AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ▪ PALM SPRINGS, FL 33461
SEPTEMBER 9, 2025
6:30 PM

Vacant, Chairman
Richard Hughes, Vice-Chairman
Ralph Lashells, Board Member
Vacant, 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

Vice Chairman Richard Hughes called the Planning & Zoning Advisory Board Meeting to order at 6:32 p.m.

ROLL CALL

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

Also present: Planning, Zoning, and Building Director Iramis Cabrera, Planning and Zoning 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.**

Deputy Clerk Worth asked the Board if there were any ex parte communications. There were none.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA
APPROVAL OF MINUTES

2. **Approval of August 12, 2025, Planning and Zoning Advisory Board Meeting Minutes: Motion to approve the August 12, 2025, minutes from the Planning and Zoning Advisory Board Meeting.**
Staff: Jane Worth, Deputy Village Clerk

Vice Chairman Hughes requested a motion for approval of the August 12, 2025, minutes. A motion to approve the minutes was made by Mr. Braun and seconded by Ms. Gehrman. Motion carried 5-0.

REGULAR AGENDA

3. **Appointment of New Chairperson and Vice Chairperson: Motion to appoint a New Chairperson and Vice Chairperson with the appointment of Mr. Johnnie Tieche to the Village Council as of August 21, 2025.**
Staff: Jane Worth, Deputy Village Clerk

SUMMARY: As of August 22, 2025, Chairperson Johnnie Tieche has resigned. Mr. Tieche has been chairperson of the Planning and Zoning Advisory Board for years. On August 21, 2025, the Village Council appointed Mr. Tieche to the vacancy on the Village Council, representing District 4.

The Board voted for a new Chairman. Mr. Ralph Wiles nominated Mr. Ralph Lashells for Chairman of the Planning and Zoning Advisory Board. Mr. Ralph Lashells nominated Mr. Richard Hughes for Chairman of the Planning and Zoning Advisory Board. Hearing no more nominations, Vice Chairman Hughes asked for a motion to elect Mr. Ralph Lashells as the Chairman of the Planning and Zoning Board. Mr. Ralph Wiles nominated Mr. Lashells, and Ms. Kimberly Gehrman seconded. Motion carried 5-0

PUBLIC HEARINGS

4. **Commercial Planned Development Master Site Plan Amendment (SPR25-09) – Village Collection of Palm Springs - Northwest corner of 10th Avenue North & Florida Mango Road: Motion to recommend approval of an application to the Village Council, from Inside Studio, on behalf of DC Hospitality Palm Springs LLC ("Applicant"), is requesting to modify the Commercial Planned Development Master Site Plan to eliminate one of the hotels previously approved within Tract 1, and construct in its place a Light Industrial building with a maximum of 31,352 square feet of floor area.**
Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Inside Studio, on behalf of DC Hospitality Palm Springs LLC ("Applicant"), is requesting a modification to the Commercial Planned Development Master Site Plan to eliminate one of the hotels previously approved within Tract 1, and construct in its place a Light Industrial building with a maximum of 31,352 square feet of floor area.

The 7.74-acre site is located approximately 0.05 north of the intersection of 10th Avenue North and Florida Mango Road on the west side of Florida Mango Road. The property currently retains a Future Land Use designation of Commercial and the Commercial General (CG) zoning classification. The subject site's primary access is from Florida Mango Road, with secondary access from 10th Avenue North.

In January 2024, the Village Council approved, under Resolution 2023-52, a master site commercial planned development plan to allow the redevelopment of the site to accommodate three (3) separate development plans and currently, the site is actively under construction as both restaurants in Tracts 2 & 3 and the western hotel site within this Tract 1 have been issued building permits.

The proposed amendment only affects the development plan for tract 1, and the proposed changes are as follows:

Permitted	**Previously Approved**	**Proposed**
Open space - 20% (40,315 sf)	56,607 sf (28%)	49,034 sf (27.3%)
Building Footprint Square feet	106,631 sf	80,012 sf
FAR - 0.5 %	0.5%	0.4 %

The proposed Commercial Planned Development (CPD) Master Site Plan provides for the following elements:

1. Perimeter landscape and compatibility features, including a privacy wall between the subject commercial parcel and abutting residential properties to the west, north, and east, and entry landscaping features at the entrance drives.
2. Shared access to the CPD from Florida Mango Road and 10th Avenue North, with internal access to future development parcels.
3. Shared infrastructure improvements.
4. Architectural Guidelines for the CPD provide a consistent theme throughout the unified project through colors, materials, and architectural elements.
5. Open space (minimum 20%) is based on the entire CPD.
6. The Master Sign Program for the CPD, which includes six (6) monument signs

Staff support the applicant’s intent to move forward with the proposed redevelopment project, allowing the revitalization of the existing site.

Planning, Zoning, and Building Planner Christian Melendez presented the application. Planner Melendez informed the Board that this was a request to modify the Commercial Planned Development Master Site Plan to eliminate one of the hotels previously approved. A light Industrial building with a maximum of 31,352 sq ft of floor area will be constructed. Staff supports the applicant's proposed redevelopment project.

M. Brian Terry of Insite Studio asked the Board if he would be able to do both presentations at once. Chairman Lashells stated that it would be accepted. Mr. Terry said the Eastern Hotel would be eliminated, and a light industrial building would replace it. With that, there would be a reduction in height, intensity, and traffic, and it would be a better fit than originally proposed. A parking variance would not be needed with the elimination of the hotel. Mr Terry continued with a PowerPoint presentation for the audience and the Board.

The Board had a multitude of questions regarding the amendment, the layout, and the types of businesses that would be drawn to that site. There was also a discussion on how the original site plan with the two (2) hotels looked more appealing than the new proposed building.

Chairman Lashells asked if anyone from the public or the Board had any comments or questions. Hearing none, Chairman Lashells asked for a motion to recommend approval to the Village Council for SPR25-09 - Commercial Planned Development Master Site Plan Amendment. A motion for approval was made by Ms. Gehrman and seconded by Mr. Braun. Motion carried 4-1 - Chairman Lashells opposed.

<u>FISCAL IMPACT:</u>

The proposed master site plan for the commercial planned development does not have a significant fiscal impact on the village; however, it is expected to enhance the village's assessed property evaluation.

5. **<u>Site Development Plan Amendment (SPR25-10) - 2645 10th Avenue North – Tract 1 of the Village Collection of Palm Springs Master Site Plan - Hotel & Light Industrial:</u> Motion to recommend approval to Village Council of an application submitted by Inside Studio, on behalf of DC Hospitality Palm Springs LLC ("Applicant"). Requesting approval for a Site Development Plan Amendment (SPR25-09) to eliminate one of the hotels previously approved within Tract 1, and allow the construction of a Light Industrial Building with a maximum of 31,352 square feet of floor area.**

Staff: Christian Melendez Berrios, PZ&B Technician

<u>SUMMARY:</u> Inside Studio, on behalf of DC Hospitality Palm Springs LLC ("Applicant"), is requesting a Site Plan modification to replace one of the previously approved hotel buildings with a Light Industrial structure within Tract 1 of the Village Collection of Palm Springs Planned Commercial Development.

The 4.63-acre site is on the northwest corner of the 10th Avenue North and Florida Mango Road intersection. It retains a Future Land Use designation of Commercial and the Commercial General (CG) zoning district classification. The applicant is proposing a Site Development Plan Amendment (within a Commercial Planned Development) to allow the construction of a 31,352-square-foot one-story light industrial building with a total of 6 tenant bays. The primary access to the site is from Florida Mango Road, with secondary access from 10th Avenue.

Note: Currently, the site is actively under construction as both of the restaurants in Tracts 2 & 3 and the western hotel site within Tract 1 have been issued building permits.

This amendment includes the replacement of the previously approved four-story eastern hotel (Everhome Suites) with 114 rooms and approximately 58,000 SF, with a light industrial incubator facility, which comprises approximately 8,465 SF of office use and 22,887 SF of warehouse/workspace. The building will be located between the Planned Commercial Development's east property boundary and the hotel. The building's front façade will face west to mirror the primary entrance to the hotel, creating a shared parking lot between the two buildings. The structure will have both storefront office access on the front facade with bay door access as well, and additional bay door access on the rear east facade. The building is buffered from the adjacent residential uses to the north and east and by the provided landscape buffers.

Future tenants are going to be subject to the regulations within the Tenth Avenue Overlay, and such conditions are required to be included within their lease agreements. Some of the conditions are going to be as follows:

- Any manufacturing or assembly businesses shall be conducted inside the principal structure(s).
- All activities shall be conducted within a climate-controlled environment, to the greatest extent practicable, to prevent external noise, vibrations, dust, odor, and other conditions.
- No outdoor storage shall be permitted.
- Hours of operation shall comply with the Village's Land Development Regulation Section 34-891.

The Planning, Zoning, and Building Staff supports the applicant's request to move forward with the proposed redevelopment project, allowing the revitalization of the existing site.
Mr. Brian Terry of Insite Studio presented this item with item #4.

Chairman Lashells asked if anyone from the public or the Board had any comments or questions. Hearing no further comments, Chairman Lashells called for a motion to recommend approval of the Site Development Plan Amendment (SPR25-10) to the Village Council. A motion for approval was made by Mr. Hughes and seconded by Mr. Wiles. Motion carried 4-1 - Chairman Lashels opposed.

FISCAL IMPACT:
The proposed development will enhance the Village's assessed property valuation.

6. **Major Site Development Plan (SPR25-11) - Palm Springs Warehouse - 2862, 2888, and 2912 2nd Avenue North: Motion to recommend approval to Village Council for an application submitted by Schmidt Nichols, agent for the owners,**

DTNK 1, LLC, DTNK 2, LLC, and Noahkarly 1, LLC, ("Applicant"). The applicant is requesting a Major Site Development Plan (SPR25-11) with four (4) waivers to allow the development of the site with the construction of a total of 28,898 square feet warehouse facility with ancillary office space located at 2862, 2888, and 2819 2nd Avenue North.
Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Schmidt Nichols, agent for the owners, DTNK 1, LLC, DTNK 2, LLC, and Noahkarly 1, LLC, is requesting a Site Development Plan (**SPR25-11)** with four (4) waivers to allow the development of the site with the construction of a total of 28,898 square feet warehouse facility with ancillary office space.

The 2.01-acre unified site is generally located on the south side of 2nd Avenue North and east and west of Bellevue Avenue. The project combines three individual properties, which are proposed to be unified as a single parcel.

Note: One of the properties is currently undeveloped, while the others are partially developed, with existing light industrial users.

The project proposed to develop the site with the construction of 22,858 square feet of warehouse space and 6,040 square feet of ancillary office space for a total of 28,898 square feet of floor area. Access to the site will be via a full-access driveway connection on both sides of Belle Vue Avenue (east and west sides). The properties will be platted to unify the three subject parcels into one single lot, incorporating concurrently the 10' wide alley located at 2918 2nd Avenue N, proposed to be abandoned, and the previously abandoned 5' alley between the easternmost parcels.

As part of the proposed Major Site Development Plan, they are requesting four (4) waivers:

Waiver #1: Relief from Sec. 34-878.4 (1) - to allow a minimum lot size of 2.01 acres rather than 3 acres required for the Commercial Renewal zoning district.
Waiver #2: Relief from Sec. 34-878.4 (2) - to allow a 25' rear setback rather than the 30' required.
Waiver #3: Relief from Sec. 34-164 - to not provide foundation planting along the north sides of Buildings A & B and the west side of Building C rather than:.

- 30' long x 5' wide foundation planting along the north facade of building A.
- 30' long x 5' wide foundation planting along the north facade of building B.
- 56' long x 5' wide foundation planting along the west facade of building C.

Waiver #4: Relief from Sec. 34-1329 (5) (o) - to allow a reduction of parking spaces from the 43 spaces required to 41 spaces, a reduction of 2 parking spaces.

The Planning, Zoning, and Building Staff does not object to the applicant's request and recommends conditional approval to facilitate the redevelopment project proposed for the properties.

Planner Melendez introduced the request for a Major Site Development Plan, SPR25-11, including a request for four (4) waivers. The proposed development will be a 28,898 sq. ft. warehouse facility with ancillary office space. A light industrial building with a maximum of 31,352 sq. ft. of floor space will be constructed. Staff supports the applicant's proposed redevelopment project and recommends approval.

Mr. Jordan Sperling, with Schmidt & Nichols, stated that there will be three (3) parcels combined for the construction of the three (3) separate buildings. Mr. Sperling presented a PowerPoint for the Board and audience. He also mentioned there will be a property manager who will be monitoring operations on a day-to-day basis. There will be a chain link on the outside. A discussion ensued regarding the new development, including landscaping and fencing.

Mr. Josh Nichols with Schmidt Nichols explained the French drain system proposed for the site.

Mr. Peter McKranels, 3973 Bellevue Avenue — Mr. McKranels mentioned the speaker system is not loud enough to hear what was said in the seating in the back. Mr. McKranels wanted to know more about what the storm drainage system would have to offer with drainage. Chairperson Lashells explained to Mr. McKranels about the drainage being proposed.

Ms. Joicie Morell - 3921 Belle Vue Avenue - Ms. Morell, a resident adjacent to the property, inquired about the installation of a concrete wall separating her property from the proposed development. Mr. Sperling confirmed that a six-foot concrete block wall is proposed. Questions were raised regarding whether the buildings would be one or two stories and if the site would operate as a working shop or a storage facility. Chairman Lashells stated that the development would accommodate approximately 22 businesses.

Chairman Lashells asked if anyone from the public or the Board had any comments. Hearing none, Chairman Lashells 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.

<u>FISCAL IMPACT:</u>

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

<u>OTHER BUSINESS</u>

Deputy Clerk Worth informed the Board that village board email addresses would be set up for them. The Board members would also have to do the training of Know Before.

Deputy Clerk Worth asked Attorney Goddeau for a refresher course for the Board regarding Sunshine Law, Ethics, and Public Records Request. Attorney Goddeau said she would be able to do that.

ADJOURNMENT

Chairman Lashells adjourned the meeting at 7:34 PM.

NEXT MEETING
TUESDAY, OCTOBER 14, 2025 AT 6:30 PM IN THE 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.

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 **September 9, 2025**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **October 14, 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.

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