



**PALM SPRINGS CRA SPECIAL MEETING MINUTES  
VILLAGE HALL - COUNCIL CHAMBERS  
226 CYPRESS LANE, PALM SPRINGS, FLORIDA  
SEPTEMBER 25, 2025, AT 6:00 PM**

**CALL TO ORDER**

Chairperson Bev Smith called the Community Redevelopment Agency (CRA) meeting to order at 6:00 p.m.

**ROLL CALL**

Present: Chair Bev Smith, Vice-Chair Mrs. Kim Schmitz, Mr. Gary Ready, Mr. Johnnie Tieche, Mrs. Patti Waller, and Mrs. Marta Padron.

Absent: Mrs. Fabiana DesRosiers

Also Present: CRA Director Michael Bornstein, CRA Attorney Christy Goddeau, Assistant CRA Director Kim Glas-Castro, CRA Deputy Village Clerk Jane R. Worth, Planning, Zoning, and Building Director Iramis Cabrera, Police Chief Thomas Ceccarelli as the Sergeant-in-Arms, and Records Clerk Andrea Medero.

**ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA**

There were no additions, deletions, or modifications to the CRA Agenda.

Mrs. Waller made a motion to approve the agenda, and Vice-Chair Schmitz made a second. The said motion carried 6-0.

**PUBLIC COMMENT**

Chairperson Smith offered the public an opportunity to comment. There were none.

**ORDER OF BUSINESS**

**1. Approval of September 11, 2025, Community Redevelopment Agency (CRA)**

**Meeting Minutes:** Motion for the approval of September 11, 2025, of the Palm Springs Community Redevelopment Agency (CRA) meeting minutes.

Staff: Kimberly Wynn, Village Clerk

Mr. Ready motioned to recommend approval for the September 11, 2025, Community Redevelopment CRA meeting minutes, and Mrs. Padron seconded the motion. The said motion carried 6-0.

**2. Workshop Discussion — South Village (SoVi) Concept**

Staff: Kimberly Glas-Castro, Assistant Village Manager

**SUMMARY:** Mr. Kevin Crowder, Business Flare, will present an overview of the economic feasibility analysis for South Village (SoVi) and other redevelopment sites within the CRA.

Staff and our consultants are seeking Board consensus on recommendations to facilitate redevelopment.

**Fiscal Impact:** The recommendations will be implemented by the Village or CRA, as prioritized during each year's budget process.

The Chair, Mrs. Smith introduced Ms. Alison Justice and Mr. Crowder from BusinessFlare. Mr. Crowder stated that the purpose of the meeting was to discuss potential development opportunities for the South Village (SoVi) area.

Ms. Jordana Jarjura, 200 NE 2<sup>nd</sup> Avenue, Delray Beach, attended on behalf of 839 South Congress Avenue. Ms. Jarjura commended the Village for considering form-based code and incentivizing redevelopment, noting that developers and stakeholders seek certainty in processes and regulations.

Ms. Justice commended the Village Manager and Assistant Manager for their efforts in engaging outside development professionals and noted that the plan will position the Village well for future growth.

The CRA Assistant Director, Mrs. Glas-Castro stated that initial concerns were expressed regarding the project's feasibility; however, Mr. Crowder's efforts in identifying needs and attracting investors have moved the initiative forward. She noted that with the adoption of flexible zoning and a form-based code, the project will begin as a pilot program.

The Board continued with a short discussion.

**ACTIONS AND REPORTS**

None

**CRA DIRECTOR / ASSISTANT DIRECTOR COMMENTS**

None

**CRA BOARD COMMENTS**

None

**ADJOURNMENT**

Hearing no further business, the Chairperson, Mrs. Smith, adjourned the CRA meeting at 6:28 p.m.

The undersigned is the Board Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Palm Springs CRA Meeting held on September 25, 2025. The minutes were formally approved and adopted by the Palm Springs Community Redevelopment Agency on January 15, 2026.

Jane R. Worth

Jane R. Worth, Deputy Village Clerk

**NEXT REGULAR MEETING:  
THURSDAY, JANUARY 15, 2026, AT 6:00 PM**