



**MINUTES
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
OCTOBER 14, 2025
6:30 PM**

Ralph Lashells, Chairman
Richard Hughes, Vice-Chairman
Ralph Wiles, Board Member
Brian Ruscher, 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

Chairman Ralph Lashells called the Planning & Zoning Advisory Board Meeting to order at 6:33 p.m.

ROLL CALL

Present: Chairman Ralph Lashells, Vice Chairman Richard Hughes, Ralph Lashells, Kim Gehrman, and Brian Ruscher

Absent: Ralph Wiles and Brenda Browning, Planning, Zoning, and Building Planner, Christian Melendez

Also present: Planning, Zoning, and Building Director, Iramis Cabrera, Village Attorney Christy Goddeau, and Deputy Village Clerk Jane R. Worth

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

None

APPROVAL OF MINUTES

2. **Approval of September 9, 2025, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve September 9, 2025, minutes from the Planning and Zoning Advisory Board Meeting.

Staff: Jane Worth, Deputy Village Clerk

Chairman Lashells asked for a motion to approve the minutes of September 9, 2025. A motion to approve was made by Mr. Braun and seconded by Mrs. Gehrman. The motion carried, 4-0.

ORDER OF BUSINESS

REGULAR AGENDA

3. **Approval of the FY 2026 Planning and Zoning Advisory Board Meeting Schedule:** Motion for the approval of the FY 2026 Planning and Zoning Advisory Board Meeting Schedule.

Staff: Jane Worth, Deputy Village Clerk

Chairman Lashells asked for a motion to approve the Planning and Zoning Advisory Board meeting schedule for fiscal year 2025–2026. A motion to approve was made by Mrs. Gehrman and seconded by Mr. Braun. The motion carried, 4–0.

FISCAL IMPACT:

There is no fiscal impact.

PUBLIC HEARINGS

4. **Ordinance No. 2025-10 - Rezoning - 275 Alameda Drive:** Motion for the approval of Ordinance No. 2025-10 zoning designation for the land owned by the Village of Palm Springs, located at 275 Alameda Drive and being more fully described in Exhibit "A" attached hereto; said land to be designated within a Land Development from Residential Multi-Family (RM) to Government (G) Zoning District.

Staff: Iramis Cabrera, PZB Director

SUMMARY: On December 24, 2023, the Village of Palm Springs executed a contract for the purchase of the property located at 275 Alameda Drive. The Village closed on the property in February 2024 and will be starting the design process to incorporate the 2.77-acre site into the adjacent Athletic Complex. The new open space will provide increased space for new recreational elements.

The recreational amenities will include a children's playground, a picnic pavilion, and an interactive water feature. In addition, the Village's community-wide trail system, known as the Park-to-Park Connector, will be able to fill a gap along the northern section of the property.

Currently, the subject property has a Future Land Use designation of Institutional, and staff is requesting a housekeeping amendment to change the zoning designation from Residential Multi-Family (RM) to Governmental (G) to be consistent with the property's Future Land Use Map and to be able to redevelop the property with the

project previously mentioned.

The proposed ordinance was approved by the Village Council on its first reading during the meeting of September 25, 2025, and on its second reading on October 9, 2025.

Parks and Recreation Director Juan Ruiz explained that the goal has been to expand and enhance parks throughout the Village. He noted that the property was acquired through grant funding that had been applied for to assist with the purchase. Director Ruiz presented a PowerPoint to the Board highlighting the proposed design for the Village's Master Parks Plan and stated that the project is currently in the design phase. Discussion followed regarding features of the new amphitheater, including planned additions, landscaping, and sidewalks.

Chairman Lashells stated that this was a public meeting and invited public comments. Hearing none, Chairman Lashells requested a motion to recommend approval to the Village Council for Ordinance No. 2025-10 – Rezoning. A motion to approve was made by Mr. Ruscher and seconded by Mr. Hughes. The motion carried, 5–0.

FISCAL IMPACT:

Amending the zoning for the property does not have a fiscal impact on the property.

OTHER BUSINESS

New Board Member Mr. Brian Ruscher took a few minutes to introduce himself to the rest of the Board Members and explain his current position with his employment.

ADJOURNMENT

Chairman Lashells adjourned the meeting at 7:43 PM.

**NEXT MEETING
WEDNESDAY, NOVEMBER 12, 2025 @ 6:30 PM**

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 **October 14, 2025**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **November 12, 2025**.

Jane R. Worth

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