



**AGENDA  
LOCAL PLANNING AGENCY MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
NOVEMBER 13, 2025  
6:30 PM**

**COUNCIL**

- Mayor Bev Smith
- Vice Mayor Kim Schmitz
- Mayor Pro Tem Gary Ready
- Council Member Johnnie Tieche
- Council Member Patti Waller

**ADMINISTRATION**

- Village Manager Michael Bornstein
- Village Clerk Kimberly Wynn
- Village Attorney Christy Goddeau

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*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.*

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**ROLL CALL**

**CALL TO ORDER**

**AGENDA**

1. **Approval of the March 13, 2025, Local Planning Agency Meeting Minutes**  
Staff: Kimberly Wynn, Village Clerk

Motion	Second	Vote
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**Public Hearing for amending the Comprehensive Land Use Plan by revising the Future Land Use Map and amending the Official Land Development District Zoning Map of the Village by amending and rezoning the following properties in the Village of Palm Springs:**

Motion	Second	Vote
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1. **Ordinance No. 2025-11 - Comprehensive Plan Amendment — Urban Village Overlay:** Village staff is proposing text amendments to the Future Land-Use Element to establish an Urban Village Overlay to generate optional performance-based incentives to promote pedestrian-oriented design in vertically mixed-use (re)development projects.  
Staff: Kimberly Glas-Castro, Assistant Village Manager

Motion	Second	Vote
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**ADJOURNMENT**

# 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](mailto: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](mailto:jpiedra@vpsfl.org)  
Phone: (561) 584-8200 Ext. 8422



**MINUTES  
LOCAL PLANNING AGENCY  
VILLAGE HALL - COUNCIL CHAMBERS  
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461  
MARCH 13, 2025 AT 6:00 p.m.**

**COUNCIL**

- Mayor Bev Smith
- Vice Mayor Kim Schmitz
- Mayor Pro Tem Gary Ready
- Council Member Johnnie Tieche
- Council Member Patti Waller

**ADMINISTRATION**

- Village Manager Michael Bornstein
- Village Attorney Christy Goddeau
- Village Clerk Kimberly Wynn

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*If an individual wishes to challenge any decision made by the Council regarding any matter under consideration, they must have a copy of the proceedings. To do so, they may need to ensure that a complete and accurate record of the proceedings is available. This recording should include all testimonies and evidence that will form the basis of the appeal.*

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**CALL TO ORDER**

Mayor Bev Smith called the Local Planning Agency meeting to order at 6:04 p.m.

**ROLL CALL**

Present: Mayor Bev Smith, Vice Mayor Patti Waller, Mayor Pro Tem Kim Schmitz, Council Member Joni Brinkman, and Council Member Gary M. Ready

Absent: None

Also Present: Village Manager Michael Bornstein, Village Attorney Christy Goddeau, Village Clerk Kimberly M. Wynn, Assistant Village Manager Kim Glas-Castro, Police Chief Tom Ceccarelli, Sergeant-In-Arms, Planning, Zoning, and Building Director Iramis Cabrera, Utilities Director Jimmie Johnson, Public Works

Director Felipe Lofaso, Finance/IT Director Mara Frederiksen, Records Clerk Andrea Medero, Procurement Manager Sylvia Ward, and Staff Assistant Maria Izzo.

## **AGENDA**

**Public Hearing for amending the Comprehensive Land Use Plan by revising the Future Land Use Map and amending the Official Land Development District Zoning Map of the Village by amending and rezoning the following properties in the Village of Palm Springs:**

1. **Ordinance No. 2025-02 - Comprehensive Plan Amendment - Mobility Plan: Motion to recommend approval to the Village Council of Ordinance No. 2025-02 to amend the Comprehensive Plan of the Village of Palm Springs to modify the Transportation and Mobility Element to adopt a Mobility Plan by reference and add new goals, objectives, and policies that are consistent with the adopted Mobility Plan and with Florida Statutes to establish an alternative transportation system.**

Staff: Kimberly Glas-Castro, Assistant Village Manager

**Summary:** During the 2024 legislative session, the Senate passed House Bill 479, requiring interested cities to adopt a Mobility Plan and Fee Schedule and an Interlocal Agreement with the County by October 1, 2025. This is significant because it enables the Village to collect a single mobility fee to fund various transportation improvements such as roads, multimodal facilities, transit operations, and more within the Village limits. Additionally, it will eliminate the collection of road impact fees that do not necessarily benefit the Village.

At the Village Council meeting on July 25, 2024, a Professional Services Agreement was awarded to Nue Urban Concepts to prepare the Mobility Plan and Fee Schedule.

A joint Village Council/ P&Z Board/CRA workshop was held on January 9, 2025, to review a draft of the Mobility Plan, including the data and proposed maps.

Florida Statute § 163.3180(S)(i) encourages local governments to develop tools and techniques, including the adoption of long-term strategies to facilitate development patterns that support multimodal solutions, the adoption of area-wide service standards that are not dependent on any single road segment function, and establishing multimodal service standards that rely primarily on non-vehicular modes of transportation where existing or planned community design will provide an adequate level of personal mobility. Under the Palm Springs Mobility Plan, the Comprehensive Plan

amendments are proposed to add goals, objectives, and policies and to establish a framework for the potential adoption of a Mobility Fee to serve as a revenue source for future mobility improvements.

The P&Z Board considered the draft ordinance on February 11, 2025, and recommended approval. It was advertised in the Palm Beach Post on Friday, February 28, 2025.

The proposed amendments were transmitted through the Intergovernmental Plan Amendment Review Committee (IPARC), and Palm Beach County issued a notice of intention to object. County Staff met on February 21, 2025, to discuss their concerns. The Village's consultants will address the County's comments at the meeting.

**Fiscal Impact:** The adoption of a mobility fee would bring a new revenue source to the Village in the future.

The Assistant Village Manager, Mrs. Glas-Castro introduced the proposed Mobility Plan, prepared by Nue Urban Concepts. The plan creates a framework for collecting a *mobility fee* from new developments to fund local transportation improvements—such as sidewalks, bike paths, and transit access—within the Village. This replaces the County's road impact fees, allowing funds to directly benefit Palm Springs residents.

Mr. Paul Jonathan Paul of Nue Urban Concepts explained the Mobility Plan's goals and how it promotes safer, multimodal travel options for all users (pedestrians, cyclists, drivers, etc.). He emphasized that the new mobility fee applies only to new developments and will serve as a local funding source for transportation projects.

Mayor Smith offered the public an opportunity to speak.

A representative (name inaudible) from Palm Beach County Planning Division at 2300 Jog Road entered a letter from Mrs. Thuy Shutt to the record (see attached).

At this point, the Assistant Village Manager, Mrs. Glas-Castro entered a response to the record.

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

Vice Mayor Waller made a motion to approve Ordinance No. 2025-02; Council Member Ready seconded the motion. The said motion carried 5-0.

## **ADJOURNMENT**

Hearing no further business, Mayor Smith adjourned the meeting at 6:31 PM

**NEXT MEETING**

**TBD**

**Minutes prepared by:**

*Kimberly Wynn*  
**Village Clerk**

## Village of Palm Springs Title VI/Nondiscrimination Policy

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# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** November 13, 2025

**DEPARTMENT:** Planning, Zoning & Building

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**ITEM #1:** Ordinance No. 2025-11 - Comprehensive Plan Amendment — Urban Village Overlay

**SUMMARY:** Village staff is proposing text amendments to the Future Land-Use Element to establish an Urban Village Overlay to generate optional performance-based incentives to promote pedestrian-oriented design in vertically mixed-use (re)development projects.

The original focus of the proposed Overlay was to establish form-based code provisions to create a "main street" development pattern along 2nd Avenue North, thereby implementing the "South Village" vision. The Overlay provides 1) development standards to create a setting of buildings oriented towards 2nd Avenue North with pedestrian amenities, including outdoor seating and pocket parks, and 2) use requirements to activate the ground-floor with restaurants, shops, and personal services.

In recognition of other opportunity sites within the Village, the draft provisions were expanded with two other sub-districts: one oriented to larger properties or assemblages of 15 acres or more (the "Urban Renewal" sub-district), and one oriented to smaller infill parcels of 5 acres (the "Urban Mixed Use Commercial" sub-district). The Urban Renewal sub-district targets development of sufficient size to create a stand-alone project that is designed to create open spaces, pedestrian areas and connectivity between buildings. Local examples of a redevelopment project developed pursuant to the Urban Renewal Code allowances is Renaissance Commons in Boynton Beach or Downtown at the Gardens in Palm Beach Gardens. The Urban Mixed Use Commercial District targets infill parcels that are developed into a single mixed-use building with activated ground-floor uses.

The Urban Village Overlay is applicable to properties within the Commercial Renewal land use category, and select parcels are being designated with the Overlay at this time (see Map FLU 2.4.9). Within the proposed land development regulations (which is the subject of another agenda item), sub-districts are assigned to the Overlay parcels. The property owners/developers of parcels designated with the Overlay may voluntarily "opt in" to the form-based code provisions outlined to encourage vertically-integrated mixed-use projects, or they may continue to follow the provisions of the Commercial Renewal district.

If a property owner/developer chooses to utilize the Overlay, the development standards of the Overlay prevail over the standards of the underlying Commercial Renewal zoning district, and in exchange for building vertically-integrated mixed-use projects, bonus density/intensity may be granted without the need for a comprehensive plan amendment.

At the September 25, 2025, Community Redevelopment Agency meeting, Village Consultant, Kevin Crowder, BusinessFlare, presented the findings of the Economic Feasibility Analysis performed for South Village and the other key opportunity sites, which identified market support for the proposed

increases in density and intensity.

**Note:** Notifications were mailed to all property owners within the proposed sub-districts on October 29, 2025.

The proposed ordinance will be considered for 1st reading by the Village Council during their November 13, 2025, meeting.

**FISCAL IMPACT:**

Amending the Comprehensive Plan to create a new overlay does not have a fiscal impact; however, redevelopment utilizing allowances under this new overlay district is expected to increase the Village's property tax revenue.

**ATTACHMENTS:**

1. Business Impact Statement Ord No. 2025-11 BIS
2. Proposed Ordinance No. 2025-11- Text Amendment - Comprehensive Plan - Urban Village Overlay
3. Exhibit "A" - Urban Village Overlay - Comprehensive Plan Amendment
4. Exhibit "A" Continued: Proposed Map - FLU Map 2.4.9 Urban Village Overlay
5. Public Hearing Notification - Village of Palm Springs

# Business Impact Estimate

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Village's website by the time notice of the proposed ordinance is advertised and published.*

Proposed ordinance title:

ORDINANCE NO. 2025-11

**AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALM SPRINGS IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT, SECTIONS 163.3161, ET. SEQ., FLORIDA STATUTES, BY AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT TO CREATE THE "URBAN VILLAGE OVERLAY" AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT, SEVERABILITY, AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

**1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

Village staff is proposing text amendments to the Future Land-Use Element to establish an Urban Village Overlay to generate optional performance-based incentives to promote pedestrian-oriented design in vertically mixed-use (re)development projects.

**2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:**

**(a) An estimate of direct compliance costs that businesses may reasonably incur:**  
Amending the Comprehensive Plan to create a new overlay does not have a fiscal impact; however, redevelopment utilizing allowances under this new overlay district is expected to increase the Village's property tax revenue.

**(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:**

None are proposed by the subject ordinance.

**(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:**

None are proposed by the subject ordinance.

**3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

The proposed amendments do not have a direct fiscal impact to businesses.

**4. Additional information the governing body deems useful (if any):**

None

**ORDINANCE NO. 2025-11**

**AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALM SPRINGS IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT, SECTIONS 163.3161, ET. SEQ., FLORIDA STATUTES, BY AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT TO CREATE THE “URBAN VILLAGE OVERLAY” AS SET FORTH IN EXHIBIT “A”; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT, SEVERABILITY, AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

**WHEREAS**, the Village Council (“Council”) of the Village of Palm Springs, Florida (“Village”) has adopted a Comprehensive Plan (“Plan”) pursuant to the “Community Planning Act” (“Act”); and

**WHEREAS**, the Plan has been determined to be in compliance with the provisions of the Act; and

**WHEREAS**, the Village desires to create a “Urban Village Overlay” in the Future Land Use Element of the Plan at Objective FLU 2.4, “Overlays”, to provide incentives for vertically-integrated mixed-use development projects with a Commercial Renewal land use designation; and

**WHEREAS**, pursuant to the Act, all amendments to the Plan must be adopted in accordance with detailed statutory procedures; and

**WHEREAS**, the Village’s Local Planning Agency (“LPA”) has considered this proposed amendment at a duly advertised meeting and has recommended that the Council adopt the Plan amendment as set forth in the attached **Exhibit “A”**; and

**WHEREAS**, the Village has provided all required public notices, held all required public hearings, both prior to transmittal and submission of the proposed Plan amendment to the Department of Commerce and after the proposed Plan amendment was returned to the Village for adoption in accordance with the Act; and

**WHEREAS**, the Village Council of the Village of Palm Springs finds amending the Plan as set forth in Exhibit “A” will allow for more flexibility in the development of vertically-integrated mixed-use development projects and is not a more restrictive or burdensome amendment to the Plan; and,

**WHEREAS**, the Village Council of the Village of Palm Springs finds amending the Plan as set forth herein and Exhibit “A” serves a valid public purpose.

**NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:**

**Section 1.** The foregoing recitals are incorporated into this Ordinance as true and correct findings of the Village Council of the Village of Palm Springs.

**Section 2.** The Village Council hereby amends the Plan to create the “Urban Village Overlay” in the Future Land Use Element’s Objective FLU 2.4, “Overlays”, which amendment is set forth in **Exhibit “A”**, attached hereto and incorporated into this Ordinance as a part hereof. A copy of the Plan and Exhibit “A” are on file in the office of the Village Clerk.

**Section 3.** This Ordinance shall be effective within the corporate limits of the Village of Palm Springs, Florida.

**Section 4.** After first reading, the Village Clerk is hereby directed to transmit this Ordinance and all supporting information as a Plan amendment to the Department of Commerce and other reviewing agencies within ten (10) working days in accordance with Section 163.3184, Florida Statutes. If the Village Council approves this Ordinance on second reading and adoption, the Village Clerk is hereby directed to transmit this Ordinance and all supporting information as a Plan amendment to the Department of Commerce and any other agency that provided comments within thirty (30) working days in accordance with Section 163.3184, Florida Statutes.

**Section 5. Repeal of Conflicting Ordinances.** All ordinances, resolutions, or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

**Section 6. Severability.** If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable,

void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this ordinance.

**Section 7. Effective Date.** The effective date of this Plan amendment shall be in accordance with Section 163.3184, Florida Statutes; however, not later than thirty-one (31) days after the Department of Commerce has received the completed Plan amendment package. No development order, development permits, or land uses dependent on this Plan amendment may be issued or commenced before the Plan amendment has become effective.

Council Member \_\_\_\_\_, offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Council Member \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KIM SCHMITZ, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARY READY, MAYOR PRO TEM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOHNNIE TIECHE, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PATTI WALLER, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, the \_\_\_\_ day of \_\_\_\_\_, 2025.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: \_\_\_\_\_  
BEV SMITH, MAYOR

Ordinance No. 2025-11

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_  
KIMBERLY M. WYNN, CMC, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: \_\_\_\_\_  
CHRISTY GODDEAU, VILLAGE ATTORNEY

**EXHIBIT "A"**

**URBAN RENEWAL OVERLAY WITH MAP**

**(Total two (2) pages)**

Ordinance No. 2025-11  
EXHIBIT "A"

URBAN VILLAGE OVERLAY

Policy 2.4.9 – The Village of Palm Springs shall establish the Urban Village Overlay on key opportunity sites with the Commercial Renewal future land use designation, as displayed on Map FLU 2.4.9, to provide an incentive for vertically-integrated mixed-use development projects.

Policy 2.4.10 – The Village of Palm Springs may grant a density and/or intensity bonus for redevelopment projects that comply with the form-based land development standards of the Urban Village Overlay, without the need for a future land use map amendment. Compliance with the Urban Village Overlay provisions are on an “opt in” basis and require voluntary compliance with the building design, public realm, permitted uses, and parking/mobility requirements of the applicable sub-district.

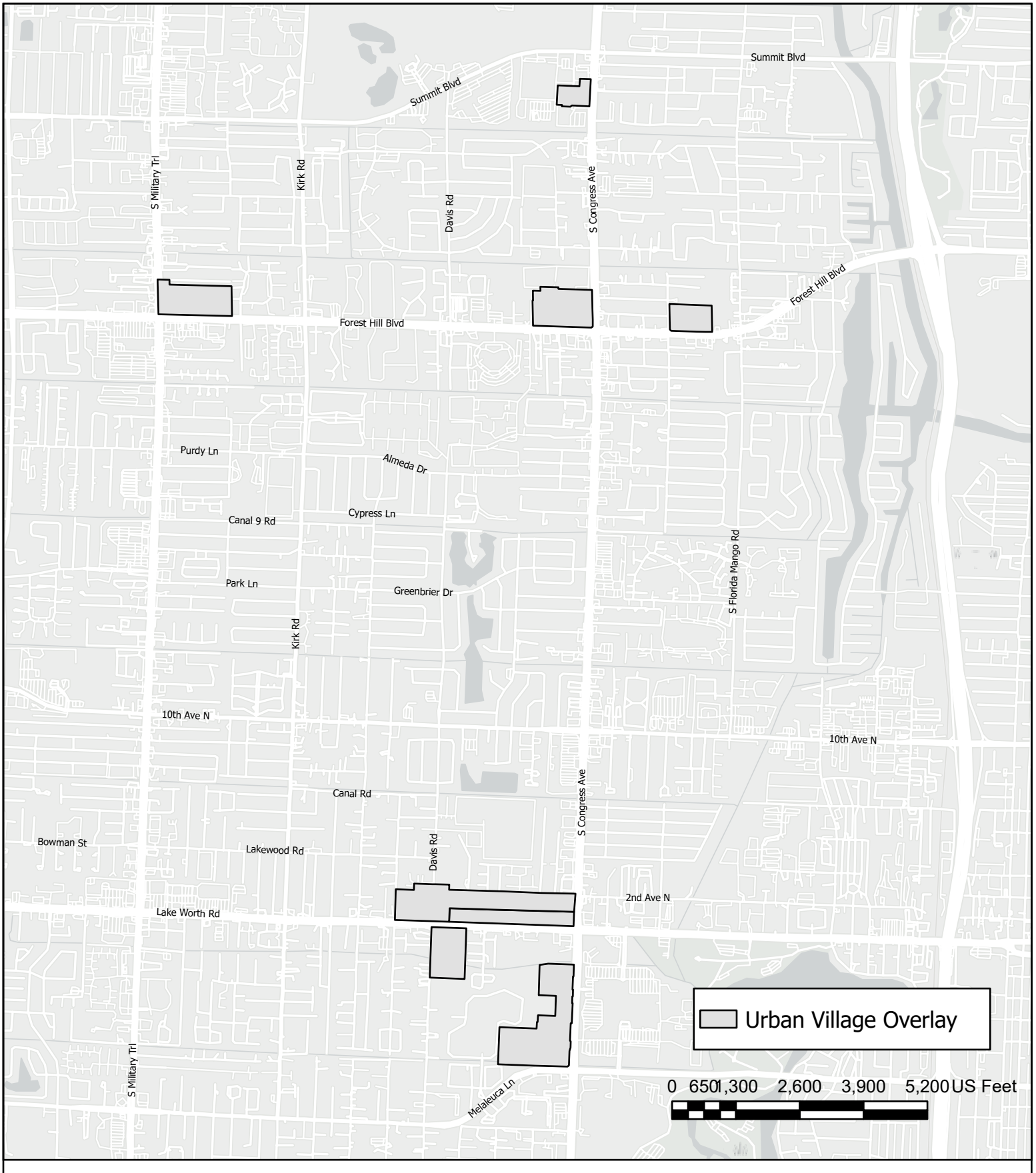


# Village of Palm Springs

## Urban Village Overlay



FLU Map 2.4.9



# Palm Springs Village - Legal Notice

10/29/2025 8:31 AM (EDT)

Submitted by Andrea Medero (amedero@vpsfl.org)



## Legal Notice

<b>Please choose a category</b>	Public Hearing - Palm Springs Village
<b>Title</b>	Ordinance No. 2025-11 - Comprehensive Plan Amendment - Urban Village Overlay
<b>Publish Date</b>	10/29/2025
<b>Publish Time</b>	12:00 PM (EDT)
<b>Description</b>	Ordinance No. 2025-11 AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALM SPRINGS IN ACCORDANCE WITH THE COMMUNITY PLANNING act, sections 163.3161, et. seq., Florida statutes, BY AMENDING the text of the future land use element to create THE "URBAN VILLAGE OVERLAY" AS SET FORTH IN EXHIBIT "A"; providing for TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR repeal of all ordinances in conflict, severability, an effective date, and for other purposes. Wednesday, November 12, 2025, at 6:30 p.m. by Planning & Zoning Board. Thursday, November 13, 2025, at 6:30 p.m. by Local Planning Agency and (First Reading) Thursday, November 13, 2025, at 6:30 p.m. by the Village Council, after LPA Meeting by the Village Council.
<b>Attach Files (Optional)</b>	 Public Hearing Notification - Ordinance No. 2025-11- Village of Palm Springs (1).doc
<b>Submitted by (Email Address)</b>	amedero@vpsfl.org
<b>Notifications</b>	No
<b>Signature</b>	