



**VILLAGE COUNCIL MEETING
MINUTES, COUNCIL CHAMBERS
226 CYPRESS LANE
VILLAGE OF PALM SPRINGS, FLORIDA
OCTOBER 9, 2025 AT 6:30 PM**

CALL TO ORDER

Mayor Bev Smith called the Village Council Regular Meeting to Order at 6:30 PM.

ROLL CALL

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

Absent: Council Member Johnnie Tieche

Also, Present: Village Manager Michael Bornstein, Assistant Village Manager Kim Glas-Castro, Village Attorney Tanya Early, Deputy Village Clerk Jane R. Worth, Police Chief Thomas Ceccarelli, Sergeant-In-Arms, Planning, Zoning, and Building Director Iramis Cabrera, Utilities Director Jimmie Johnson, Public Works Director Felipe Lofaso, Assistant Public Works Director Timothy Crespo, Finance Director Mara Frederiksen, and Parks and Recreation Director Juan Ruiz.

INVOCATION

The Village Manager, Mr. Bornstein gave the invocation.

PLEDGE OF ALLEGIANCE

The Village Council led in the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

The Village Manager, Mr. Bornstein, noted that there were no additions, deletions, or modifications to the agenda.

Vice Mayor Schmitz motioned for the approval of the agenda as presented, and Council Member Waller seconded. The said motion carried 4-0.

CONSENT AGENDA

1. **Approval of Task Order #01 with Creative Contracting Group for the Demolition of 242 Cypress Lane:** Motion to approve Contract Award (Task Order #01) with Creative Contracting Group. for an amount not to exceed \$59,000.00 for the demolition of the property located at 242 Cypress Lane. This property was purchased as part of the overall Village Commons Park Master Plan Improvements. Task Order #01 to Creative Contracting Group is being funded from account #01119-56100.

Staff: Felipe Lofaso, Public Works Director

SUMMARY: The Village recently purchased 242 Cypress Lane as part of the overall Village Commons Park Master Plan improvements. The goal of the purchase is to create an open space in front of the new Police Department building and a sense of

place as visitors enter the government center, as well as additional overflow parking. The demolition of the property is the first step in this process.

The Village recently awarded a Contract for Minor Construction Services and prequalified a total of five (5) contractors to perform various Public Works related projects. The demolition work associated with this property is being awarded under this Contract as Task Order #01. Staff solicited proposals from all five (5) vendors, and Creative Contracting Group provided the lowest, most responsive and responsible proposal for the work. Staff is recommending an award to Creative Contracting Group in the amount not to exceed \$59,300.00. The work is scheduled to be completed prior to the grand opening of the Police Department building expansion.

Fiscal Impact: Task Order #01 to Creative Contracting Group is being funded from account #01119-56100 in an amount not to exceed \$59,300.00.

- Sodium Hypochlorite Contract - Piggyback - Utilities Department (FY 2026 Budget Funded - Water & Sewer Enterprise Fund): Approve a piggyback agreement with Allied Universal Corporation for the purchase and delivery of Sodium Hypochlorite for RL Pratt and the Main Water Treatment Plant. Funding to support purchases under this proposed agreement is available within the FY 2026 Budget - Water & Sewer Enterprise Fund**

Staff: Jimmie Johnson, Director of Utilities

SUMMARY: The Utilities Department purchases Sodium Hypochlorite, a critical chemical component in the water treatment process, which works in conjunction with ammonia to create chloramine used as a disinfectant. The Village utilizes chloramine as a long-lasting disinfectant that aids in ensuring that we maintain compliance with Health Department standards and provide high-quality water to our customers. The Village currently uses Allied Universal Corporation to provide this type of chemical, and the previously piggybacked contract (from Charlotte County) expired on September 30, 2025.

To ensure the lowest possible price, staff recommends the Village piggyback Charlotte County's current contract and award to Allied Universal Corporation. This selection by Charlotte County was completed through a competitive selection process — Water and Wastewater Chemicals (ITB #20250605) and was approved by Charlotte County on September 25, 2025.

If approved, the Village would accept Allied Universal Corporation's pricing by piggybacking Charlotte County's contract, including all terms, conditions, and pricing therein. The term of the proposed Agreement would expire on September 30, 2026, and may be renewed for one (1) additional one (1) year period. The price for the supply of Sodium Hypochlorite to the Village's water treatment plants will be \$1.77 per gallon; the previous price was \$1.67 per gallon. The Village will not expend more than the amount in the approved budget, as it may be adopted/amended yearly for these goods and services over the contract term.

The Village's Purchasing Code, Section 58-9, Accessing Contracts of Other Government Agencies, provides that the Village may award a contract by piggybacking or accessing the goods or services from any State of Florida contract; agreements of any Florida political 38 subdivision; or from any other governmental entity (other than the Federal government); provided that the same or substantially similar goods and/or services were competitively solicited.

The Village Attorney prepared and reviewed the proposed Agreement with the Utilities Director, Assistant Utilities Director, and Finance Director.

The Village has worked with the proposed vendor and has received excellent service and a quality product.

Fiscal Impact: Funding to support purchases under this proposed agreement is available within the FY 2026 Budget - Water & Sewer Enterprise Fund. The Village will not expend more than the amount in the approved Budget as it may be adopted/amended each year for those goods and services over the term of this contract.

3. **Appointment to the Planning and Zoning Board: Motion to appoint Mr. Brian Rusher to the Planning and Zoning Board as a Junior Alternate member to serve an unexpired term that ends on May 14, 2028.**

Staff: Kimberly Wynn, Village Clerk

SUMMARY: Currently, there is one (1) Junior Alternate Member vacancy on the Planning and Zoning Board due to Mr. Ralph Wiles is appointed as a Regular Member to fill an unexpired term until May 14, 2028.

Mr. Brian Ruscher has expressed an interest in serving on the Board, and is a valuable asset to this Board as a Member. If appointed, he would serve a three (3) year term ending May 14, 2028.

If the appointment is approved, there would be no vacancies on the Planning and Zoning Board.

Fiscal Impact: The proposed appointment does not have a fiscal impact to the Village.

End of Consent Agenda....

Mayor Smith offered the public and Council an opportunity to comment on Consent Agenda items. There were no comments. Mayor Pro Tem Ready made a motion to approve the Consent Agenda as presented. Vice Mayor Schmitz seconded the motion. The said motion carried 4-0.

PRESENTATIONS

4. **Proclamation Recognizing Florida City Government Week - October 20–26, 2025.**

Staff: Kimberly Wynn, Village Clerk

Mayor Smith read the proclamation into the record, then presented it to Deputy Village Clerk Jane Worth.

PUBLIC COMMENT

PBC Battalion Chief Ronald Martinez was available to update on the Palm Beach County Fire Rescue department. Chief Martinez relayed October was Breast Cancer Awareness Month. Chief Martinez informed the Council that he noticed there was improvement in response time for the Village, stated the number of calls.

A discussion took place regarding Fire Ops 101. They will go into the community and see if any Council members are interested in knowing what it's like to be experience the life of a firefighter.

PUBLIC HEARINGS

5. **(Quasi-Judicial Hearing) Resolution No. 2025-60 - Major Site Development Plan (SPR25-11) - Palm Springs Warehouse - 2862, 2888, and 2912 2nd Avenue North: Motion to approve 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: Iramis Cabrera, PZB Director

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:
 - A. - 30' long x 5' wide foundation planting along the north facade of building
 - B. - 30' long x 5' wide foundation planting along the north facade of building
 - C. - 56' long x 5' wide foundation planting along the west facade of building
- **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 Board considered the proposed site plan during their meeting on September 9, 2025, and recommended approval.

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.

Director Cabrera informed the Council that Schmidt Nichols, representing DTNK 1, LLC, DTNK 2, LLC, and Noahkaly 1, LLC, is requesting approval of Site Development Plan SPR25-11, including four waivers, to construct a 28,898-square-foot warehouse facility with ancillary office space. The 2.01-acre site, located on the south side of 2nd Avenue North and east and west of Bellevue Avenue, combines three parcels proposed to be unified into a single property.

Mr. Jordan Sperling with Schmidt Nichols presented a PowerPoint which included the Site Plan located at 2862, 2888, and 2812 2nd Avenue North. A discussion regarding property managers, fencing, hours of operation, and fire truck access.

Ms. Joice Morell, 3921 Belle Vue Avenue, stated she owns the property on the south side. Ms. Morell said there is a seven (7) foot concrete wall now adjacent to her property, and for consistency, she would like to ask for that to be considered once the project is finished. Mr. Josh Nichols with Schmidt Nichols discussed the fence requirements and possible accommodations that could be made for the proposed fence.

Mayor Smith offered the public an opportunity to speak. There were no comments. The Village Attorney, Ms. Eearly, read the title of the caption to the record.

Mayor Pro Tem Ready motioned for the approval of Resolution No. 2025-60. Council Member Waller seconded the motion. The said motion carried 4-0.

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

6. **(Quasi-Judicial Hearing) Resolution No. 2025-61 - 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: Iramis Cabrera, PZB Director

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

The Planning & Zoning Board considered the proposed commercial planned development master site plan during their meeting on September 9, 2025, and recommended approval.

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

Mayor Smith asked for the date of publication for Resolution No. 2025-61. Deputy Village Clerk Worth stated that the publication was on August 22, 2025. Mayor Smith asked for any ex parte communications. Mayor Pro Tem Ready stated he attended the Planning and Zoning Advisory Board meeting on Item Nos. 6 and 7 but did not form an opinion at that time.

Director Cabrera informed the Village Council, the original project was for two (2) hotels to be constructed on the individual parcels. The Applicant has requested 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.

Mr. Bryan Terry of Insite Studio presented a PowerPoint for the Village Collection of Palm Springs and informed the Council on Tract 1, providing an in-depth explanation of the modification. The parcel was approved for a hotel; it will be replaced with a Light Industrial building with a maximum of 31,352 square feet of floor area. The Council discussed hours of operation, a wall to the north for current residents established in their homes.

Mayor Smith offered the public an opportunity to speak. There were no comments. The Village Attorney, Ms. Eearly, read the title of the caption to the record.

Council Member Waller motioned for the approval of Ordinance 2025-10. Vice Mayor Schmitz seconded the motion. The said motion carried 4-0.

FISCAL IMPACT:

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.

7. **(Quasi-Judicial Hearing) Resolution No. 2025-62 - 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: 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 (SPR25-10) 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: Iramis Cabrera, PZB Director

SUMMARY: 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 Board considered the proposed site plan during their meeting on September 9, 2025, and recommended approval.

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.

Mayor Smith asked for the statement of the advertisement. Deputy Village Clerk Worth stated the publication was on August 22, 2025. Mayor Smith asked for any ex parte communications. Mayor Pro Tem Ready stated he was present at the Planning and Zoning Advisory Board meeting when Item Nos. 6 and 7 were discussed. He did not form an opinion.

Director Cabrera mentioned to the Council that all activity with the proposed building will have to take place inside the bay as proposed.

Mayor Smith offered the public an opportunity to speak. There were no comments. The Village Attorney, Ms. Eearly, read the title of the caption to the record.

Mayor Pro Tem Ready motioned for the approval of Resolution 2025-62. Vice Mayor Schmitz seconded the motion. The said motion carried 4-0.

FISCAL IMPACT:

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

8. **(Second Reading) 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 first reading during the September 25, 2025, meeting and is being presented for consideration for its second and final reading.

Mayor Smith asked for the statement of the advertisement. Deputy Village Clerk Worth stated the publication was on September 9, 2025. Mayor Smith asked for any ex parte communications. Mayor Pro Tem Ready stated he was present at the Planning and Zoning Advisory Board meeting when Item Nos. 6 and 7 were discussed. He did not form an opinion.

Director of Parks and Recreation Juan Ruiz stated he was looking forward to bringing the project to fruition. This was a housekeeping item. Mayor Smith offered the public an opportunity to speak. There were no comments from the public or the Council. The Village Attorney, Ms. Eearly, read the title of the ordinance into the record.

Vice Mayor Mrs. Schmitz motioned for the approval of Ordinance No. 2025-10. Council Member Waller seconded the motion. There was a roll call vote as follows: Vice Mayor Schmitz — Yes, Mayor Pro Tem Ready — Yes, Council Member Waller — Yes, and Mayor Smith — Yes. The said motion carried 4-0. The said motion carried 4-0.

FISCAL IMPACT:

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

ACTIONS AND REPORTS

None

VILLAGE MANAGER COMMENTS

None

VILLAGE COUNCIL COMMENTS

In recognition of Florida City Government Week, taking place October 20–26, 2025, the Village Council expressed its gratitude to Village employees for their hard work, dedication, and service to the community.

ADJOURNMENT

Hearing no further business, Mayor Smith adjourned the Village Council Regular Meeting at 7:26 PM.

The undersigned is the Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Regular Council Meeting held on October 9, 2025. The minutes were formally approved and adopted by the Village Council on November 13, 2025

Jane R. Worth

Jane R. Worth, Deputy Village Clerk

**NEXT REGULAR MEETING:
THURSDAY, NOVEMBER 13, 2025, AT 6:30 PM**