The property was annexed into the Village of Palm Springs on September 8, 2011, and designated with the Land Development as Residential Multi-Family zoning districts and a residential low-density Future Land Use.

The property is currently developed with two (2) detached residential structures, which are proposed to be demolished.

II. Comprehensive Plan Consistency

- The subject property's Future Land Use designation and Zoning are Low Density Residential and Residential Multi-Family (RM), respectively. The proposed minor site development plan to construct three residential dwelling units is supported by the Low Density (5.8 DU/acres). All requests are consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III. Neighborhood Compatibility

- 1) The proposed project is located on Gulfstream Road between Canal Road and Lakewood Road.
- 2) Surrounding properties are generally residential uses.
- 3) The proposed Minor Site Development Plan maintains the use of the property as residential multi-family.
- 4) The total of 3 dwelling units is compatible with the surrounding properties.
- 5) Available public transportation on Lake Worth Road exists within less than 1 mile of the property.

IV. Regulatory Issues

- The site plan generally conforms to the property development standards of the RM district.
 - 1) The proposed project generally meets the required site development regulations.
 - 2) The property is located within the Airport Land Use Noise Zone (ALUNZ) for Palm Beach County Park Airport.
 - 3) The applicant is responsible for acquiring all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County and the Village of Palm Springs, prior to construction.
 - 4) Civil/Utility plans shall be approved by the Village's Engineer.
 - 5) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.

V. Environmental Issues:

There are no environmental (wetlands, floodplains, etc.) issues identified.

VI. Community Outreach/ Notification

- The subject property was posted on May 29, 2025.
- Public Notification letters were mailed to all property owners within 300 feet of the subject property on May 29, 2025.
- Legal advertisement was published on the PBC website on May 28, 2025.
- Staff have not received any inquiries or comments as a result of the notices.

VII. Proposed Development Plan Details

The petitioner's development plans dated received on September 3, 2024, depict the following:

- Application for a Minor Site Development Plan approval for the construction of 3 residential dwelling units within one two-story townhome building.
 1. Site Plan received September 3, 2024, revised and resubmitted May 14, 2025.
 2. Landscape plans received September 3, 2024, revised and resubmitted May 14, 2025.
 3. Engineering plans dated September 3, 2024, revised and resubmitted May 14, 2025.
 4. Architectural plans.
 5. Photometric plans.
 6. Boundary and topographic survey.
 7. Project description and justification statement.
 8. Drainage calculations.

VIII. Recommendation

The applicant is requesting Minor Site Development Plan approval to develop the 0.57-acre multifamily parcel. The property is currently developed with two residential structures, which are proposed to be demolished, and the applicant is proposing to construct one (1) two-story townhome building with three (3) residential dwelling units for a total of 3,168 square feet of living space.

Each new unit will be configured with 3 bedrooms, an office space, a den room, 2.5 bathrooms, a kitchen with a dining room, a great room, each unit will be equipped with a washer and dryer, and each unit will have its outdoor yard patio. The project provides sidewalk connections from the parking lot to the residences and sufficient parking stalls for the residents and visitors.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be consistent with goals, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code.

Staff recommend conditional approval of the Minor Site Development Plan to allow the construction of the multifamily residential project, based on the applicant's generally compliance with the Village Land Development Regulations and compatibility with zoning district, subject to the following thirty-two (32) conditions below and a suggestion for a voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build-out date is December 31, 2030.
2. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
3. The Finished Floor Elevation shall be at least 18" above the crown of the road.
4. A Utility/Civil plan shall be approved by the Village Engineer and Public Works Department **at the time of permitting.**
5. The 5' wide sidewalk needs to be provided within the right-of-way. Plans shall be revised at the time of permitting to reflect it. If a sidewalk is not to be constructed at this time, the applicant may elect to contribute an equal amount of funds to the Village's building fund to fund future sidewalk continuity projects at this location.
6. Before the issuance of a CO, the ROW shall be returned to a like or better condition, and all damages repaired accordingly. The applicant shall keep the ROW free from debris, materials, and equipment at all times. The applicant shall maintain compliance with NPDES regulations (silt fence, broom sweep daily, etc.). The curb cut apron in the right-of-way shall meet the standards and specifications of the Public Works Department.
7. Notice of Actual Construction or Alteration form shall be filled out (form 7460) to determine if the project will be a hazard to air navigation, according to PBIA, and a final determination letter shall be provided to the Village **at the time of permitting.**
8. Each prospective tenant within the ALUNZ must be informed that they will occasionally observe aircraft arriving at and departing from Palm Beach County Park Airport, and this shall be disclosed prior to a real estate contract. The condition will become inclusive in the contract's conditions and shall be noted in subsequent contracts.
9. The parking of boats, commercial vehicles, or recreational vehicles shall be prohibited on the property and shall be included as part of the lease for each unit.
10. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), **before the issuance of any Certificate of Occupancy**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program. The installation of sheds, the parking of boats, commercial vehicles, or recreational vehicles shall be prohibited on the property and shall be included as part of the lease for each unit.
11. Utility easements shall not overlap more than 5' with any landscaped buffers.
12. A root barrier shall be provided on trees that are within 12' of utility lines.

13. Any existing or proposed utility box/cabinet shall be screened from view. Equipment boxes that cannot be fully screened shall be wrapped with a decorative vinyl wrap. Staff recommend wrapping the cabinet/box with an appropriate design for the existing/proposed location.
14. All mechanical equipment and above-ground infrastructure shall be screened from view.
15. Landscaped areas shall be irrigated, including but not limited to buffer, islands, planter boxes, etc.
16. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per the Village code.
17. Provide permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs **at the time of permitting**.
18. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
19. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
20. The construction dumpster shall be provided only by Waste Pro USA, which is under a franchise Agreement with the Village.
21. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at the time of permitting** as needed.
22. All new electric utilities shall be underground.
23. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect **at the time of permitting**.
24. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
25. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
26. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to the Certificate of Occupancy/Certificate of Completion** of each improvement area.
27. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
28. The civil engineer of record shall certify the site construction **prior to the Certificate of Occupancy**.
29. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at the time of the pre-construction conference with Planning, Zoning and Building Department.
30. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
31. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
32. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

33. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$18,011.00 to the School District of Palm Beach County prior to issuance of a building permit, based on the School Capacity Availability Determination letter issued on March 21, 2025.

CORNERSTONE ENGINEERING GROUP, INC.

FL C.A. 31232

1000 W Pembroke Rd #311

Hallandale Beach, FL 33009

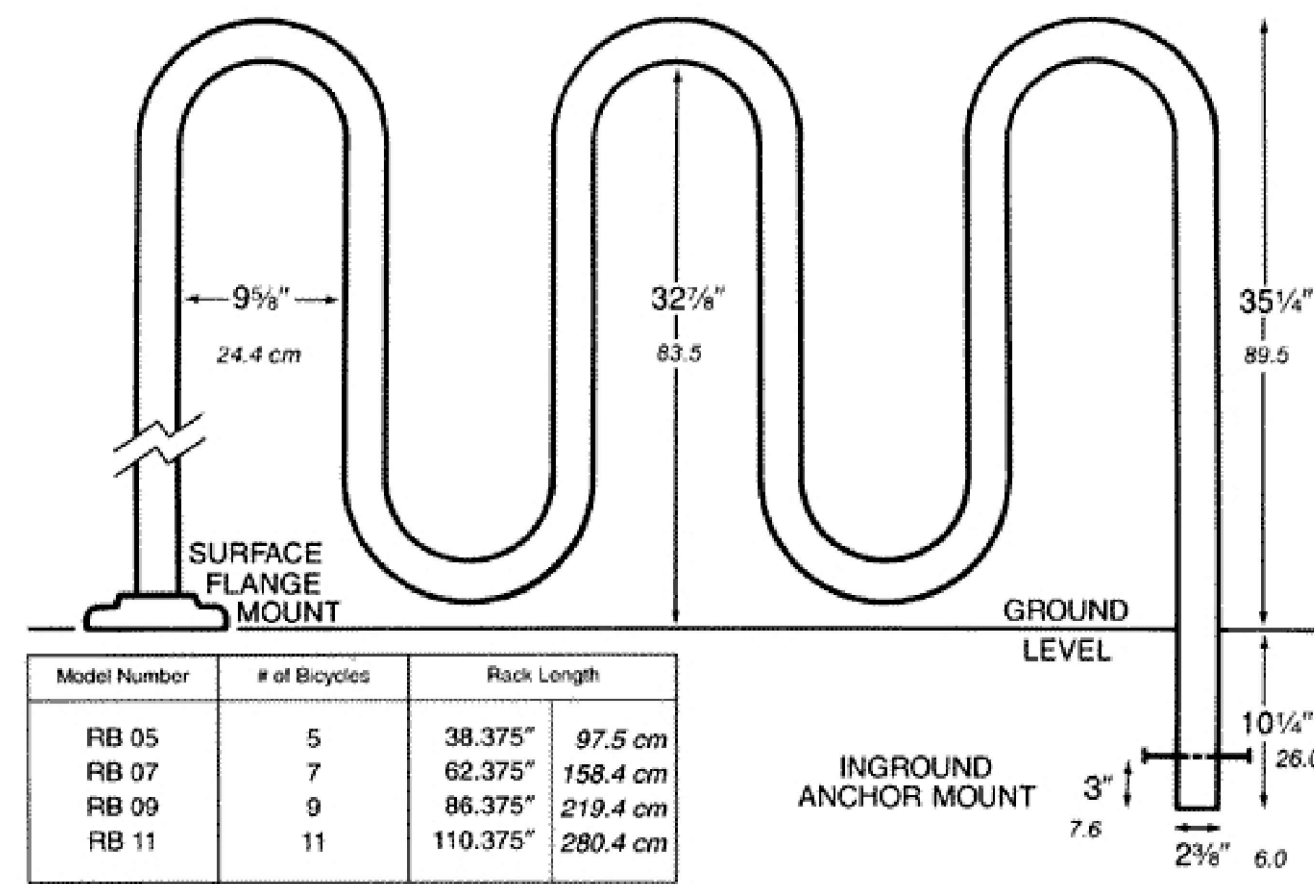
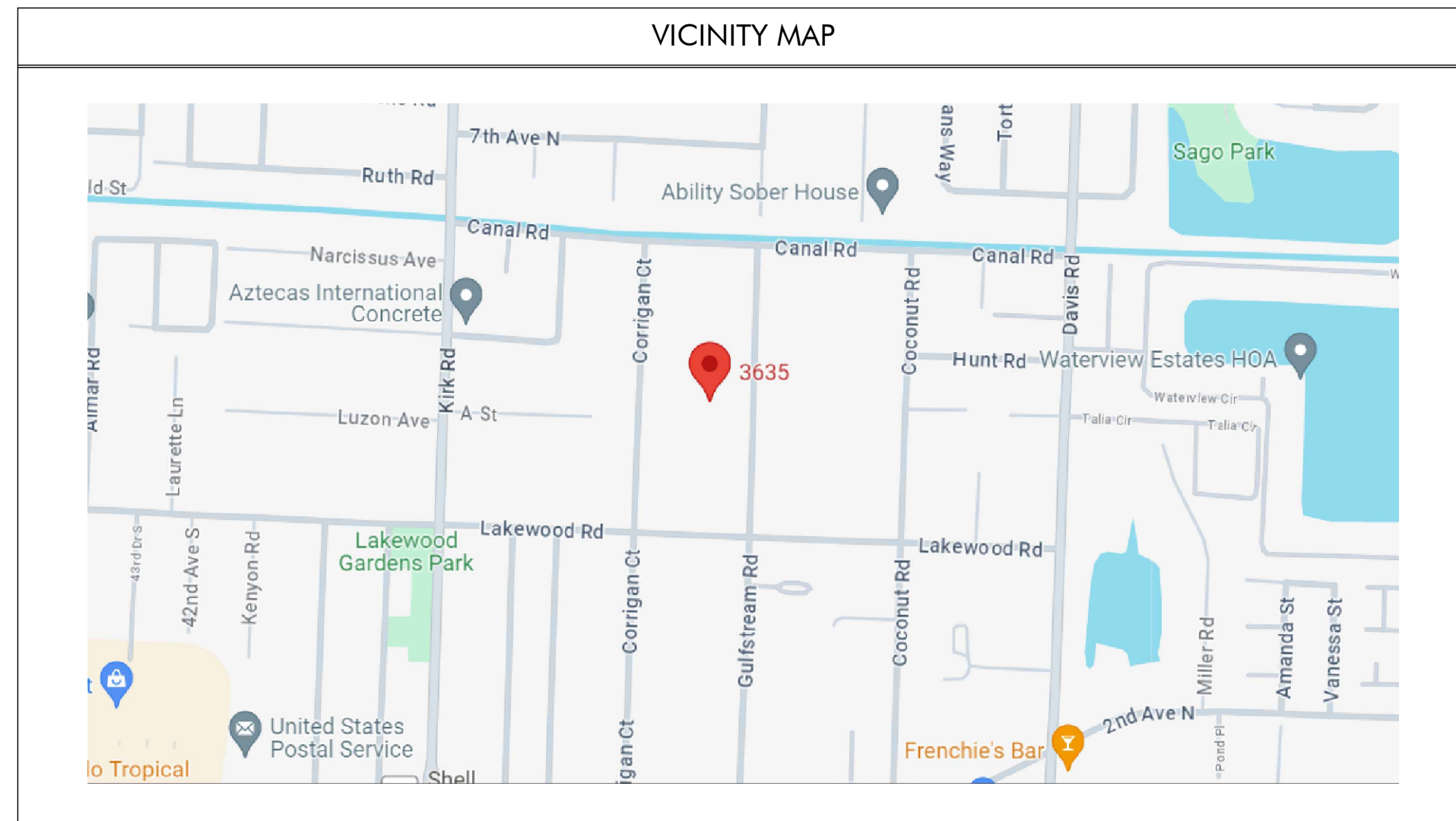
05/16/2025

Re: 3635 Gulfstream Rd
Palm Springs, FL 33461

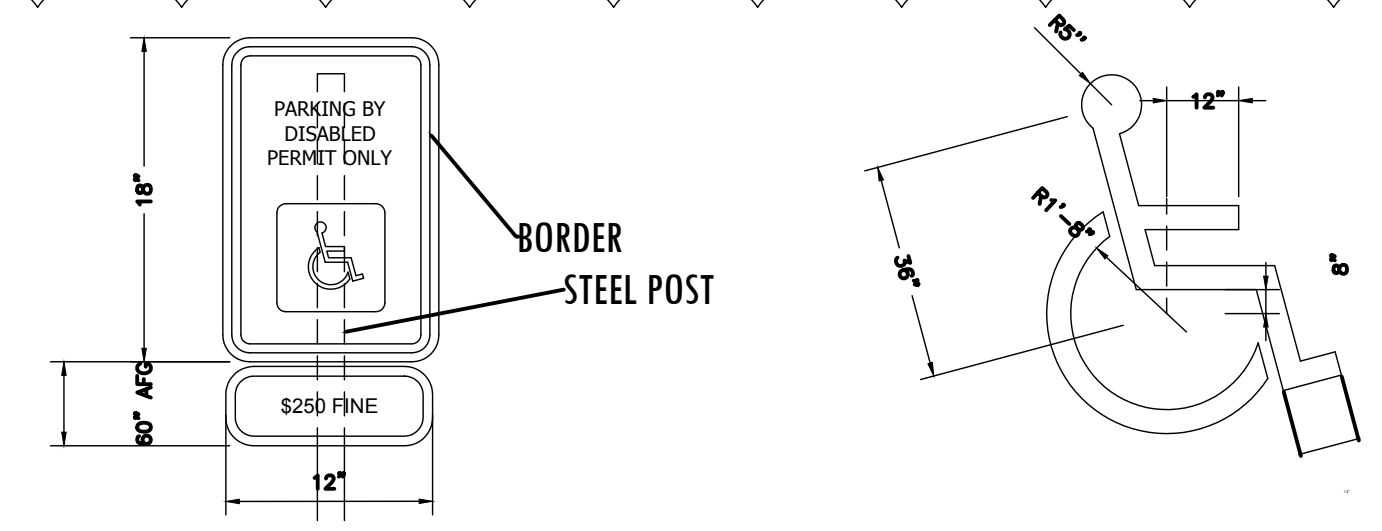
Project Narrative:

To whom it may concern,

The scope of this project shall be to demolish (2) existing one-story CBS construction structure, accessory structures, existing driveway and septic tank and drainfield to prepare for new proposed two-story 3-unit CBS Townhome construction along with new parking area for require parking. The project shall be in conformity with the existing Village of Palm Springs municipal zoning code and current version of the Florida Building Code as well as other supplemental codes required.

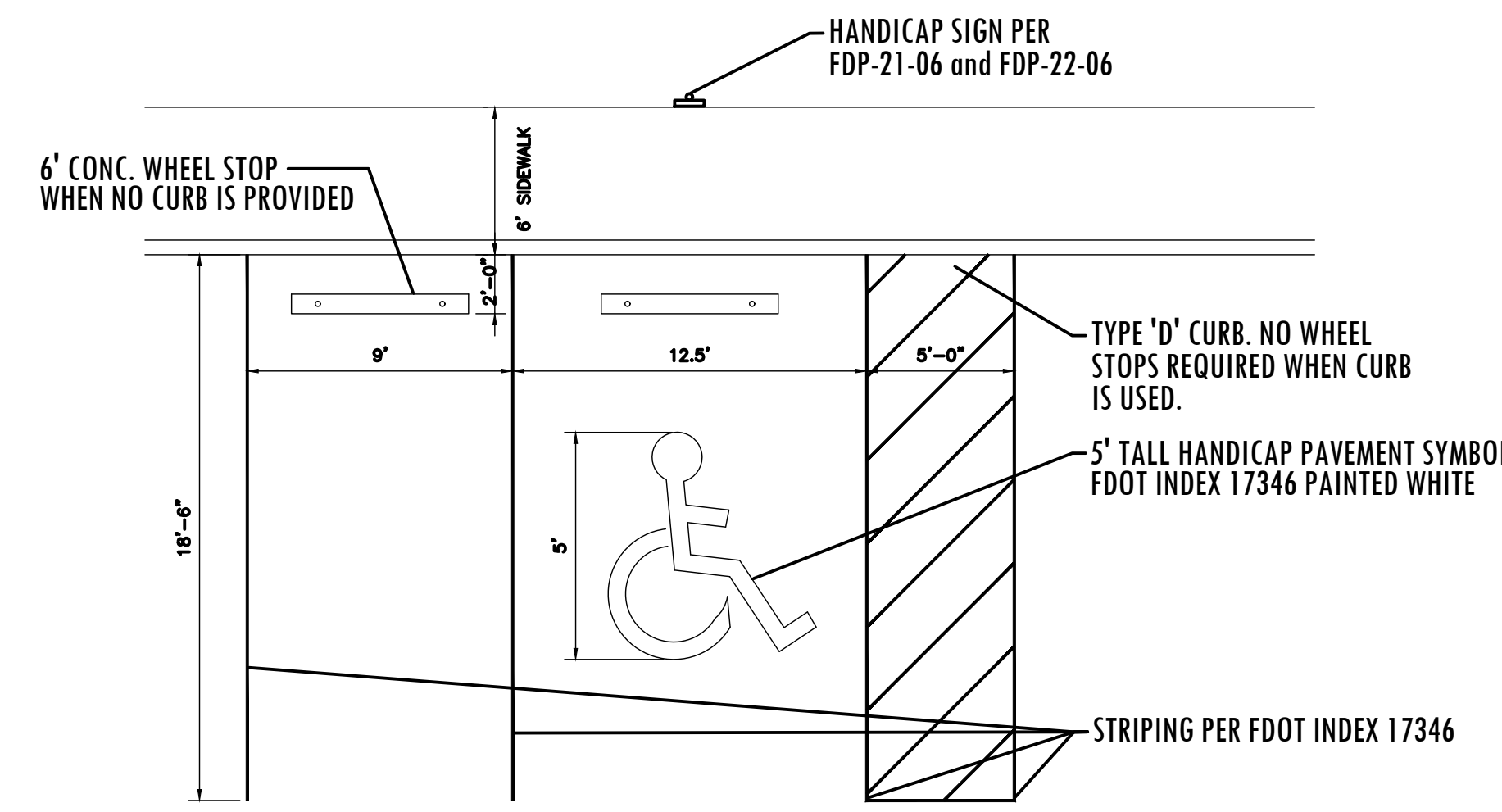


BIKE RACK DETAIL
SCALE: N.T.S.



HANDICAP SIGN PER FDP-21-06 and FDP-22-06

NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS. TYPICAL @ ALL HANDICAP STALLS



TYP. HANDICAP PARKING SPACE DETAIL
HANDICAP PARKING SPACES SHALL MEET ALL STATE, FEDERAL AND LOCAL CODES. SCALE: NOT TO SCALE

PALM SPRINGS TOWNHOMES

Proposed Use:	Residential
Residential Dwelling Units:	3
Zoning:	RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)
Property Use Code:	0800—MULTIFAMILY < 5 UNITS
Acres:	0.57
FOLIO:	70-43-44-19-11-003-0043

ZONING STANDARDS	Required	Proposed
Lot area, minimum (sq ft) 3 UNITS	15,000	24,825
15,000 s.f. for (3) dwelling units + 9,500 s.f. per additional units		
Density, maximum (5.3 du/ac)	3 max	3
Lot coverage, maximum (%)	40%	35%
Pervious area (sq ft)		14,270
Impervious area, maximum (%)	55%	43%
LOT WIDTH, MINIMUM	80'	79'-5"
LOT DEPTH, MINIMUM	100'	316'-6"
Height, maximum (ft)	35	29
Front yard setback, minimum (ft)	25	25
Side Yard Setback, minimum (ft)	15	15
Rear yard setback, minimum (ft)	25	46
Open Space, minimum	20%	63%
Onsite Trash	Yes	Yes
Internal Access Road, minimum (ft)	26	26

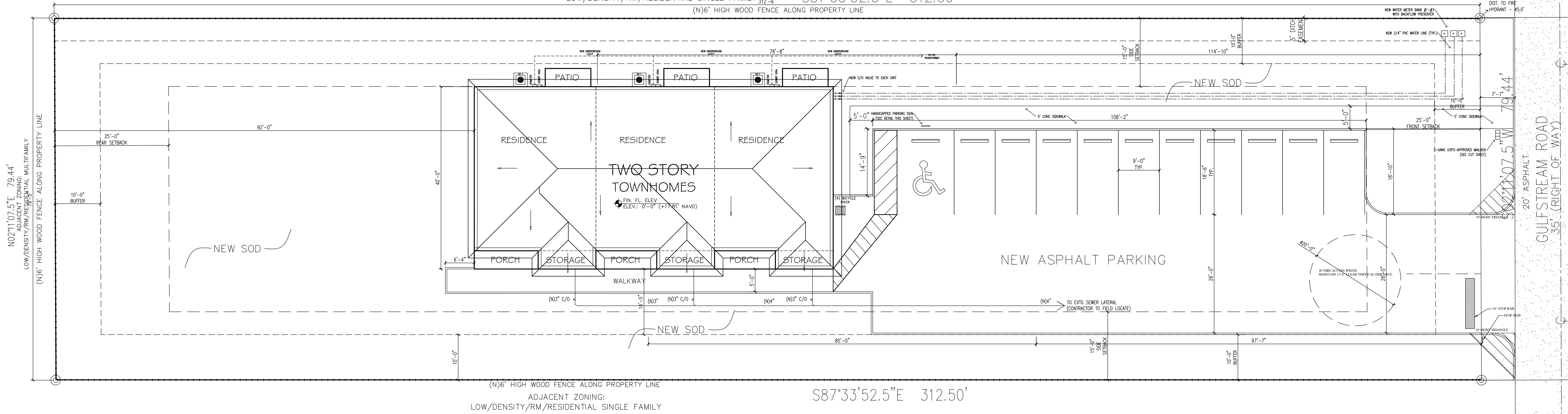
ADDITIONAL APPLICABLE STANDARDS

Vehicular Use Area Buffer (South), minimum (ft)	10
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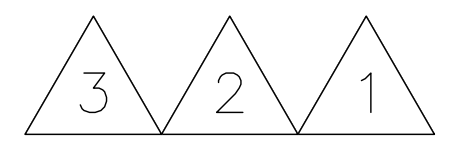
PARKING REQUIREMENTS

Parking Space Dimensions	18.5' x 9'
2.5 Parking Space/DU	
3 UNITS X 2.5 =	8
Guest Parking Spaces (additional 25% of total)	2
Total Parking Spaces	10

ADJACENT ZONING: LOW/DENSITY/RM/RESIDENTIAL SINGLE FAMILY 312'-6" S87°33'52.5"E 312.50'
(N)6' HIGH WOOD FENCE ALONG PROPERTY LINE



ADJACENT ZONING: LOW/DENSITY/RM/RESIDENTIAL SINGLE FAMILY S87°33'52.5"E 312.50'



PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

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PROPOSED 3-UNIT TOWNHOMES
JOSEPH FRANTZ
3635 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

DRAWN BY: J.P.C.
CHECKED BY: V.L.C.

NO.	REVISION/ISSUE	DATE
1	J.P.C.	12/27/2024
2	J.P.C.	03/03/2025
3	J.P.C.	03/20/2025

SEAL

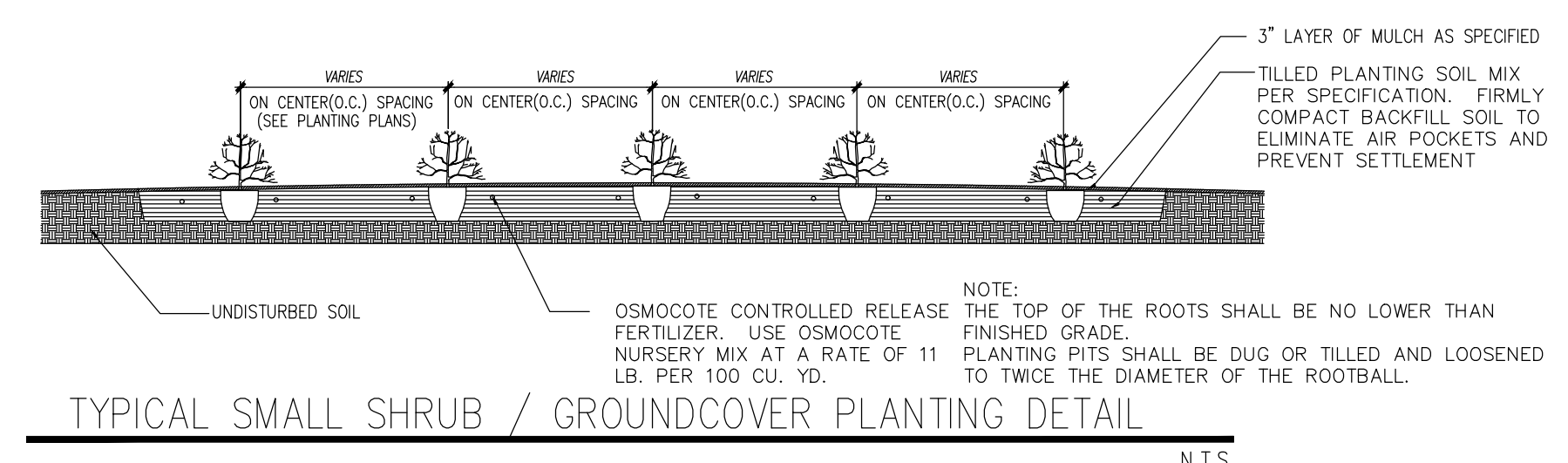
VANDIN CALITU, P.E.
FL. REG. NO. 57982

DATE
09/09/2024

PROJECT NO.
24-0418

SHEET
SP-1.0

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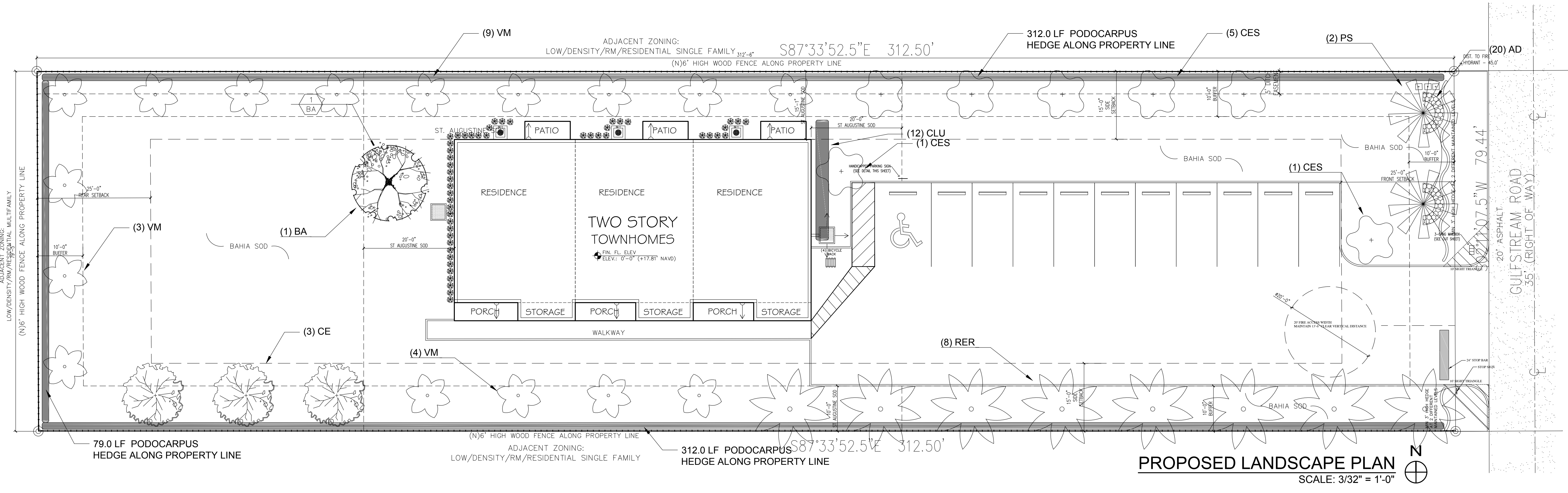
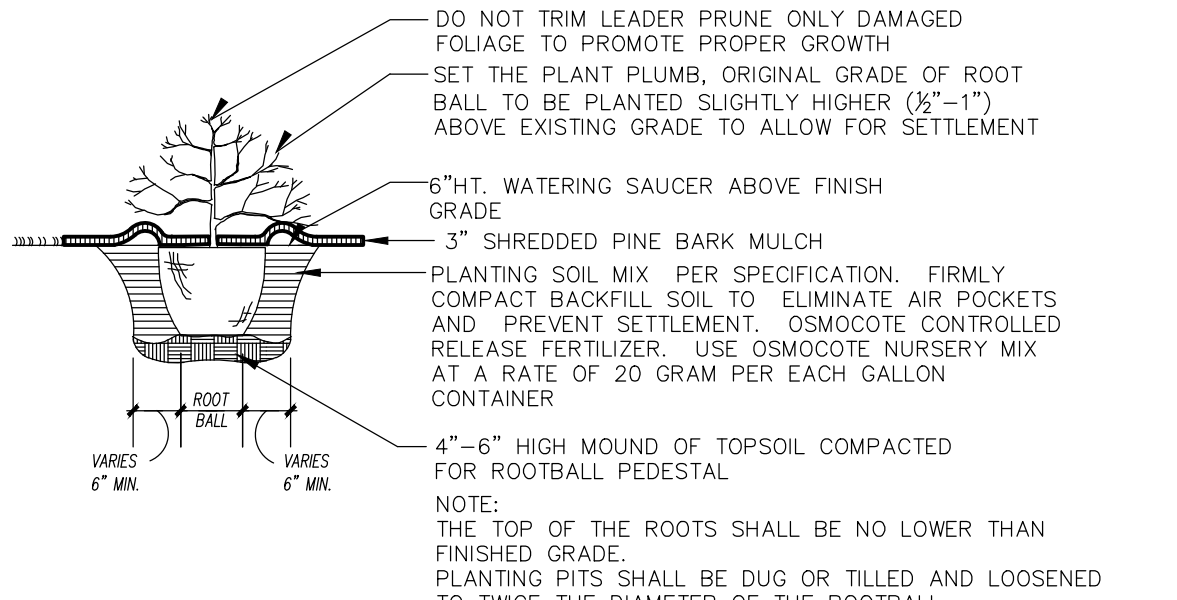
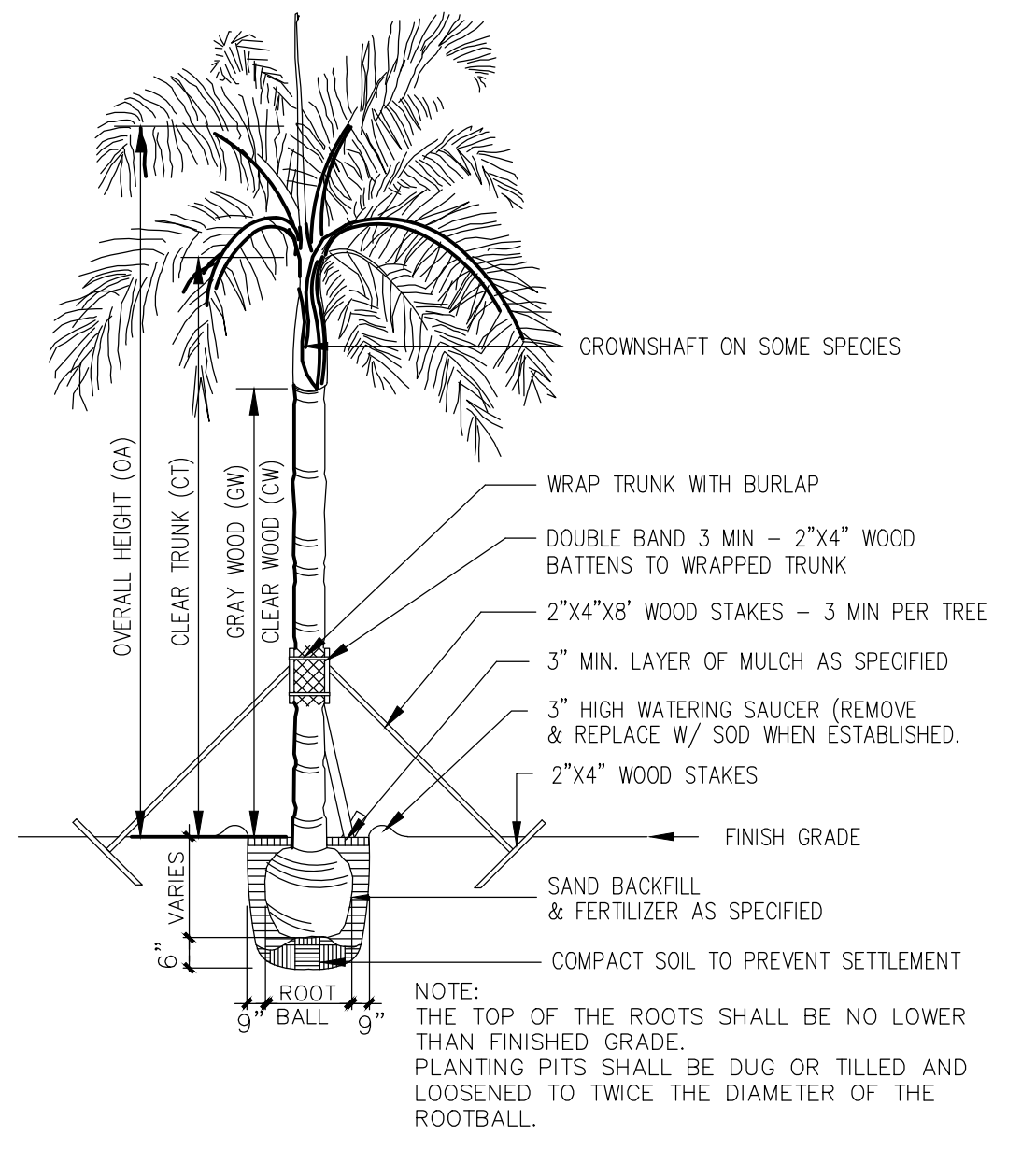
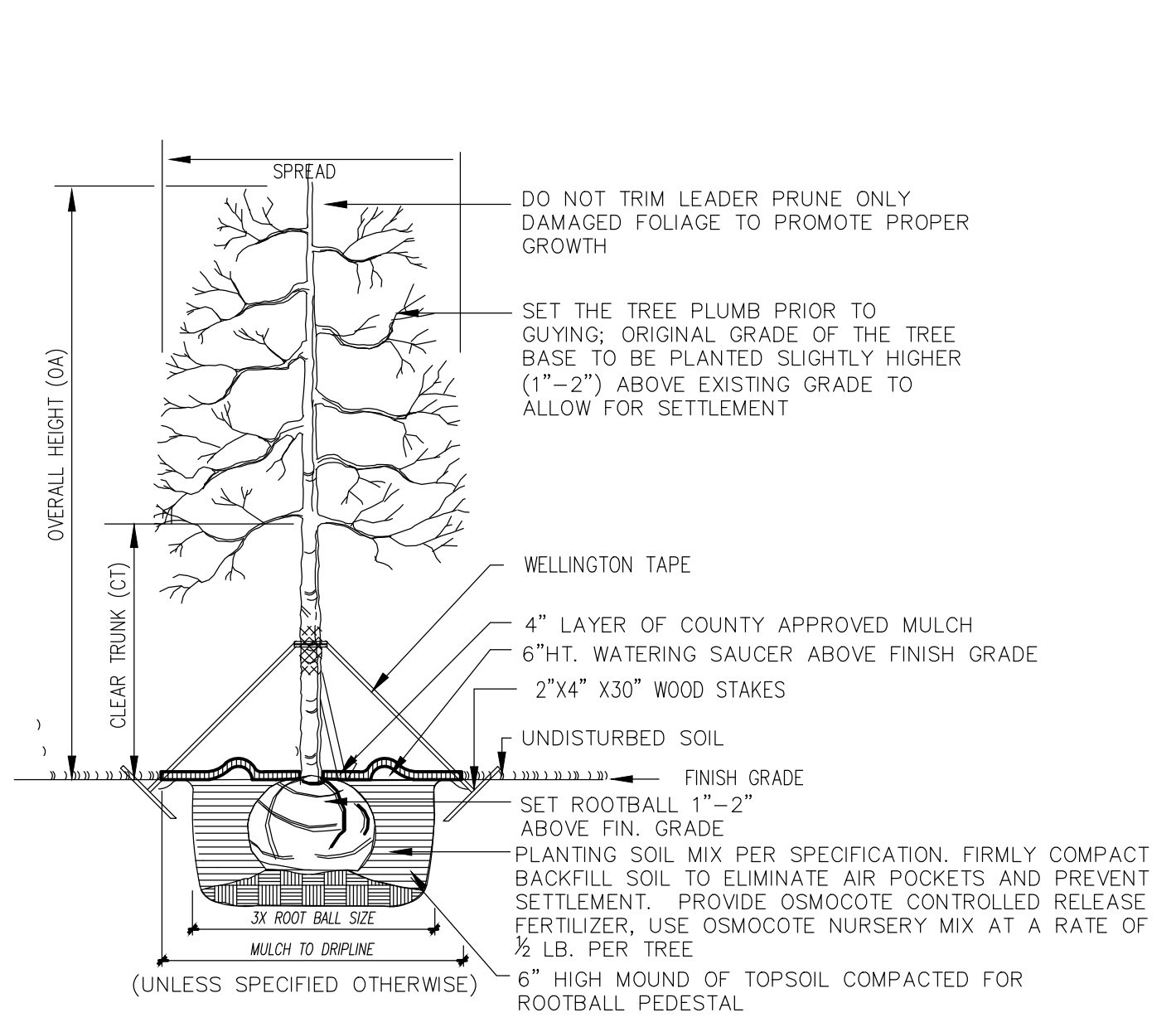
GENERAL PLANTING NOTES

- ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", 2ND EDITION; FEBRUARY 1998, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THERETO.
- ALL LANDSCAPE AREAS TO BE PROVIDED WITH A 100% AUTOMATIC IRRIGATION SYSTEM.
- ALL LANDSCAPING AND IRRIGATION SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED AND PROPER PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS DESCRIBED.
- SPECIFICATIONS OF PLANT MATERIALS AS FOLLOWS:
 SPREAD—INDICATES AVERAGE SPREAD TO MIDPOINT; HEIGHT (O.A.)—INDICATES OVERALL HEIGHT FROM TOP OF ROOT BALL TO MIDPOINT OF CURRENT SEASON'S GROWTH; C.T.—INDICATES CLEAR TRUNK MEASUREMENT TO FIRST BRANCHING; FT. OF WOOD—INDICATES MEASUREMENT ON PALMS FROM TOP OF BALL TO TOP OF STALKS.
- ALL TREES SHALL BE PROPERLY GUYED AND STAKED AT THE TIME OF PLANTING TO ENSURE PROPER ESTABLISHMENT.
- HEDGES SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS UNBROKEN SOLID VISUAL SCREEN.
- THE PLANTING SOIL FOR ALL PLANTING AREAS SHALL BE COMPOSED OF A MINIMUM OF 30% MUCK OR HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. THE MINIMUM SOIL DEPTH SHALL BE FOUR INCHES IN ALL HEDGE AND MASS PLANTING BEDS AND 1/2 CU. YD. PER TREE. PALMS TO BE PLANTED IN CLEAN SAND AND 50% PEAT. PROVIDE 2" OF PLANTING SOIL UNDER SOD. A MINIMUM OF THREE INCHES OF SHREDDED PINE BARK MULCH SHALL BE INSTALLED AROUND EACH TREE PLANTING, INCLUDING PALM TREES, AND THROUGHOUT HEDGE AND SHRUB PLANTINGS. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUANTITY COUNT. ANY DISCREPANCY BETWEEN DRAWINGS AND PLANT LIST SHALL BE CONSIDERED AS CORRECT ON THE DRAWINGS.

LANDSCAPE REQUIREMENTS:
 (C) Single Family Standards

	REQUIRED	PROVIDED
(1) Residential land use. One tree shall be planted or preserved for every 1,500 square feet, or fraction thereof, of a parcel used for residential purposes, excluding only areas of vegetation required to be preserved by law and preservation areas.	24,825 SF = 17 TREES REQ.	17 PROPOSED (9) TREES (8) PALMS

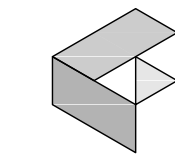
LANDSCAPE SCHEDULE			
TREES & PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
BA	1	BULNESIA ARBOREA VERAWOOD	12' HT. X 5' SPR. X 5' C.T., 2" CAL.
CE*	3	Conocarpus erectus GREEN BUTTONWOOD	14'-16' HT. X 7' SPR, 3" CAL., 5' C.T.
CES*	3	Conocarpus erectus 'Sericeus' SILVER BUTTONWOOD	10'-12' HT. X 7' SPR, 3" CAL., 5' C.T.
PS	2	Phoenix sylvestris 'ROBUSTA' ROBUST WILD DATE PALM	8' C.T., HEAVY TRUNKS, LARGE FULL CROWNS
VM	4	Veitchia montgomeryana Montgomery Palm	6' C.T., HEAVY TRUNKS, LARGE FULL CROWNS
RER*	4	Roystonea elata ROYAL PALM	24' G.W.
*DENOTES FLORIDA NATIVE PLANT			
SHRUBS & GROUNDCOVERS			
CLU	12	Clusia guttifera	SMALL LEAF CLUSIA
AD	20	Asparagus densiflorus 'Myers'	FOXTAIL FERN
BAHIA SOD		Paspalum notatum flugge	BAHIA GRASS
ST. AUG. SOD		Stenotaphrum secundatum	ST. AUGUSTINE GRASS
			24" HT. X 18" SPR. / 3 GALLONS / 2' O.C.
			15" HT. X 15" SPR. / 3 GALLONS / 18" O.C.
			SOLID EVEN SOD PIECES - 100% COVERAGE
			20' PERIMETER OF BLDG ONLY - 100% COVERAGE



PROPOSED 3-UNIT TOWNHOMES
 JOSEPH FRANTZ
 3635 GULFSTREAM ROAD
 PALM SPRINGS, FL 33461

NO.	REVISION/ISSUE	DATE
01	J.P.C.	12/27/2024
02	J.P.C.	03/03/2025
03	J.P.C.	03/20/2025

DRAWN BY:	J.P.C.
CHECKED BY:	V.L.C.
SEAL	
VANDIN CALITU, P.E. FL. REG. NO. 57982	
DATE	09/09/2024
PROJECT NO.	24-0418
SHEET	L-1.0



**CORNERSTONE
ENGINEERING GROUP, INC**
1000 W. PEMBROKE RD #311
HALLANDALE BEACH, FL 33009
FL CA. 31232
954-655-1204

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PROPOSED 3-UNIT TOWNHOMES
JOSEPH FRANTZ
3635 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

DRAWN BY: J.P.C.
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NO.	REVISION/ISSUE	DATE

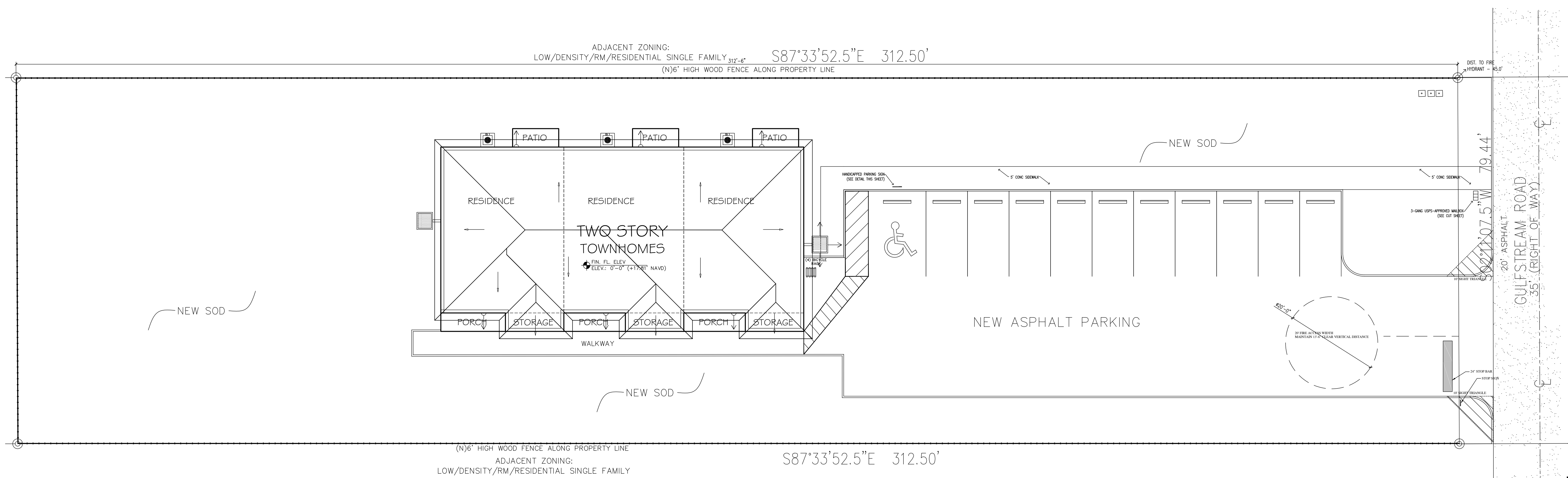
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VANDIN CALITU, P.E.
FL. REG. NO. 57982

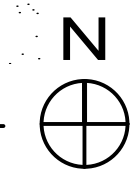
DATE
08/13/2024

PROJECT NO.
24-0418

SHEET
SP-3.0



PROPOSED PAVING PLAN
SCALE: 3/32" = 1'-0"



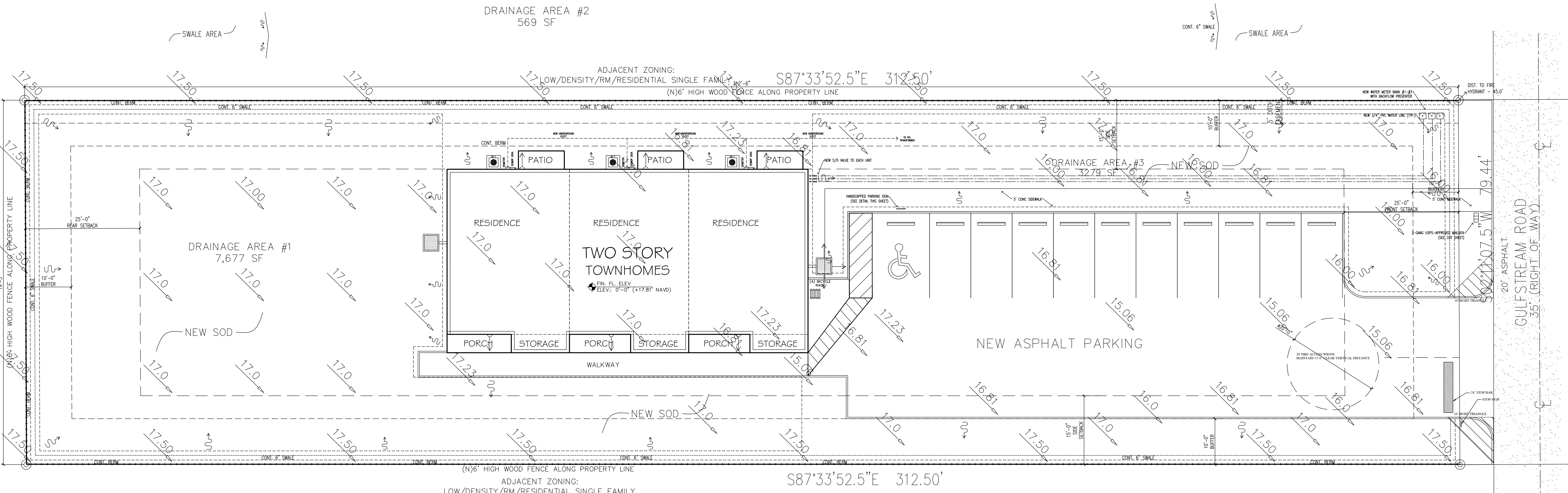
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PALM SPRINGS TOWNHOMES	
Proposed Use:	Residential
Residential Dwelling Units:	3
Zoning:	RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)
Property Use Code:	0800—MULTIFAMILY < 5 UNITS
Acres:	0.57
FOLIO:	70-43-44-19-11-003-0043

ZONING STANDARDS	Required	Proposed
Lot area, minimum (sq ft) 3 UNITS	15,000	24,825
15,000 s.f. for (3) dwelling units + 9,500 s.f. per additional units		
Density, maximum (5.3 du/ac)	3 max	3
Lot coverage, maximum (%)	40%	35%
Pervious area (sq ft)		14,270
Impervious area, maximum (%)	55%	43%
LOT WIDTH, MINIMUM	80'	79'-5"
LOT DEPTH, MINIMUM	100'	316'-6"
Height, maximum (ft)	35	29
Front yard setback, minimum (ft)	25	25
Side Yard Setback, minimum (ft)	15	15
Rear yard setback, minimum (ft)	25	46
Open Space, minimum	20%	63%
Onsite Trash	Yes	Yes
Internal Access Road, minimum (ft)	26	26

ADDITIONAL APPLICABLE STANDARDS	
Vehicular Use Area Buffer (South), minimum (ft)	10

PARKING REQUIREMENTS	
Parking Space Dimensions	18.5' x 9'
2.5 Parking Space/DU	



PROPOSED GRADING & DRAINAGE PLAN
 SCALE: 3/32" = 1'-0"

PROPOSED 3-UNIT TOWNHOMES
 JOSEPH FRANTZ
 3635 GULFSTREAM ROAD
 PALM SPRINGS, FL 33461

NO.	REVISION/ISSUE	DATE
1	J.P.C.	12/27/2024

SEAL
 VANDIN CALITU, P.E.
 FL. REG. NO. 57982

DATE
08/30/2024

PROJECT NO.
24-0418

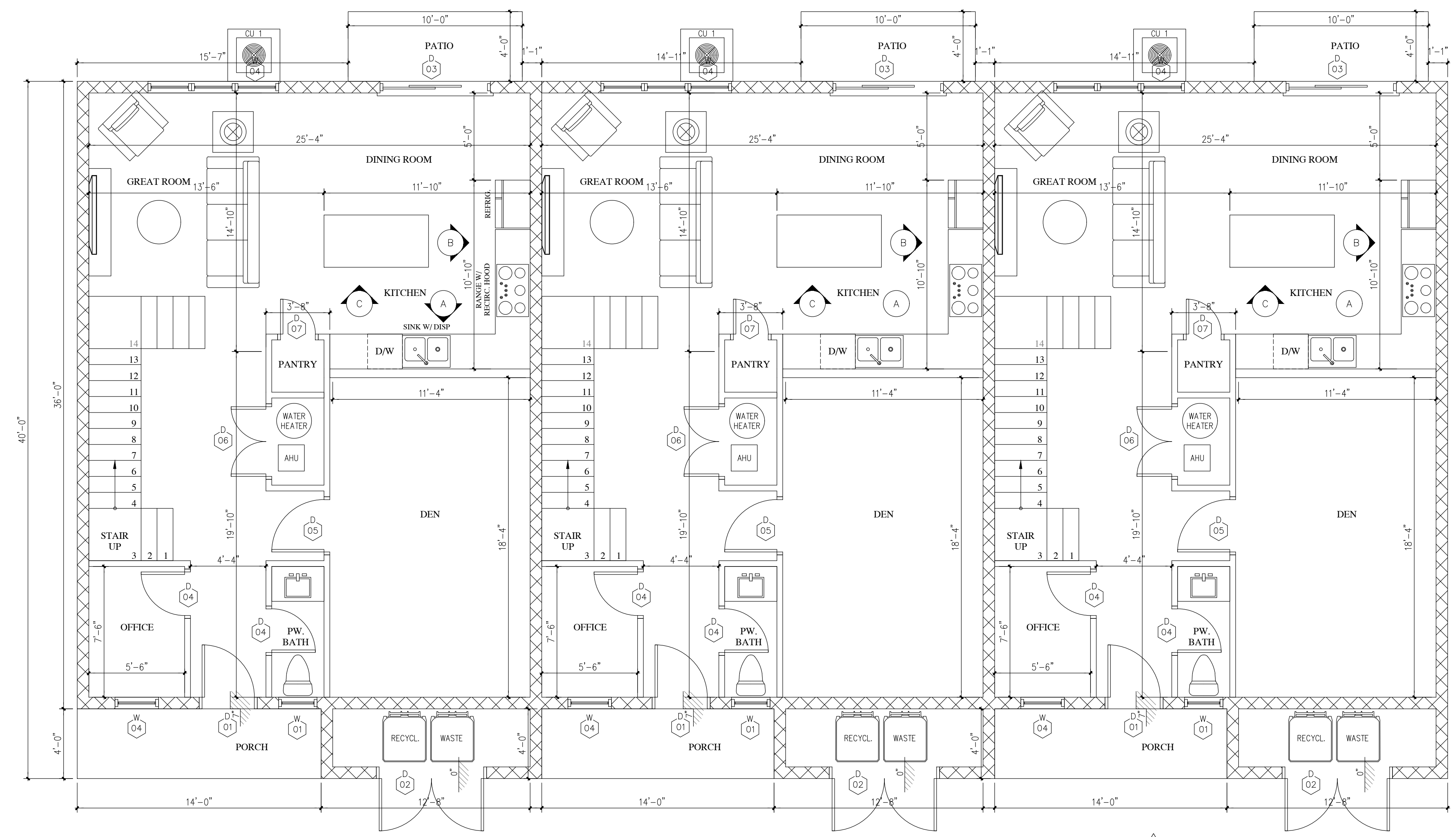
SHEET
SP-2.0

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EXTERIOR OPENING SCHEDULE														
MARK	QTY.	Type	STYLE	SIZE		NOTES	WINDOW APP NO.	MULLION	MULLION NOA	MULL BAR SIZE	MULL PRESSURE	MAX. NOA PRESSURE	CALCULATED WIND PRESSURE	LOCATION
				W(IN.)	H(IN.)									
W01	1	MG-200	SH	26.5	38	BATH	FL20352.2	N	-	-	-	+70/-90		4
W02	1	MG-200	SH	30	63	EGRESS	FL20352.2	N	-	-	-	+55/-60		4
W03	2	MG-200	SH	30	63	EGRESS	FL20352.2	Y	23-0913.05	2"x4"	+/-137.4	+55/-60		4
D01	1	MASONITE	SWING	36	96	ENTRY	FL22363.5	N	-	-	-	+50/-50		4
D02	1	CLOPAY	OVERHEAD	192	84	GARAGE	23-0928.47	N	-	-	-	+50/-58		5
D03	1	MG-1000	SGD	72	83	SGD	FL19092.2	N	-	-	-	+55/-60		4

GLASS NOTES
 U-FACTOR =
 SHGC =

INTERIOR DOOR SCHEDULE						
MARK	QTY.	Type	FINISH	SIZE		NOTES
				W(IN.)	H(IN.)	
D04	SEE PLAN	SWING	PAINTED	30	80	-
D05	SEE PLAN	SWING	PAINTED	36	80	SELF-CLOSING
D06	SEE PLAN	DBL. SWING	PAINTED	48	80	-
D07	SEE PLAN	SWING	PAINTED	24	80	-
D08	SEE PLAN	SLIDING	PAINTED	72	80	-
D09	SEE PLAN	SWING	PAINTED	36	80	-
D10	SEE PLAN	DBL. BIFOLD	PAINTED	72	80	-



1 **FIRST FLOOR PLAN**
 SCALE: 1/4" = 1'-0"

PROPOSED 3-UNIT TOWNHOMES
 JOSEPH FRANTZ
 3635 GULFSTREAM ROAD
 PALM SPRINGS, FL 33461

DRAWN BY: J.P.C.
 CHECKED BY: V.L.C.

NO.	REVISION/ISSUE	DATE
1	J.P.C.	03/03/2025

SEAL

VANDIN CALITU, P.E.
 FL. REG. NO. 57982

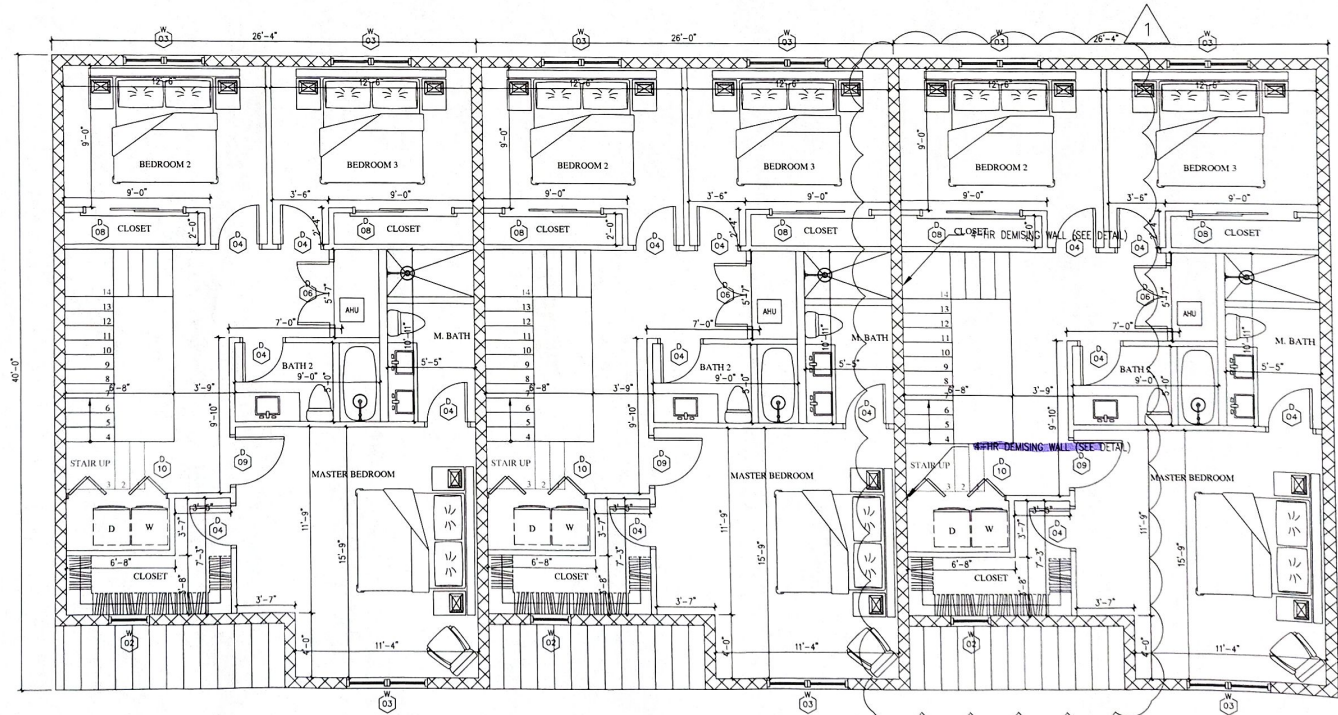
DATE
06/03/2024

PROJECT NO.
24-0418

SHEET
A-1.0

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THESE PLANS HAVE BEEN
REVIEWED FOR COMPLIANCE
MAY 01 2025
WITH PALM BEACH COUNTY
FIRE CODE, COMPLIANCE
THE RESPONSIBILITY OF THE
PROJECT APPLICANT.
REVIEWER: MARK BARR
**CIVIL PLAN REVIEW
ONLY**



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED 3-UNIT TOWNHOMES
JOSEPH FRANTZ
3835 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

DRAWN BY: J.P.C.	
CHECKED BY: V.L.C.	
NO.	REVISION/ISSUE
1	J.P.C. 04/22/25

SEAL
[Signature]
4/28/25

VANDIN CALITU P.E.
FL REG. NO. 57982

DATE
06/03/2024

PROJECT NO.
24-0418

SHEET
A-2.0



May 7, 2025

Bryan G. Kelley, P.E.
Simmons & White, Inc.
2581 Metrocentre Blvd, Suite 3
West Palm Beach, FL 33407

**Engineering and
Public Works Department**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov



**Palm Beach County
Board of County
Commissioners**

- Maria G. Marino, Mayor
- Sara Baxter, Vice Mayor
- Gregg K. Weiss
- Joel Flores
- Marci Woodward
- Maria Sachs
- Bobby Powell, Jr.

County Administrator

Verdenia C. Baker

**RE: 3635 Gulfstream Road
Project #: 250421
Traffic Performance Standards (TPS) Review**

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated April 23, 2025, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	Westside of Gulfstream Road, Approximately 0.36 miles north of Lake Worth Road
PCN:	70-43-44-19-11-003-0043
Access:	One existing full access driveway connection onto Gulfstream Road <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Multifamily Low-rise Residential = 2 DUs
Proposed Uses:	Multifamily Low-rise Residential = 3 DUs
Net Daily Trips:	7 (Proposed – Existing)
Net Peak Hour Trips:	0 (0/0) AM; 1 (0/1) PM (Proposed – Existing)
New Daily Trips:	20
New Peak Hour Trips:	1 (0/1) AM; 2 (1/1) PM
Build-out:	December 31, 2030

Based on our review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project meets the Traffic Performance Standards.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above or as approved by the City. The County traffic concurrency approval is

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Affirmative Action Employer"*



Bryan G. Kelley, P.E.
May 7, 2025
Page 2

subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

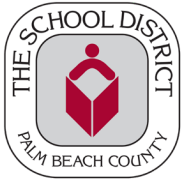
Moshir Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep

cc: Addressee

Iramis Cabrera, Director of Planning, Zoning & Building, Village of Palm Springs
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUN\APPROVED\2025\250421 3635 GULFSTREAM ROAD.DOCX;



**THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL**

**KRISTIN K. GARRISON, AICP
DIRECTOR**

**MICHAEL J. BURKE
SUPERINTENDENT**

PLANNING & INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK ROAD NORTH, 200
RIVIERA BEACH, FL 33404

**JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER**

PHONE: 561-434-8020 / FAX: 561- 434-8942
WWW.PALM BEACHSCHOOLS.ORG

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	03/18/2025		
	SCAD No.	25031701F – FLU		
	FLU /Rezoning/D.O. No.	AP24-0049 – Village of Palm Springs		
	PCN No. / Address	70-43-44-19-11-003-0043 / 3635 Gulfstream Rd.		
	Development Name	3635 Gulfstream Rd		
	Owner / Agent Name	Frantz Joseph / Calin C Nartea		
	SAC No.	200B		
	Proposed Amendment	Maximum Three (3) Residential Units		
Impact Review		Palm Springs Elementary School	L. C. Swain Middle School	John I Leonard High School
	New Students Generated	1	1	1
	Capacity Available	-123	6	-157
	Projected Utilization	112%	100%	105%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Village Council and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District elementary and high school level, the property owner shall contribute a total of \$18,011.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). The contribution amount may be adjusted to reflect the actual unit number and type during the Development Order process.</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.</p>			
Validation Period	<p>1) This determination is valid from 03/21/2025 to 03/20/2026 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 03/20/2026 or this determination will expire automatically on 03/20/2026.</p>			
Notice	<p>School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

Joyce Cai

March 21, 2025

School District Representative Signature

Date

Joyce C. Cai, Senior Planner

joyce.cai@palmbeachschools.org


Print Name & Title

Email Address

CC: Iramis Cabrera, PZB Director, Village of Palm Springs
Joyell Shaw, PIR Manager, School District of Palm Beach County

Memo

Village of Palm Springs – Planning, Zoning & Building

To: Iramis Cabrera
From: David T. Harden 
CC:
Date: May 20, 2025
Re: AP24-0049 Palm Springs 3-UnitTownhome – Resubmittal 3

Comments: Only the following comments remain open.

General Submittal Requirements

1. As Evidence of Ownership, a recorded warrant deed, a title policy, or attorney's opinion is required. The Closing Agreement submitted is not satisfactory. A copy of the deed to Mr. Frantz is available through the Palm Beach County Property Appraiser's web site.
2. The notice requirement listed under **Additional Requirements for Public Hearing Applications** will need to be completed at the appropriate time.

Section 10 - Site Plan

1. 5.d. The survey needs to include a Title Commitment Policy and number. Please provide an updated survey containing this information.
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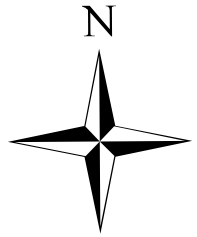










VILLAGE OF PALM SPRINGS
Palm Springs 3-Unit Townhome
3635 Gulfstream Road



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Maxar, Microsoft

Legend

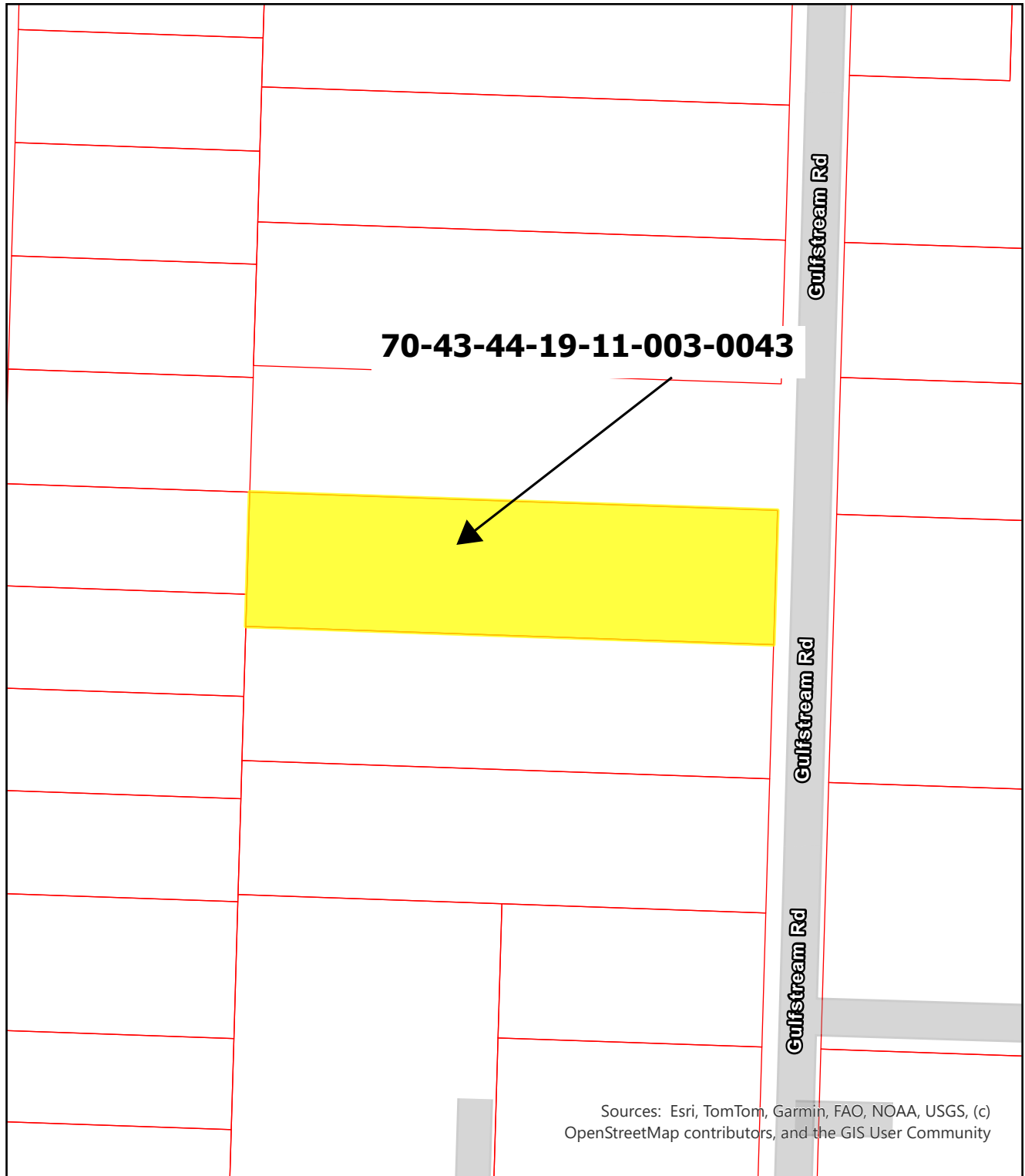
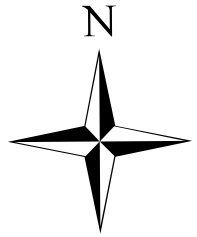
-  Parcels
-  Proposal Parcel

Date: 5/19/2025







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Palm Springs 3-Unit Townhome
3635 Gulfstream Road



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Legend

-  Parcels
-  Proposal Parcel

Date: 5/19/2025

