



VILLAGE COUNCIL MEETING MINUTES

VILLAGE HALL - COUNCIL CHAMBERS
226 CYPRESS LANE ▪ PALM SPRINGS, FLORIDA
JANUARY 15, 2026 AT 6:30 PM

CALL TO ORDER

Mayor Bev Smith called the Village Council Regular meeting to order at 6:17 PM.

ROLL CALL

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

Absent: None

Also Present: Michael Bornstein, Village Manager; Christy Goddeau, Village Attorney; Kimberly M. Wynn, Village Clerk; Kim Glas-Castro, Assistant Village Manager; Peter Buhr, Acting Police Chief/Sergeant-In-Arms; Iramis Cabrera, Planning, Zoning, and Building Director; Jimmie Johnson, Utilities Director; Paul Ward, Assistant Utilities Director; Felipe Lofaso, Public Works Director; Timothy Crespo, Assistant Public Works Director; Lauren Bennett, Assistant Director of Library Services; Emeric Jeancome, Parks and Recreation Special Events Coordinator.

INVOCATION

Village Manager Bornstein led the Invocation.

PLEDGE OF ALLEGIANCE

The Village Council led the Pledge of Allegiance.

ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA

The staff requested that Item #4, Resolution No. 2026-02, Authorization to Enter into Letter of Intent for the Cooperative Pursuit of a Village Town Center, and Item #6, Approve Contract for Construction Manager at Risk Services — Kaufman Lynn Construction - Utilities Operations Building Project — Task Order No. 331, be moved to the Public Hearings Agenda. These will now be Item #17 and Item #18, respectively.

Council Member Tieche moved to approve the Agenda as Amended. Mayor Pro Tem Ready seconded the motion. The motion passed unanimously.

CONSENT AGENDA

Mayor Smith opened the floor for public comment. There were none.

Vice-Mayor Schmitz moved to approve the Consent Agenda. Council Member Waller seconded the motion. The motion passed unanimously.

1. **Approval of December 11, 2025, Village Council Regular Meeting Minutes: Approve December 11, 2025, Village Council Regular Meeting Minutes.**

Staff: Kimberly Wynn, Village Clerk

2. **Resolution No. 2026-03 — Approve Right-of-Way Deed — Coconut Road - 3715 Coconut Road: Motion for the approval of Resolution No. 2026-03 to approve a Right-of-Way Deed with Coconut Road to maintain a safe roadway for property owners and residents within the area that would accept property within the public access easement including a 18.5' cross-section containing the existing pavement for vehicular travel and provide for the future development of a drainage swale and sidewalk improvements.**

Staff: Iramis Cabrera, PZB Director

SUMMARY: In 2006, 2011, and 2012, Palm Beach County transferred parts of Coconut Road to the Village through annexations (Resolution No. 2012-55). The remaining road, from Canal 11 Road south to 540' north of 2nd Avenue North, is a public access easement (not platted as a right-of-way) granted by all abutting property owners and was not formally maintained by the County.

Note: The Village installed utility lines in 2011 and resurfaced the roadway.

To maintain a safe roadway for property owners and residents within the area, Village staff has received a proposed right-of-way deed that would accept property within the public access easement, including an 18.5' cross-section containing the existing pavement for vehicular travel, and would provide for the future development of a drainage swale and sidewalk improvements. During redevelopment or a significant improvement of an adjacent property, the Village will request a right-of-way dedication from the adjoining owners.

The Village has received three right-of-way deeds for consideration by the Village Council.

The Village Attorney prepared the right-of-way deeds, and the Planning, Zoning, & Building Director reviewed them. The Village Surveyor reviewed a sealed sketch and a legal description attached to the executed deed.

Note: For the deed to be accepted, approval by the Village Council is required. The Council will review the submitted right-of-way deeds. Upon approval, the deed is ready for the next step.

Following Village Council approval, the accepted right-of-way deed will be filed with the Palm Beach County Clerk of Courts to complete the process.

Fiscal Impact: The proposed right-of-way deed does not have a direct fiscal impact on the Village.

3. **Resolution No. 2026-04: Approve Resolution No. 2026-04 to approve Budget Amendment 1 for the Palm Springs Community Redevelopment Agency. This amendment increases the CRA budget by \$1,038,23, bringing the total to \$4,767,310. The change reflects the remaining fund balance as of September 30, 2025, and aligns the budget with projections.**

Staff: Mara Frederiksen, Finance Director

SUMMARY: The proposed resolution recommends increasing the Palm Springs Community Redevelopment Agency's annual budget by \$1,038,239.

The amendment allocates the FY 2025 fund balance to each CRA district:

<u>CRA District</u>	<u>FY 2026 Budget Amendment</u>	<u>Proposed FY 2026 Budget</u>
Congress Ave District	\$595,103	\$3,364,896
Lake Worth Road District	\$443,136	\$1,402,414
TOTAL		\$4,767,310

Note: Per Chapter 163.387(7), Florida Statutes, any fund balance left at the end of the fiscal year must be "appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan" or must be used to reduce indebtedness or must be returned to each taxing authority.

The Palm Springs CRA Community Redevelopment Plan outlines five economic development strategies to promote investment and revitalization. One strategy is to attract and recruit businesses. The proposed budget amendment supports this by allocating the FY2025 fund balance to the following initiatives:

The Redevelopment Incentive Program, or Property Improvement Grants, will assist Congress Avenue District property owners with connecting them to the new sanitary sewer line. It will also provide incentive funds in the Lake Worth Road District to support the development of the South Village (SoVi) Towncenter.

Funds are also reserved for land acquisition in the Congress Avenue District, pending agreement on a suitable purchase price for a key redevelopment site.

The Palm Springs CRA Board reviewed the proposed budget amendment on January 15, 2026, and approved it for Village Council consideration.

Fiscal Impact: The proposed resolution amends the FY 2026 Palm Springs CRA operating budget to reconcile the fund balance as of September 30, 2025 (FY 2025). This amendment increases the budget by \$1,038,239, resulting in a total of \$4,767,310.

Note: The proposed amendment will produce an amended Village budget totaling \$88,997,279.

4. **(MOVED TO ITEM #17) Resolution No. 2026-02 - Authorization to Enter into Letter of Intent for the Cooperative Pursuit of a Village Town Center: Approve Resolution No. 2026-02, authorizing the Village Manager, or his designee to execute Letters of Intent for the Cooperative Pursuit of a Village Town Center with property owners in the South Village Area for the purpose of facilitating the assemblage of properties for redevelopment as envisioned in the Urban Village Overlay.**

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: The Urban Village Overlay provides form-based development regulations to create a new town center along 2nd Avenue North and Davis Road in the "South Village". The South Village area consists of 113 parcels with 61 different property owners. It would be advantageous for the Village and CRA to join with the property owners to create an assemblage.

A land assemblage is a redevelopment tool that combines multiple small parcels into a single larger development site for the purposes of marketing and selling the entire collection of properties. An assemblage creates opportunities for increased development potential, and also increases investment interest in reducing negotiation time and reducing risk for the developer.

An aggregation of the properties in the South Village facilitates the Village Council and CRA's vision for a pedestrian-oriented mixed-use town center. As part of the Village and CRA are able to offer incentives to a developer who will help create the desired form of redevelopment reducing developer costs and increasing their return on investment. For property owners, the land assemblage enhances the value of the individual parcels by increasing usability and development yield potential.

The proposed Letter of Intent for the Cooperative Pursuit of a Village Town Center ("LOI") provides a means to assemble the property owners for the common pursuit of a developer and streamlined negotiations.

The Village staff is seeking Village Council authorization for the Village Manager or Assistant Village Manager to execute these LOIs, on behalf of the Village, as property owners in the South Village area express an interest in joining an assemblage to collectively seek a purchase offer for all the parcels in the area.

The Village Manager, Mr. Bornstein, presented this item. The item was pulled to request that the Council amend their motion to give the Village Manager and Assistant Village Manager authority with oversight from the Village Attorney to make minor changes to the Letter of Interest (LOI) before it is distributed to stakeholders.

Mayor Smith opened the floor to public comment. The Council asked about an expedited permitting process.

Council Member Tieche moved to approve an amended motion to authorize the Village Manager and Assistant Village Manager to make changes to the Letter of Intent (LOI), working with the Village Attorney. Mayor Pro Tem Ready seconded the motion. The motion carries 5-0.

5. **Construction Agreement with RMJ Contractors Inc. for the Village Hall Second Floor Flex-Space Buildout Project: Approve entering into a Minor Construction Agreement with RMJ Contractors, Inc at a cost not to exceed \$177,225.00 for the Village Hall Second Floor Flex-Space Buildout.**

Staff: Felipe Lofaso, Public Works Director

SUMMARY: The development of the second-floor west wing of Village Hall into a multi-functional office space is crucial for supporting the Village's future organizational needs and growth. Currently used as flex-space, this area will be transformed to accommodate additional offices, a conference room, storage, and a copy room. In FY 2025, the Village engaged WGI, Inc. as architects to design the space and provide permit-ready construction plans. On October 8, the Village advertised the flex-space build-out project (ITB 2025B-011) for bid, and on November 14, 2025, received a total of 11 bid proposals.

After review of the proposals received, RMJ Contractors was determined to be the lowest, most responsive, and responsible bidder and is being recommended for award of the contract. Construction is anticipated to begin in February 2026 and will take approximately 5 months to complete. The contract is being awarded at a cost not to exceed \$177,225.00 which includes a \$15,000 contingency. The FY 2026 budget for this project is \$200,000.

Fiscal Impact: The Agreement for the construction of the Village Hall 2nd Floor Flex-Space Buildout is at a cost not to exceed \$177,225.00 inclusive of \$15,000.00 contingency, and is being funded from the General Fund Account–56200

6. **(MOVED TO ITEM #18) Approve Contract for Construction Manager at Risk Services — Kaufman Lynn Construction — Utilities Operations Building Project — Task Order No. 331: Approve a Contract for a Construction Manager at Risk Services with Kaufman Lynn Construction for the Utilities Operations Building Project**

Staff: Jimmy Johnson, Utilities Director

SUMMARY: The Utility department is requesting approval of a Contract for Construction Manager at Risk Services with Kaufman Lynn Construction, Inc. to provide pre-construction and construction services for the Utilities Operations Building, as well as a guaranteed maximum price (GMP) of the construction costs.

As Construction Manager for the Village, Kaufman Lynn will work with the architect, Currie Sowards Aguila Architects, CHA Consulting, and the Villages Project Management Team to review construction drawings, specifications, and schedules, and to provide constructability and value engineering recommendations on design and materials within the Village's approved budget.

Kaufman Lynn has a team of highly qualified pre-construction design professionals and experienced construction supervisors/project managers. In addition to preparing a construction budget, as Construction Managers, they will assist in procuring all materials and supplies via Village procedures, take the lead in bidding and awarding all trade contracts, provide full-time staff to coordinate and direct construction, and represent Village interests in maintaining the project schedule and cost controls.

Compensation for Construction Manager at Risk services includes:

- Pre-Construction Services — \$65,000.00
- Construction Services — To be included in GMP (subject to contract amendment approved by Village Council)

Note: On September 15, 2025, the Village issued a Request for Proposals (RFP) for the Construction Manager at Risk Services (RFP 2025R-005). The purpose of this RFP was to award a contract to one company to provide the Village with pre-construction and construction services for the Utilities Operations Building.

As a result, the Village received five (5) responses:

- Di Pompeo Construction Corporation
- D Stephenson Construction Inc.
- Kaufman Lynn Construction
- Proctor Construction Company
- Gulf Building

The six members of the Construction Manager at Risk Evaluation Committee, appointed by the Village Manager, included representatives from the Utilities, Public Services, and Planning, Zoning & Building Department, which met on October 24, 2025, to review each submittal. Each firm's response was evaluated and scored based on:

Related Building Experience:

- The Volume of Previous Work
- Pre-Construction Services Staff
- Construction Services Staff
- Knowledge of the site and local conditions

Based on the collective scoring of the proposal packages, the Committee unanimously determined that the top four (4) ranked firms should be invited to present and participate in an interview with the Evaluation Committee before final selection. Each firm presented relevant qualifications followed by a question-and-answer period.

The four firms selected were:

- Gulf Building
- Kaufman Lynn Construction
- Proctor Construction Company
- D Stephenson Construction Inc.

The Procurement Department scheduled interviews with the four (4) firms for November 20, 2025. Based on the total score and ranking from the qualification package and interviews, the Committee selected Kaufman Lynn Construction as the firm to recommend to the Village Council for approval to enter contract negotiation.

Fiscal Impact: Funding to support a construction manager at risk for the Utilities Operations Building is available in FY2026 Budget account No. 41336-56200

The Village Attorney, Mrs. Goddeau, presented this item. She advised that the staff requested this item be moved due to minor changes to the contract. There may be more changes. She is requesting that Council authorize staff to negotiate the changes and to approve them.

Mayor Pro Tem Ready moved to approve with amendments, the Contract Construction Manager at Risk Services, agreements. Vice-Mayor Schmitz seconded the motion. The motion carries 5-0.

7. **Approve Change Order No. 001 – RL Pratt Water Treatment Plant Scada System Upgrades - Task Order No. 226 - Contract Time Extension – Florida Design Contractors: Approve Change Order No. 1 with Florida Design Contractors to extend the time of completion to 99 calendar days for the RL Pratt Water Treatment Plant SCADA System Upgrades. There are no additional costs associated with this request.**

Staff: Jimmy Johnson, Utilities Director

SUMMARY: On December 20, 2024, the Village Council approved the RL Pratt Water Treatment Plant Scada System Upgrades project — Task Order No. 226 — with Florida Design Contractors. A notice to proceed was issued on January 20, 2025, with a contract time of 270 days to substantial completion (October 17, 2025) and 330 days to final completion (December 16, 2025).

During the early phases of the project, several key activities, including preparing and reviewing required submittals and procuring specialized equipment, took longer than originally anticipated. In addition, extended vendor lead times for certain materials affected the overall project schedule and critical path.

As a result, Florida Design Contractors and the Utilities Department are requesting a 99 calendar-day contract time extension through Change Order No. 001.

- Original Contract — 270 days
- CO No. 001 Time Extension – 99 days
- Revised Contract Days – 369 days

If approved, the new substantial completion will be January 23, 2026, and the new final completion date will be March 24, 2026. No additional cost is associated with this request. Copies of the original contract documents are available at the Village Clerk's office.

Fiscal Impact: There is no fiscal impact associated with Change Order No. 001 - RL Pratt Water Treatment Plant Scada System Upgrades - Task Order No. 226 - Contract Time Extension - Florida Design Contractors.

8. **Continuation of FCT Grant Agreement (F2408) - Parks & Recreation Department - Florida Department of Environmental Protection: Approval necessary to continue the Grant Agreement with Florida Communities Trust, a Division of the Florida Department of Environmental Protection, originally entered into December 12, 2024.**

Staff: Juan Ruiz, Parks and Recreation Director

SUMMARY: Parks and Recreation staff requests Village Council approval to extend the Florida Communities Trust (FCT) grant agreement with the Florida Department of Environmental Protection. The original agreement was effective December 12, 2024, and expired December 13, 2025.

The Village Commons Park redevelopment project, funded by the grant, is a significant initiative to create a vibrant public space for residents and visitors. The property improvements specific to this grant agreement include several amenities, such as:

1. A playground to engage children and families.
2. An outdoor picnic pavilion will host community gatherings and events.
3. A water feature will enhance the park and attract visitors.
4. Public seating areas allow relaxation for all users.

Connectivity to the existing park-to-park connector trail along the eastern edge of Village Park will improve access and encourage non-motorized transportation. Approving the extension extends it by 6 months, setting a new expiration date of

June 12, 2026. This extension is necessary to ensure adequate time to complete park improvements and to address any unforeseen project delays.

Fiscal Impact: The Grant Agreement for \$854,000 from the Florida Department of Environmental Protection's Florida Communities Trust program reimburses the Village for costs associated with acquiring the former First Presbyterian Church property at 275 Alameda Drive.

9. **Crossing Guard Appreciation Day, February 6, 2026 - Recognizing the Village of Palm Springs Crossing Guards with a proclamation.**

Staff: Kimberly Wynn, Village Clerk

10. **Appointments to the Fallon Scholarship Committee: Approve the appointment of two (2) members to the Fallon Scholarship Committee.**

Staff: Kimberly Wynn, Village Clerk

SUMMARY: Two (2) vacancies have opened on the Fallon Scholarship Committee following the resignations of Library Services Director Ms. Josefina Maliska and Police Chief Thomas Ceccarelli.

The Village Manager, Mr. Michael Bornstein, recommends Mrs. Lauren Bennett, Assistant Parks and Recreation Director, and Captain Rogelio Torres to serve on the Fallon Scholarship Committee.

The Staff requests that the Village Council approve Mrs. Bennett and Captain Torres for the Fallon Scholarship Committee.

Fiscal Impact: The proposed appointments do not have a fiscal impact on the Village.

End of Consent Agenda....

PRESENTATIONS

11. **Martin Luther King, Jr. Day Proclamation: Recognizing Martin Luther King Jr. Day on January 19, 2026.**

Staff: Kimberly Wynn, Village Clerk

The Mayor presented a proclamation to Mrs. Lauren Bennett, Assistant Parks and Recreation Director, and Mr. Emeric Jeancome, Special Events Coordinator, who accepted it on behalf of Parks and Recreation and the Library Services Department.

12. **2025 Holiday Decorating Awards: Presentation of 2025 Holiday Decorating Awards**

Staff: Juan Ruiz, Parks and Recreation Director

SUMMARY: The Village received a total of thirty-two (32) entries to participate in the 2025 Holiday Decorating Contest this year. Numerous people served as judges and visited each location on December 17, 2025, to evaluate each entry on a scale of 1 to 5, with 5 being the most desirable. The entries competed in five (5) categories that included: (1) Judges' Choice, (2) Most Creative Use of Lights, (3) Best Inflatable Display, (4) Best Holiday Spirit, and (5) Best Themed. The contest winners received:

- First Place: \$125.00
- Second Place: \$100.00
- Third Place: \$75.00

A total of fifteen (15) residential winners were selected. All winners have received invitations to attend the Council Meeting and receive their awards.

Fiscal Impact: Funds for this contest are available within the FY 2026 General Fund Budget - Parks and Recreation Department.

Mrs. Lauren Bennett, Assistant Director of Parks and Recreation, and Emeric Jeancome, Special Events Coordinator, presented the item.

PUBLIC COMMENT

Mayor Smith opened the floor for public comment. There were no public comments.

REGULAR AGENDA

13. **Village Manager Annual Review**

Staff: Kimberly Wynn, Village Clerk

SUMMARY: The annual performance review for the Village Manager, Michael Bornstein, will be discussed.

The Village Council provided its comments about its review of the Village Manager's performance. They are happy with the positive changes made around the Village, and the improvement in staff morale. The Council complimented Mr. Bornstein on the projects that are being completed. They recognized him for his work with the Central Alliance (a partnership among multiple city leaders), and working with Palm Beach County to move things along.

At this point, the Village Manager, Mr. Bornstein, gave his comments. He recognized the Assistant Village Manager, Mrs. Glas-Castro, and his team for

their work, skills, and talents.

Council Member Tieche moved to approve a 5% annual increase for the Village Manager. Vice-Mayor Schmitz seconded the motion. The motion carried 5-0.

PUBLIC HEARINGS

14. **(Second Reading) Ordinance No. 2025-11 - Comprehensive Plan Amendment — Urban Village Overlay: Motion to approve proposed 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 (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" 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 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 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.

On 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 comprehensive plan amendment was routed through Florida Commerce, Treasure Coast Regional Planning Council, and the State agencies for review. No adverse comments were received.

The proposed ordinance was approved on 1st reading by the Village Council during their November 13, 2025, meeting, and is being presented for 2nd and final reading.

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.

The Assistant Village Manager, Mrs. Glas-Castro, was available to answer questions regarding Ordinance No. 2025-11.

The Village Clerk, Ms. Wynn, read the statement of advertisement into record. Mayor Smith opened the floor to public comment. There were none. The Village Attorney, Mrs. Goddeau, read the title of the caption to the record.

Council Member Waller moved to approve Ordinance No. 2025-11. Mayor Pro Tem Ready seconded the motion. A roll call vote was taken. The motion carried with the following vote: Vice-Mayor Schmitz — Yes; Mayor Pro Tem Ready — Yes; Council Member Tieche — Yes; Council Member Waller — Yes; and Mayor Smith. The motion carried 5-0.

15. **(Second Reading) 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 perspectives 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 vertical mixed-use projects that conform to the vision. Staff are 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 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 provided as publicly accessible civic space integrated into the project (plazas, civic greens, pocket parks, etc.)
- Structured parking is expected to be ground floor nonresidential uses or with habitable space lining the garage.
- 8 stories or 110' in height
- 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 have 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 was considered by the Planning & Zoning Board at its November 12, 2025 meeting and its recommendation will be shared at the Village Council meeting.

Since first reading, the proposed code amendments have been revised to address comments from the industry. However, staff did not concur with all the suggestions that were received (for example, parking ratios were not further reduced.) The revisions are shown in strike-through and underline format.

The proposed ordinance was approved on 1st reading at the Village Council's November 13, 2025 meeting, and is being presented for 2nd and final reading.

Fiscal Impact: Adoption of revised land development regulations will provide additional incentive to facilitate redevelopment of underutilized and antiquated properties, resulting in an increase in the property valuation.

The Village Clerk, Ms. Wynn, read the statement of the advertisement. The Village Attorney, Mrs. Goddeau, read the title of the caption.

The Assistant Village Manager, Mrs. Glas-Castro, commented that the Urban Village Overlay is a proposed zoning option that allows developers to build taller, denser mixed-use projects if they follow specific design rules. Staff recommend starting the overlay at select key sites, with the option to expand it as interest grows. There were additional revisions made after first reading on November 12, 2025. The proposed code amendments have been revised to address comments from the industry. The staff did not concur with all the suggestions that were received, as parking ratios were not further reduced.

Mayor Smith opened the floor for Council and public comment.

1. Ms. Jordana Jarjura — 539 South Congress Avenue: Ms. Jarjura spoke on behalf of her client. She commented that the parking ratios are too high, and asked that the Village reconsider a lower ratio.

Mayor Smith asked about the proposed change to parking and our comparison with other cities. Mrs. Glas-Castro responded that the code provides for a parking reduction, and other cities were reviewed.

Mayor Pro Tem Ready moved to approve Ordinance No. 2025-12. Council Member Waller seconded. A roll call vote was taken. The motion carried with the following vote: Vice-Mayor Schmitz — Yes; Mayor Pro Tem Ready — Yes; Council Member Waller — Yes; Council Member Tieche — Yes; and Mayor Smith — Yes. The motion carries 5-0.

16. **Resolution No. 2026-01 - Approval of a Sign Variance for Five Different Locations Within The Village's Right-Of-Way - LED Message Board Monument Signs at five locations of the Village's Right-Of-Way:** Motion for the approval of Resolution No. 2026-01 to approve an application submitted by Mr. Felipe Lofaso, Public Works Director for the Village of Palm Springs for six (6) Sign Variances (PSV26-01, PSV26-02, PSV 26-03, PSV 26-04, PSV 26-05 and PSV26-06), to install five (5) freestanding electronic monument signs with LED messaging board for public announcements to be located within five different locations of the Village's right-of-way.

Staff: Iramis Cabrera, PZB Director

SUMMARY: The Village is updating the message board monument signs throughout the gateways and main public facilities. As part of this update, the Village issued a Request for Qualifications (RFQ) to select qualified sign manufacturers for the design, engineering, construction, and installation of LED monument signs. After a selection process, the staff chose KENCO Signs as the vendor to work with designing and installing these signs.

Note: The first sign was installed at the entrance of Village Hall on Davis Road, where the previous monument sign was located. This LED sign received approval for three variances on June 12, 2025, under Resolution No. 2025-41.

To allow for the five additional monument signs, the Village is requesting six variances to permit deviations from its established standards:

Proposed Locations	Code Section	Request
1. 2nd Avenue N and Davis Road (northeast corner)	Section 1-2	PSV 26-01 – to allow a monument sign with a base narrower than the height of the sign
	Section 263(f)(2) 34-	PSV 26-02 – to allow the changeable copy area for the public use sign to be 100%, where the code limits it to not exceed 50%
2. 10th Avenue N and Davis Road (north side)	Section 327(b)(1) 34-	PSV 26-03 – to allow placement of the monument sign immediately adjacent to the right-of-way – 0' setback
	Section 34-267(g)	PSV 26-04 – to allow a 10' high monument sign, where the code limits to a maximum of 8' in height

3. 10 th Avenue N and Davis side) Road (south	Section 34-267(i)	PSV 26-05 – to allow multiple colors and varying messages, where the code limits changeable signs to monochromatic and a single message
4. Alameda Drive (adjacent to the sports fields)	Section 34-267(l)	PSV 26-06 – to allow graphics and logos where the code permits only text and numbers
5. Greenbrier Drive and Longfellow Drive (within the refurbished Gateway median)		

The staff is seeking approval for this variance application to proceed with the installation of the sign at these locations. The attached application outlines the requested variances along with justifications for their approval.

Fiscal Impact: The proposed variance is requested to minimize costs and maximize sign visibility. The construction of the sign by KENCO has already been approved and funded in FY 2025.

Mr. Lofaso, Public Works Director, advised that the Village is updating the message board monument signs throughout the gateways and main public facilities. Resolution No. 2026-01 will permit six (6) variances for five (5) message board signs throughout the Village.

Mayor Smith opened the floor for public comments. There were none.

Council discussed the rate of speed that the messages would appear, and where the signs would be located.

Village Attorney Goddeau read the title of the caption to the record.

Vice-Mayor Schmitz moved to approve Resolution No. 2026-01. Council Member Tieche seconded the motion. The motion carried 5-0.

ACTIONS AND REPORTS

There were no Actions and Reports.

VILLAGE MANAGER COMMENTS

The Village Manager, Mr. Bornstein updated Council on legislative bills discussed in Tallahassee. He attended sessions with Vice-Mayor Schmitz and Council Member Tieche. He updated the Council about the status of the Village’s three (3) appropriations.

At this point, the Palm Beach County Battalion Fire Chief, Ronald Martinez, gave an

update about Fire Rescue services in the Village for the month of December. He also commented that there were 31 new recruits scheduled to start within the week.

VILLAGE COUNCIL COMMENTS

The Council gave updates about their activities throughout the Village.

ADJOURNMENT

Hearing no further business, Mayor Smith adjourned the meeting at 7:16 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 **January 15, 2026**. The minutes were formally approved and adopted by the Village Council on **February 12, 2026**.

Kimberly M. Wynn,

Village Clerk

**NEXT REGULAR MEETING:
THURSDAY, FEBRUARY 12, 2026, AT 6:30 PM**