



**AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
JUNE 10, 2025
6:30 M**

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 6:37 p.m.

ROLL CALL

Present: Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, Peter Braun, and Ralph Wiles

Absent: Kim Gehrman, Brenda Browning

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

- 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

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Planning, Zoning, and Building Director Iramis Cabrera informed the Board that the only item on the agenda would have to be postponed until July 8, 2025, at 6:30 PM. The agent did not show up, and there was no one to represent the project.

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

Chairman Tieche requested a motion for approval of the minutes from May 13, 2025. A motion to approve the minutes was made by Mr. Braun and seconded by Mr. Hughes. Motion carried 5-0.

ORDER OF BUSINESS

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: Kimberly Wynn, Village Clerk

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.

PUBLIC HEARINGS

OTHER BUSINESS

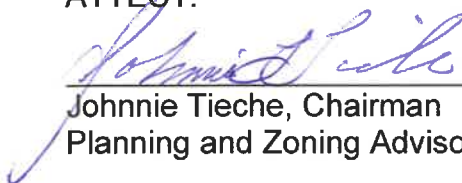
ADJOURNMENT

Chairman Tieche adjourned the meeting at 6:40 PM.


Jane Worth, Deputy Clerk



ATTEST:


Johnnie Tieche, Chairman
Planning and Zoning Advisory Board Meeting Minutes

If a person decides to appeal any decision made by the Council concerning any considered matter, they will need a record of the proceeding. For such purposes, they may need to ensure that a verbatim record of the proceedings is available. The recording includes the testimony and evidence upon which the appeal is to be based.

NEXT MEETING
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