



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
FEBRUARY 10, 2026
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 6:31 PM by Chairman Ralph Lashells.

ROLL CALL

ROLL CALL

Present: Chairman Ralph Lashells, Vice-Chairman Richard Hughes, Board Member Ralph Wiles, Board Member Peter Braun, Board Member Kimberly Gehrman, Senior Alternate Board Member Brenda Browning, Junior Alternate Board Member Brian Ruscher

Absent: None

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

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.**

Staff: Jane Worth, Deputy Village Clerk

Deputy Worth asked the Board if there were any ex parte communications. There were none.

Deputy Worth swore in all individuals speaking on behalf of any items being presented.

FISCAL IMPACT:

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

None

APPROVAL OF MINUTES

2. **Approval of November 12, 2025, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve the November 12, 2025, minutes from the Planning and Zoning Advisory Board meeting.

Staff: Jane Worth, Deputy Village Clerk

FISCAL IMPACT:

3. **Approval of January 13, 2026, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve the January 13, 2026, minutes from the Planning and Zoning Advisory Board meeting.

Staff: Jane Worth, Deputy Village Clerk

Chairman Lashells asked for a motion to approve the November 12, 2025, and January 13, 2026, minutes. A motion to approve was made by Mr. Wiles and seconded by Mrs. Gehrman. Motion carried 5-0.

FISCAL IMPACT:

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

4. **Planning & Zoning Board Order No. 2026-01 - Minor Site Plan amendment (SPR26-02) — Salvation Army - 4051 Kirk Road:** Motion to recommend approval of a Minor Site Amendment (SPR26-02), submitted by Mr. Jack Goodman, agent for the owner, Salvation Army. The Applicant proposes to construct a new supplemental storage building for the existing thrift store. The applicant is also proposing landscape enhancements. The property is located at 4501 Kirk Road.

Staff: Iramis Cabrera, PZB Director

SUMMARY: Mr. Jack Goodman, agent for the owner, Salvation Army, requests approval of a Minor Site Plan Amendment (SPR26-02) for the Commercial General property located at 4051 Kirk Road. The applicant proposes to construct a new supplemental storage building for the existing thrift store. The proposed building will provide 4,376 square feet of additional storage area to support ongoing operations.

In connection with the building addition, the applicant is proposing landscape enhancements that include new foundation plantings, the installation of trees within landscape islands, equipment screening, and the removal and replacement of existing buffer hedging as needed.

The site is currently comprised of two primary structures: a 27,150-square-foot center for worship and service and a 7,470-square-foot thrift store. The remainder of the site consists of off-street parking, an outdoor open play field and track, and a dry detention area. The area subject to this proposed amendment is located on the west side of the driveway from Lake Worth Road west to the existing thrift store.

The applicant is not proposing any other modifications outside the affected area, and the remainder of the site will remain as it exists today. All improvements are internal to the site and will not impact perimeter driveways or existing parking areas, other than the landscaping modifications noted above.

The Planning, Zoning & Building Staff does not object to the site plan amendment requested, finding the proposed project to be generally consistent with the Land Development and Zoning regulations, and recommends conditional approval to support enhancements to their ongoing operations.

Mr. Christian Melendez, Planning, Zoning, and Building Planner (PZ&B), informed the Board that the Applicant had requested approval of a Minor Site Plan Amendment (SPR26-02) for the Commercial General property located at 4051 Kirk Road. The applicant proposes to construct a new supplemental storage building for the existing thrift store. The proposed building will provide 4,376 square feet of additional storage area to support ongoing operations. In connection with the building addition, the applicant is proposing landscape enhancements that include new foundation plantings, the installation of trees within landscape islands, equipment screening, and

the removal and replacement of existing buffer hedging as needed.

Mr. Austin Scott, of Insite Studio, 3601 PGA Boulevard, Suite 220, Palm Beach Gardens, presented a PowerPoint to discuss the 4500 sq. ft. storage facility to be constructed. The thrift store has become more popular, and there are more drop-offs, so a larger storage facility is necessary. There was a discussion between the Board and Mr. Scott regarding the entrance and exit of the Salvation Army. It was asked what type of items would be housed in the ancillary building. Mr. Scott stated it was only for storage for the drop-offs that needed to be separated before being brought into the thrift store. It was asked if the code provided for the design of buildings that are right on the main road, Lake Worth Road, a warehouse design is not the greatest, but it is needed. Director Cabrera stated there are building designs to follow per code.

Chairman Lashells asked for comments from the Board and the public. Hearing none, Chairman Lashells asked for a motion of Planning and Zoning Board Order No. 2026-01 - Minor Site Plan amendment (SPR26-02) - Salvation Army. A motion to recommend approval was made by Mr. Hughes and seconded by Mr. Braun. Motion carried 5-0.

FISCAL IMPACT:

The proposed amendment will enhance the business operations, although, as a non-profit, it will not affect the Village's assessed property valuation.

OTHER BUSINESS

None

ADJOURNMENT

Hearing no further business, Chairman Lashells adjourned the meeting at 6:44 PM.

NEXT MEETING

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.

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