



**LOCAL PLANNING AGENCY MEETING MINUTES
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE - PALM SPRINGS, FL 33461
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 Attorney Christy Goddeau
- Village Clerk Kimberly Wynn

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.

CALL TO ORDER

Mayor Smith called the Local Planning Agency meeting to order at 6:30 PM.

ROLL CALL

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

Absent: None

Also Present were Village Manager Michael Bornstein, Village Attorney Christy Goddeau, Village Clerk Kimberly M. Wynn, Assistant Village Manager Kim Glas-Castro, Assistant Police Chief Peter Buhr, Sergeant-In-Arms, Planning, Zoning, and Building Planner Technician Christian Melendez, Utilities Director Jimmie Johnson, Assistant Utilities Director Paul Ward, Public Works Director Felipe Lofaso,

Assistant Public Works Director Timothy Crespo, Procurement Manager Sylvia Ward, and Finance Director Mara Frederiksen.

AGENDA

1. Approval of the March 13, 2025, Local Planning Agency Meeting Minutes

Staff: Kimberly Wynn, Village Clerk

Mayor Pro Tem Ready motioned for the approval of the Local Planning Agency meeting minutes. Vice-Mayor Schmitz seconded the motion. The said motion carried 5-0.

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. 2025-11 - 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

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 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.

The Assistant Village Manager, Mrs. Glas-Castro presented Ordinance No. 2025-11. The Village staff proposes text amendments to create an Urban Village Overlay to promote a pedestrian-oriented design in mixed-use redevelopment along 2nd Avenue North, aligned with the "South Village" vision. The Overlay establishes standards for building orientation, pedestrian amenities, and ground-floor use (restaurants, shops, services). It has two sub-districts: "Urban Renewal" for properties 15 acres or larger and "Urban Mixed Use Commercial" for smaller parcels (5 acres).

Properties in the Commercial Renewal category can choose the Overlay, which provides bonus density/intensity without needing a comprehensive plan amendment. An Economic Feasibility Analysis shows market support for this increased density.

Mayor Smith offered the public and Council an opportunity to speak.

Mayor Pro Tem Ready asked what the total number of acres involved in the Overlay. Mrs. Glas-Castro advised that she does not have an exact number; however, it is less than 100 acres.

- Donna Booth, 344 Pinehurst Road, Palm Springs — Ms. Booth commented on her displeasure with the Pay Near Me utility app and its limited functions.
- Brian Ruscher, 2357 Post Street, Palm Springs — Mr. Rusher commented on the success of the form-based code method that is being proposed with the new comp plan. He mentioned their discussion about the Planning & Zoning meeting. Mr. Ruscher stated that several cities use this system with success.
- Jordana Jarjura, 839 South Congress Avenue, Palm Springs — Ms. Jarjura spoke on behalf of her client. She thanked the staff for their support. She supports the proposed overlay; however, her issue is with parking. She advised that the cities that were looked at had fewer parking requirements. IN support of the overlay.
- Phil Aiello and Lance Weinrib from the Palm Beach County Association for the Deaf (accompanied by a sign language interpreter) Mr. Aiello, a longtime business holder in the community, advised that they are interested in knowing how the new overlay will impact them. He also commented about a utility bill issue.

Assistant Village Manager, Mrs. Glas-Castro, advised that a presentation would take place during the Village Council meeting.

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

Council Member Waller motioned for the approval to move forward with Ordinance No. 2025-11 to the Village Council. Vice Mayor Schmitz seconded the motion. The said motion carried 5-0.

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.

ADJOURNMENT

Hearing no further discussion, Mayor Smith adjourned the meeting at 6:47 PM.

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, Human Resources Director
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