



**MINUTES
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
NOVEMBER 12, 2025
6:30 PM**

Johnnie Tieche, 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

The meeting was called to order at 6:30 PM by Chairman Ralph Lashells.

ROLL CALL

Present: Chairman Ralph Lashells, Vice-Chairman Richard Hughes, Ralph Wiles, Peter Braun, Brenda Browning, Brian Ruscher

Also Present: PZB Planner Christian Melendez, Records Clerk Andrea Medero, Village Attorney Christy Goddeau

Absent: Board Member Kim Gehrman, PZB Director Iramis Cabrera

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.

Ex parte communication disclosure was inadvertently omitted; no disclosure were reported by boards members.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Staff announced that Item #5 (PZ&B Order 2025-05 – Parking Variance Request for Walmart Neighborhood Market) was postponed at the request of the applicant and will be rescheduled for a future meeting.

APPROVAL OF MINUTES

2. Approval of October 14, 2025, Planning and Zoning Advisory Board Meeting

Minutes: Motion to approve the October 14, 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 October 14, 2025. A motion to approve was made by Mr. Hughes and seconded by Mr. Braun. The motion carried, 4-0.

FISCAL IMPACT:

No impact

ORDER OF BUSINESS **REGULAR AGENDA**

3. Ordinance No. 2025-11 - Comprehensive Plan Amendment — Urban Village

Overlay: Motion for the approval of Ordinance No. 2025-11 to amend 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”.

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: Village staff is proposing text amendments to the Future Land-Use Element to establish an Urban Village Overlay that would offer 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 to implement 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" subdistrict), and one oriented to smaller infill parcels of 5 acres (the "Urban Mixed Use Commercial" subdistrict). The Urban Renewal subdistrict 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 allowance are 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 with a single mixed-use building with activated ground-floor uses.

The Urban Village Overlay applies 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 are the subject of another agenda item), subdistricts 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.

The additional densities and intensities allowed by the provisions of the proposed Urban Village Overlay are supported by an Economic and Feasibility Analysis prepared by BusinessFlare, July 2025, which includes development yield estimates. This report was presented to the Palm Springs Community Redevelopment Agency at its September 25, 2025, special meeting.

Note: Notifications were mailed to all property owners within the proposed subdistricts on October 29, 2025.

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

Assistant Village Manager and Assistant CRA Director, Kim Glas-Castro, introduced Items #3 and #4 and provided an overview of the Urban Village

Overlay initiative. She explained that the vision for this project originated in 2022 through a series of visioning workshops, during which the primary consensus was the importance of protecting the Village's historic residential area. Ms. Glas-Castro outlined the phases of the project, identifying the streets and areas included within each phase. She then introduced CRA Administrator Allison Justice, who continued the presentation with additional technical detail related to Ordinance 2025-12 and further explained the components and intent of the Urban Village Overlay.

Chairman Lashells stated that this was a public hearing and invited public comments. Jordana Gergiera, representing 839 South Congress Avenue, spoke in support of the project. She commended the Village's planning efforts and noted several factors that distinguish this proposal from similar initiatives attempted in other municipalities where such projects did not succeed.

Chairman Lashells requested a motion to recommend approval to the Village Council for Ordinance No. 2025-11 – Comprehensive Plan Amendment. A motion to approve was made by Mr. Braun and seconded by Mr. Wiles. The motion carried, 4–0.

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.

4. Ordinance No. 2025-12 - Code Amendment — Chapter 34, Land Use — Urban Village Overlay: Motion for the approval of Ordinance No. 2025-12 to amend the Village Code of Ordinances to provide additional incentives for redevelopment by amending Chapter 34 “Land Development”, Article IV “Land Use”, Division 7, “Supplemental Regulations”, to add a new Subdivision XXVIII “Urban Village Overlay”.

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: The Village adopted revisions to the Land Development Regulations in June 2025 as a result of the Evaluation and Appraisal Report (EAR)-based comprehensive plan amendments and the "visioning" effort. At the public hearing for these code changes, the Village Council heard from a land use attorney who stated that the code provisions did not go far enough to allow the development depicted in the visioning isometric renderings to be realized.

The proposed code amendments, the Urban Village Overlay, provide form-based development regulations that a developer may opt to follow in exchange for additional (bonus) density and intensity if they build vertically mixed-use projects that conform to the vision. Staff is proposing that the Urban Village Overlay be assigned to key opportunity sites as a pilot project, but it may be expanded to other properties designated with the Commercial Renewal land use category as development interest

grows.

The Urban Village Overlay provides for:

- The designation of three sub-districts with varying code requirements for each: 1) South Village District, 2) Urban Renewal District, and 3) Urban Mixed-Use Commercial District
- Building placement within 15' - 20' of the principal street within the South Village and Urban Renewal districts
- Ground floor nonresidential uses with outdoor activity areas (outdoor seating, restaurant table service, etc.)
- No less than 5% of the site area is provided as publicly accessible civic space integrated into the project (plazas, civic greens, pocket parks, etc.)
- Structured parking is expected for ground-floor nonresidential uses or with habitable space lining the garage
- Height allowance of 8 stories or 110'
- A list of permitted (and prohibited) uses that differ from the Commercial Renewal zoning district
- Reduced parking requirements in consideration of the vertically-integrated mix of uses

Staff has provided these draft provisions to the development community for review and comment, and the provisions have been revised to address their input. The proposed ordinance will be considered by the Village Council on its first reading during the meeting of November 13, 2025.

Assistant Village Manager and Assistant CRA Director Kim Glas-Castro continued the presentation by introducing Ordinance No. 2025-12, explaining that this item represented the corresponding code amendment necessary to implement the Urban Village Overlay within Chapter 34 of the Village's Land Development regulations. She outlined how the proposed code provisions would support the goals presented in the previous item, including redevelopment incentives, design standards, and land-use flexibility intended to encourage reinvestment within the designated area. Ms. Glas-Castro then introduced CRA Administrator Allison Justice, who provided additional technical details regarding the proposed code amendment. Ms. Justice explained the regulatory structure of the Urban Village Overlay, described the intended development standards, and answered questions regarding how the overlay would function within the existing land-use framework.

Chairman Lashells stated that this was a public hearing and invited public comments. Jordana Gergiera, representing 839 South Congress Avenue, spoke in support of the project. She commended the Village's planning efforts and noted several factors that distinguish this proposal from similar initiatives attempted in

other municipalities where such projects did not succeed.

Chairman Lashells requested a motion to recommend approval to the Village Council for Ordinance No. 2025-12 – Code Amendment. A motion to approve was made by Mr. Hughes and seconded by Mr. Braun. The motion carried, 4–0.

FISCAL IMPACT:

Adoption of revised land development regulations will provide additional incentives to facilitate the redevelopment of underutilized and antiquated properties, increasing the property valuation.

5. (POSTPONED PER THE REQUEST OF THE APPLICANT) - PZ&B Order 2025-05 - Parking Variance Request (PSV2025-11) — Walmart Neighborhood Market — 4316 Forest Hill Boulevard, Unit 4400: Motion to recommend approval of an application submitted by Jacquie Pedevillano, agent for the applicant, Walmart Stores East, is requesting a variance relief from Section 34-1329 (5)(c) to provide a total of 15 parking spaces dedicated to online pickup only, leaving the shopping center with a deficit of 9 regular parking spaces.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Jacquie Pedevillano, agent for the applicant, Walmart Stores East, is requesting a variance relief from Section 34-1329 (5)(c) to provide a total of fifteen 15 parking spaces dedicated to online pickup only, leaving the shopping center with a deficit of nine (9) regular parking spaces. The variance consists of converting 9 regular parking spaces into online pickup-only parking spaces for a total of fifteenth (15) online pickup-only parking spaces.

Note: The subject property is located within the Commercial Renewal (CR) zoning district. Village code Section 34-1329 (5)(c) requires one parking space for every 200 square feet of gross floor of the shopping center.

The Planning and Zoning Staff reviewed the application and determined that the proposed variance could create conflicts with surrounding businesses. On September 22, the Planning, Zoning, and Building Director approved an Administrative Site Plan Amendment (AP25-00023), which modified the parking layout by converting six (6) standard parking spaces into OPD (Online Pickup Delivery) spaces. Adding nine (9) additional OPD spaces would further reduce the number of parking spaces available for regular customers, particularly since the parking area in front of Walmart is often fully occupied.

Staff does not support the applicant's request, finding that it is self-created and does not meet the criteria of Section 34-603(b)(1)(b), which specifically states "the special conditions and circumstances do not result from the actions of the applicant."

As part of the review process, staff conducted a site visit to evaluate the current operations of the online pickup parking queue. The primary goals were to observe the

average number of cars in the online pickup queue and the waiting time for customers to be served. The observations were documented at various times throughout the day and on different days. Below is a summary of the data collected:

Time period (am & pm) during the period	Average Wait Time (Minutes)	Average Cars in Queue
8:15 am - 10:00 pm	4	5 average per pick up
11:00 am -12:55 pm	4	5 average per pick up
11:00 am - 12:00 pm	1	5 average per pick up
1:00 pm - 2:30 pm	2	5 average per pick up
2:30 pm - 4:30 pm	6	5 average per pick up
4:00 pm - 6:00 pm	10	3–5 average per pick up
6:00 pm - 8:00 pm	8	3–5 average per pick up

****Key Insights: ****

- The average number of cars in the online pickup queue ranges from ****2 to 6 cars**** for between ****1 and 2 hours****, showing that the online pickup delivery parking area was never always utilized.
- Customers generally experience a waiting time of approximately ****4 to 5 minutes**** from the moment they park until they receive their orders.
- The peak observation noted a maximum of ****6 cars**** in the queue over a span of two hours.
- A significant number of online pickup parking spots were occupied by shoppers who opted to enter the store due to the limited availability of regular parking spaces. Additionally, some employees were utilizing these designated online pickup spots.

Based on observations mentioned above, staff believe there is no immediate need to add more online pickup delivery parking spots. Increasing these spaces could potentially restrict regular customers from finding adequate parking, which may impact their ability to shop at Walmart.

Should the Planning & Zoning Board desire to recommend approval of the variance requested, Staff recommends that said motion include the conditions stated in the staff report.

(This item was postponed at the request of the applicant and will be rescheduled for a future meeting.)

FISCAL IMPACT:

The proposed variance does not have a fiscal impact on the Village.

OTHER BUSINESS

Board members asked questions regarding the current status and direction of the Swap Shop property. Assistant Village Manager Kim Glas-Castro provided clarification and responded to the Board's inquiries.

ADJOURNMENT

Chairman Lashells adjourned the meeting at 7:21 PM.

NEXT MEETING TUESDAY, DECEMBER 9, 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 **November 12, 2025**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **December 9, 2025**.

Andrea Medero

Andrea Medero, Records 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