



**MINUTES, COUNCIL CHAMBERS
226 CYPRESS LANE, PALM SPRINGS, FLORIDA
FEBRUARY 12, 2026, AT 6:30 PM**

CALL TO ORDER

Mayor Bev Smith called the Village Council Regular meeting to order at 6:31 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: Acting Village Manager Kim Glas-Castro, Village Attorney Christy Goddeau, Village Clerk Kimberly M. Wynn, Assistant Police Chief Peter Buhr as Sergeant-In-Arms, Police Chief Rolando Silva, Planning, Zoning, and Building Director Iramis Cabrera, Utilities Director Jimmie Johnson, Assistant Utilities Director Paul Ward, Public Works Director Felipe Lofaso, Assistant Public Works Director Timothy Crespo, and Parks and Recreation Shaun Akins Recreation Supervisor.

INVOCATION

The Acting Village Manager, Mrs. Glas-Castro led in 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, recognizing the Finance Department for receiving the GFOA Award, be postponed to the March Agenda. Mrs. Glas-Castro advised that Item #10, Resolution No. 2025-65, there were modifications emailed to the Council prior to the meeting.

Mayor Pro Tem Ready moved for the approval of the agenda as amended. Council Member Tieche seconded the motion. The said motion carried 5-0.

CONSENT AGENDA

Mayor Smith opened the meeting to Public Comments. There were no comments.

Mayor Pro Tem Ready motioned for the approval of the Consent Agenda. Vice Mayor Schmitz seconded the motion. The said motion carried 5-0.

1. **Approval of January 15, 2026, Village Council Regular Meeting Minutes: Motion to approve January 15, 2026, Village Council Regular Meeting Minutes.**

Staff: Kimberly Wynn, Village Clerk

2. **Approval of a Piggyback Agreement with Palm Beach County and Work Order #01 with Ranger Construction for Milling and Paving Work: Motion to approve entering into a piggyback agreement with Ranger Construction Industries utilizing the Palm Beach County Engineering and Public Works Agreement Contract No. 2024050 - Milling and Resurfacing Continuing Services Construction. Additionally, approval of Work Order #01 is requested for the milling and paving work, as budgeted in FY26. Funding is available from Account Number 01441-55300.**

Staff: Felipe Lofaso, Public Works Director

SUMMARY: The Public Works Department maintains and upkeep all Village public property and rights-of-way. Each year, road resurfacing is carried out as part of this ongoing maintenance responsibility to ensure the pavement remains safe and in good condition. Following the analysis of our recent pavement condition study, staff identified those roadway segments that will require milling and resurfacing.

In accordance with Section 58-7 of the Purchasing Code, Alternative Purchasing Methods, the Village's Public Works Department is seeking to utilize the Palm Beach County Contract for Annual Milling and Resurfacing (Project 2024-050) via piggyback with Ranger Construction Industries to perform the work for the Village. If authorized, Work Order #01 for milling and resurfacing for FY26 will be approved as part of this agenda item. Council previously approved this piggyback agreement in November 2024; however, the contractor did not return the fully executed and notarized paperwork, and it therefore became void.

Among the roadway segments scheduled for milling and resurfacing during FY 2026 are Tucker Road (From Forest Hill Boulevard to Dead End), Nelson Drive (From Prairie Road to Dead End), Choctaw Road (From Forest Hill Boulevard to Seminole Road), Prairie Lane (From Prairie Road to Dead End), and Floweva Street (From Congress Avenue to Laura Lane). The total cost of the work is \$183,480 and will be issued under Work Order #01.

Fiscal Impact: The approval of the piggyback of the PBC Annual Milling and Resurfacing contract along with Work Order #01 with Ranger Construction Industries is being funded through account #01441-55300 in an amount not to exceed \$183,480.00. Total budgeted funds for milling and resurfacing for FY26 are \$200,000.

- 3. Temporary Use Permit Agreement - Walmart - 4400 Forest Hill Boulevard: Motion for approval of an application submitted by Robert Orr, "Agent for the Applicant," Kalos Services Inc., for a Temporary Use Permit Agreement for one (1) year with the intent of allowing staging area construction for the renovation project of the Walmart store located at 4400 Forest Hill Boulevard.**

Staff: Iramis Cabrera, PZB Director

SUMMARY: Mr. Robert Orr, agent for the applicant, Kalos Services Inc., is requesting a Temporary Use Permit to establish a construction staging area for the renovation project of the Walmart store. Approval of the request will enable the applicant, who is also the project's contractor, to stage the materials required for the project.

Due to the project being located within a shopping center, the contractor is proposing to enclose a portion of the parking area and use it as a staging area for construction. The use of this area will help expedite the project's construction and allow the contractor to complete all construction activities more quickly.

Note: A building permit for the proposed renovation was already issued on November 12, 2025. The site plan shows the proposed arrangement of temporary storage materials and equipment. The applicant is requesting a 1-year Temporary Use Permit while the renovation project is ongoing.

Fiscal Impact: There is no direct fiscal impact from the proposed temporary use.

End of Consent

Agenda....

PRESENTATIONS

- 4. Recognizing the Finance Department for receiving the Government Finance Officers Association (GFOA) Award**

Staff: Mara Frederiksen, Finance Director

SUMMARY: The Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to the Village of Palm Springs for its annual comprehensive financial report for the fiscal year ended September 30, 2024. The report has been judged by an impartial panel to meet the program's high standards, including demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment for a government and its management.

The GFOA established the Certificate of Achievement for Excellence in Financial Reporting Program (Certificate Program) in 1945 to encourage and assist state and local governments to go beyond the minimum requirements of generally accepted accounting principles to prepare annual comprehensive financial reports that evidence the spirit of transparency and full disclosure, and then to recognize individual governments that succeed in achieving that goal. This is the 37th annual award that the Village has received.

ITEM #10 WAS POSTPONED TO MARCH 12, 2026, VILLAGE COUNCIL REGULAR MEETING.

5. **Proclamation Recognizing Florida Bicycle Month - March**

Staff: Kimberly Wynn, Village Clerk

Mayor Smith read the proclamation into the record. Mr. Akins accepted the proclamation and gave comments. Assistant Police Chief Buhr gave comments about the police officers patrolling on bicycles and their partnership with the community.

6. **Proclamation Recognizing Flood Awareness Week - March 9-15, 2026**

Staff: Kimberly Wynn, Village Clerk

Mayor Smith read the proclamation, and Ms. Cabrera accepted it into record.

PUBLIC COMMENT

Palm Beach County Fire Battalion Chief Harvey gave an update on the monthly calls for the Village.

PUBLIC HEARINGS

7. **(Quasi-Judicial Hearing) Resolution No. 2026-05 - Site Development Plan Amendment (SPR26-01) and Special Exception Use Amendment (PSSE26-01) — Banyan Palm Beach (f/k/a The Retreat) — 4020 Lake Worth Road: Motion to approve an application submitted by Mr. Jeffrey C. Lynee, agent for the applicants, property owner, BCP Florida Holdings, LLC, and its tenant, Boca RI, LLC d/b/a Banyan Palm Beach (doing business nationally as “Banyan Treatment Centers”), (collectively the “Applicants”). The application seeks approval from the Village Council for a Site Development Plan Amendment (SPR26-01) and concurrently requests a Special Exception Use (PSSE26-01) to allow the increase of the number of approved beds from 65 to 88, and concurrently, revise the type of clinical treatment provided by Substance Use Disorder treatment to Mental Health Care.**

Staff: Iramis Cabrera, PZB Director

SUMMARY: Mr. Jeffrey C. Lynee, agent for the applicants, is requesting a Site Plan Amendment (SPR26-01) and Special Exception Use Amendment (PSSE26-01) to allow the increase of the number of approved beds from 65 to 88 and, concurrently, revise the type of clinical treatment provided from Substance Use Disorder treatment to Mental Health Care.

Note: The property received site plan approval and special exception use in 2013 for the construction of a 13,793 square foot office building, including a 65-bed congregate living drug rehab facility and 7 multifamily residential units within the same building as the congregate living facility.

The current special exception approval for the site is limited to 65 beds. That is based on the County's regulations in place at the time of the initial development approval, which appear to have mirrored the Village's regulations for a CLF/Cluster Development at that time. Under the site's current land use and zoning designation, there is no applicable density to determine a maximum bed count. Utilizing the original regulations, which are the basis for the current approval, an increase in the current approved number of beds is based on the following density guidelines:

Density: the maximum number of resident beds shall be 21 /acre in the standard Residential Multiple-Family (RM) land development district and 28 /acre in a Planned Unit Development (PUD). Such figures are based on 2.6 persons per household and 8 dwelling units/acres in an RM district and 11 dwelling units/acre in a PUD.

The original calculation was $2.34 \text{ acres} \times 28 = 65 \text{ gross}$.

Since the site is now 3.17 acres, the allowable density based on those original guidelines appears to be limited to 88 gross ($3.17 \times 28 = 88 \text{ gross}$).

The applicants seek to amend the previously approved site plan and special exception use to increase the number of beds from 65 to 88; and revise the type of clinical treatment provided by Substance Use Disorder treatment, licensed by the Department of Children and Families (DCF), to Mental Health care, licensed by the Agency of Health Care Administration (AHCA). The applicants are not proposing any exterior changes to the existing buildings A, B, or C, nor any increase in the overall square footage of the buildings. All existing architectural features and site improvements will remain in their current constructed state.

The scope of the amendment is limited to interior modifications within Building B, specifically on the second floor, to accommodate an increase of twenty-two (22) additional beds within existing bedroom spaces. These changes are confined to the building's interior and do not impact on the overall footprint, massing, or external appearance of the structure. There is no distinction among the client population from being treated, only by their primary diagnosis.

The purpose of the requested amendment is to meet the ongoing increasing demand within the primary mental health space since the COVID pandemic. No addiction treatment services are expected to be provided on the property. However, people with co-occurring disorders of both Substance Use Disorder and Mental Health may be treated on-site on a case-by-case basis.

Hours of operation for this facility are 24/7; staff are on-site 24 hours a day, with clinicians present during the day, working 8-hour shifts. The staff-to-resident ratio for clinicians is 1:10, and the overall staff-to-resident ratio during waking hours is 1:15.

The Planning & Zoning Board considered this application during their January 13, 2026, meeting and recommended approval.

The Planning, Zoning & Building Staff does not object to the proposed amendments and recommends conditional approval.

Fiscal Impact: The proposed request is not expected to provide a direct fiscal impact on the village. However, if approved, it would require various village services that would result in increased expenditure on the Village.

The Village Clerk, Ms. Wynn, swore in the staff and applicants (Michelle and George). Mayor Smith asked the Council to disclose their ex parte communication. There was none. The staff and applicants gave their presentation and entered it onto the record.

The applicant is requesting amendments to increase the approved beds from 65 to 88 and change the clinical treatment from Substance Use Disorder to Mental Health Care. The property was approved in 2013 for a 13,793 sq. ft. office building with a 65-bed drug rehab facility and 7 multifamily units. Current approval is for 65 beds, based on regulations from the original development. No current zoning density applies, so original guidelines are used for bed calculation. Maximum bed density: 21 per acre (RM district), 28 per acre (PUD). Original calculation: 2.34 acres x 28 = 65 beds. The current site is 3.17 acres; allowable beds: 3.17 x 28 = 88.

Michele Park, Vice President, spoke on behalf of the applicant. The applicants seek to increase beds to 88 and change treatment to Mental Health Care (licensed by AHCA). No exterior changes or increase in building size are proposed. Amendment is limited to interior modifications in Building B (second floor) to add 22 beds. No changes to the building footprint or exterior. The purpose is to meet increased mental health demand post-COVID in the local community. Addiction treatment is not expected, but co-occurring cases may be treated as needed.

The facility operates 24/7. Clinicians are on site during the day (8-hour shifts). Clinician ratio: 1:10; overall staff ratio during waking hours: 1:15.

The Planning & Zoning Board considered this application during their January 13, 2026, meeting and recommended approval.

Mayor Smith opened the meeting for discussion. Mayor Pro Tem Ready and Vice Mayor Schmitz asked about security, and admissions, at the facility and the different methods of payment accepted at the facility. A variety of payments are accepted.

Resolution No. 2026-05 is missing from the document. The Village Attorney, Mrs. Goddeau, read the proposed Resolution into the record.

Mayor Pro Tem Ready motioned for the approval of Resolution No. 2026-05. Vice Mayor Schmitz seconded the motion. The said motion carried 5-0.

8. **(Second Reading Continued from November 13, 2025 Council Meeting)**
Ordinance No. 2025-13 - Code Amendment — Chapter 78, Schedule of Fees — Establishment of the Utilities' Schedule of Fees by Village Council Resolution: Motion for the approval of Ordinance No. 2025-13 to amend Chapter 78 - Utilities of the Village Code of Ordinances to modernize how the Village establishes and manages its utility rates, fees, and operating standards to improve administrative efficiency, transparency, and responsiveness to regulatory changes.

Staff: Jimmie Johnson, Utilities Director

SUMMARY: Ordinance No. 2025-13 amends Chapter 78 – Utilities of the Village Code of Ordinances. The amendment modernizes how the Village establishes and manages its utility rates, fees, and operating standards to improve administrative efficiency, transparency, and responsiveness to regulatory changes.

Key Provisions:

Authority to Establish Rates by Resolution

- The ordinance authorizes the Utilities Department, with Village Council approval, to set and revise all water and sewer rates, fees, and charges by resolution, rather than by formal ordinance amendment.
- This change will streamline future rate adjustments, allowing the Village to respond more efficiently to inflationary pressures, cost-of-service studies, and capital funding needs.
- The change maintains public notification and hearing requirements consistent with Florida Statutes to ensure rate transparency and customer protection.

Ordinance No. 2025-13 was approved on first reading at the November 13, 2025,

meeting and is being presented for second and final reading.

Creation of a Utilities Policy and Procedures Manual (PPM)

- The ordinance creates a new Section 78-2, authorizing the adoption of a Policy and Procedures Manual by resolution
- The PPM will formalize and document all utility department standards, technical requirements, and service procedures—including billing, development review, cross-connection control, pre-treatment, emergency water use, and construction standards.
- Following Council adoption, future amendments may be approved administratively upon recommendation of the Utilities Director and approval of the Village Manager.
- The PPM will carry the same enforceability as an ordinance, ensuring compliance through existing enforcement mechanisms such as Code Enforcement.

Operational and Administrative Benefits

- Efficiency: Shifts recurring technical updates (e.g., rate tables, procedural standards) from the lengthy ordinance process to the more agile resolution process.
- Transparency: Provides a single codified manual documenting standards and policies, improving clarity for residents, developers, and staff.
- Consistency: Ensures uniform enforcement of service standards across all utility operations.
- Compliance: Aligns with Florida Statutes granting municipalities authority to regulate local utilities and set equitable rates within and outside corporate boundaries.

Next Steps

- First Reading: Scheduled for initial Council review and discussion.
- Second Reading: Upon adoption, a companion resolution will be presented to establish the updated Schedule of Rates, Fees, and Charges.
- The Utilities Department may also present the draft Policy and Procedures Manual (PPM) at the second reading or at a subsequent meeting for Council adoption.

Recommendation

Staff recommend the Village Council adopt Ordinance No. 2025-13, authorizing:

- The establishment and modification of all utility rates and fees by Village Council resolution, and

- The creation of a Utilities Policy and Procedures Manual to be adopted and maintained by resolution.

These changes will provide the Village with a more effective and adaptive governance structure for managing utility operations, rates, and service standards while maintaining accountability and public transparency.

Fiscal Impact: There will be no fiscal impact on the Water & Sewer Enterprise Fund.

The Village Clerk, Ms. Wynn, read the statement of advertisement on the record. Dr. Johnson stated that Ordinance 2025-13 allows the Village to set and manage utility rates, fees, and standards more efficiently.

He discussed key components such as the authority to establish rates by Resolution. Council can now change water and sewer rates, fees, and charges by resolution instead of by ordinance. This will allow for a faster response to financial needs. Public notice and hearings will still be required as outlined by Florida Statutes. The Utilities Department is also proposing a new PPM, which will be considered by Resolution. The Policy Procedure Manual (PPM) documents all utility standards and procedures. Future changes to the PPM can be approved administratively. The PPM will be enforceable.

Dr. Johnson advised that the purpose of the Ordinance is to allow the Village to operate more efficiently. There is no fiscal impact on the proposed Ordinance.

Mayor Pro Tem Ready asked what the scheduled date to initiate the fees. Dr. Johnson advised that it would be around April 1, 2026. The Village Attorney Goddeau explained that the Ordinance would take an effective date of April 1, 2026. The proposed ordinance is to change the process to allow approval by resolution instead of ordinance.

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

Vice Mayor Schmitz moved to approve Ordinance No. 2025-13 with an effective date of April 1, 2026. Council Member Tieche seconded the motion. There was a roll call vote as follows: Vice Mayor Schmitz — Yes; Mayor Pro Tem Ready — Yes; Council Member Tieche — Yes; Council Member Waller — Yes; and Mayor Smith — Yes. The said motion carried 5-0.

9. **(Continued from November 13, 2025, Council Meeting) Resolution No. 2025-64 - Approve Water and Sewer Rate Increase: Motion to approve Resolution No. 2025-64 for the adoption of a Rate Resolution establishing a 3% annual increase to the Village's water and sewer rates beginning this year (FY 25/26) and continuing annually through FY 2030.**

Staff: Paul Ward, Assistant Director of Utilities

SUMMARY: The Utilities Department recommends adoption of a Rate Resolution establishing a 3% annual increase to the Village's water and sewer rates beginning this year (FY 25/26) and continuing annually through FY 2030. This resolution represents the Village's first use of the new authority established under Ordinance No. 2025-13, which allows utility rates, fees, and charges to be adopted and amended by Village Council resolution.

The Village's water and sewer utilities are enterprise operations funded entirely by user fees. As operating costs, regulatory compliance expenses, and capital infrastructure continue to rise, maintaining a predictable and sustainable rate structure is essential to protect service reliability and financial stability. With the adoption of Ordinance No. 2025-13, the Village now has a modern, flexible approach for adopting and adjusting utility rates, ensuring that cost recovery, capital funding, and regulatory obligations are met in a timely and transparent manner.

If adopted, the first 3% rate increase will take effect immediately on FY 25/26. Subsequent 3% increases will automatically take effect on October 1 each year through FY 2030, unless revised by Council.

Pursuant to section 180.136 of Florida Statutes, the Village notified each utility customer of this proposed rate increase through the utility's billing process. The Utilities Department will review financial performance annually to confirm alignment with the 3% adjustment schedule.

Staff recommend that the Village Council adopt the proposed Rate Resolution that implements a 3% annual increase to water and sewer rates, beginning on FY 25/26 and continuing through FY 2030. This long-range rate plan provides financial predictability, operational stability, and a sustainable funding path for the Village's water and sewer utilities.

Fiscal Impact: The proposed utility rates would be expected to provide revenues sufficient to maintain the Village's utility operations and capital needs for the next five (5) fiscal years (FY 2025 to FY 2026).

Dr. Johnson introduced Meade Olsen, a Consultant with Raffelis, to present Resolution No. 2025-64, which includes a rate increase of 3%. The last rate increases for utilities happened in 2020.

Mr. Meade stated that the Utilities Department is recommending a 3% annual increase to water and sewer rates from FY 25/26 through FY 2030, under the new authority of Ordinance No. 2025-13. The increase will address rising costs and secure financial and operational stability. The first increase will take effect within 30 days; future increases will occur each October 1 through FY 2030 unless revised. Mr. Meade advised that customers were notified as required by law. The Utilities Department will conduct annual financial reviews to confirm alignment. The Staff recommends that the Council adopt the resolution for long-term predictability and sustainability.

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

Mayor Pro Temp Ready asked if the 3% would include aging infrastructures and uncollected debts. Discussion ensued about how the increase would take place over multiple years. It was explained there would be a 6% increase over the first year. Mayor Smith discussed the fund balance and whether the new Utilities Building is a part of that cost. It was advised that the Utilities Building is not part of the fund balance. Mayor Smith requested that the rate increases be brought back to Council every two years for review. The Council wants to make sure the Village rates align with other cities in comparison.

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

Mayor Pro Tem Ready moved to approve Resolution No. 2025-64. Vice-Mayor Schmitz seconded the motion. The said motion carried 5-0.

10. **(Continued from November 13, 2025, Council Meeting) Resolution No. 2025-65 — Approve the Adoption of a Utility Policy and Procedure Manual: Motion for the approval of Resolution No. 2025-65, adopting the Utility Policy and Procedure Manual (UB-PPM).**

Staff: Paul Ward, Assistant Director of Utilities

SUMMARY: The Utilities Department Requests Village Council adoption of the Utility Billing Policy and Procedure Manual (UB-PPM) by Resolution pursuant to the authority provided under Ordinance No. 2025-13. The UB-PPM establishes a comprehensive, standardized framework governing all billing, customer service, account management, miscellaneous fee assessments, delinquency processing, and administrative procedures for the Village's water and sewer utility billing operations.

The Utility Billing Policy and Procedure Manual (UB-PPM) is the first component of the PPM framework and focuses exclusively on billing, account administration, and customer service. Under Ordinance No. 2025-13, the UB-PPM carries the

same enforceability as an ordinance, allowing for consistent application and Code Enforcement action when necessary.

Future minor updates, such as software enhancements, workflow improvements, or federal/state compliance adjustments, can be approved efficiently by the Village Manager and or Utilities Director without requiring a complete ordinance amendment.

The Utilities Department recommends that the Village Council adopt the Utility Billing Policy and Procedure Manual (UB-PPM) by Resolution. This action will modernize the Village's billing framework, strengthen internal controls, promote fairness and transparency, and ensure consistent and compliant service to all utility customers.

Fiscal Impact: There is no impact on the Water & Sewer Enterprise Fund.

Mr. Ward presented Resolution No. 2025-65. The Utilities Department requested that the Village Council adopt the Utility Billing Policy and Procedure Manual (UB-PPM) by Resolution, as authorized by Ordinance No. 2025-13. The UB-PPM provides a standardized framework for utility billing, customer service, account management, fee assessments, delinquency processing, and administrative procedures for water and sewer services. Adoption of the UB-PPM will modernize billing practices, improve internal controls, and ensure fair and consistent service. Minor future updates may be approved administratively by the Village Manager or Utilities Director without requiring ordinance amendments. The Department recommends Council approval of the UB-PPM to enhance transparency and compliance.

Mayor Smith opened the meeting for public comments from the Council and the public.

Council asked for clarification on the definition of multifamily. They also inquired if the UB-PPM would be posted on the website within a couple of weeks.

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

Council Member Waller moved to approve Resolution No. 2025-65. Vice Mayor Schmitz seconded the motion. The said motion carried 5-0.

ACTIONS AND REPORTS

There were no Actions or Reports.

VILLAGE MANAGER COMMENTS

Acting Village Manager, Mr. Glas-Castro gave an update on her meeting with Representative Tendrich. She also noted that the Village won 2nd Place for their picture entry to the Florida City County Manager's Association (FCCMA).

VILLAGE COUNCIL COMMENTS

The Village Council reported their activities from the previous month. They discussed the success of the Touch-A-Truck event, Florida League of Cities (FLC) Action Days, Police Department Swearing-In, and Chief Silva attending the Lakeside Village HOA meeting.

Mayor Smith requested that an email contact list be compiled with all the HOA Associations. The list can be used to possibly recruit and advocate for board members, Resident Leadership Academy attendees.

ADJOURNMENT

Hearing no further business, Mayor Smith adjourned the meeting at 7:28 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 **February 12, 2026**. The minutes were formally approved and adopted by the Village Council on **March 12, 2026**.

Regards,

Kimberly M. Wynn

Village Clerk

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

Village of Palm Springs, FL

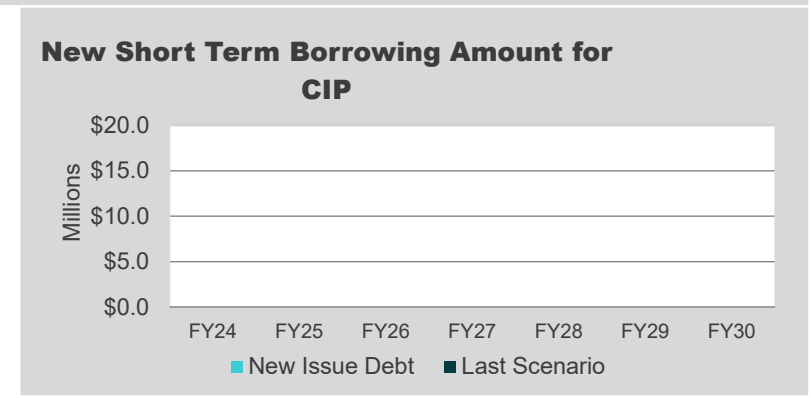
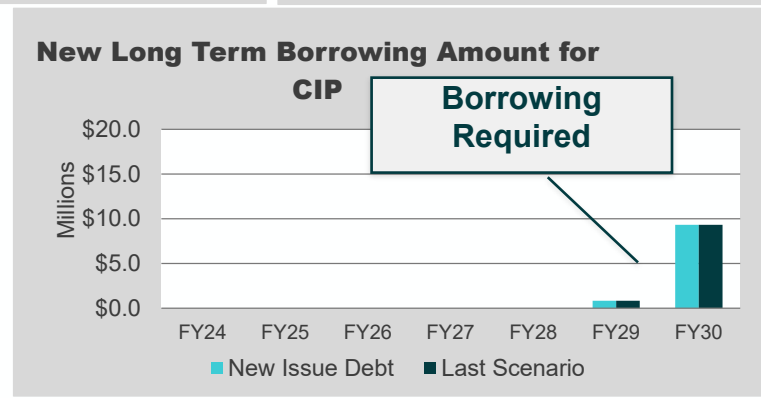
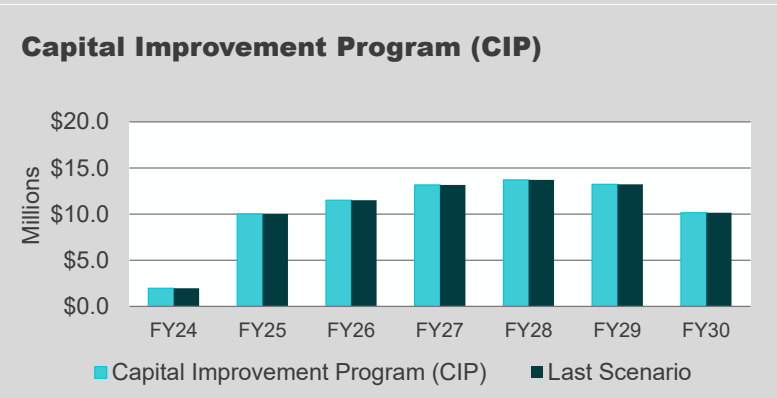
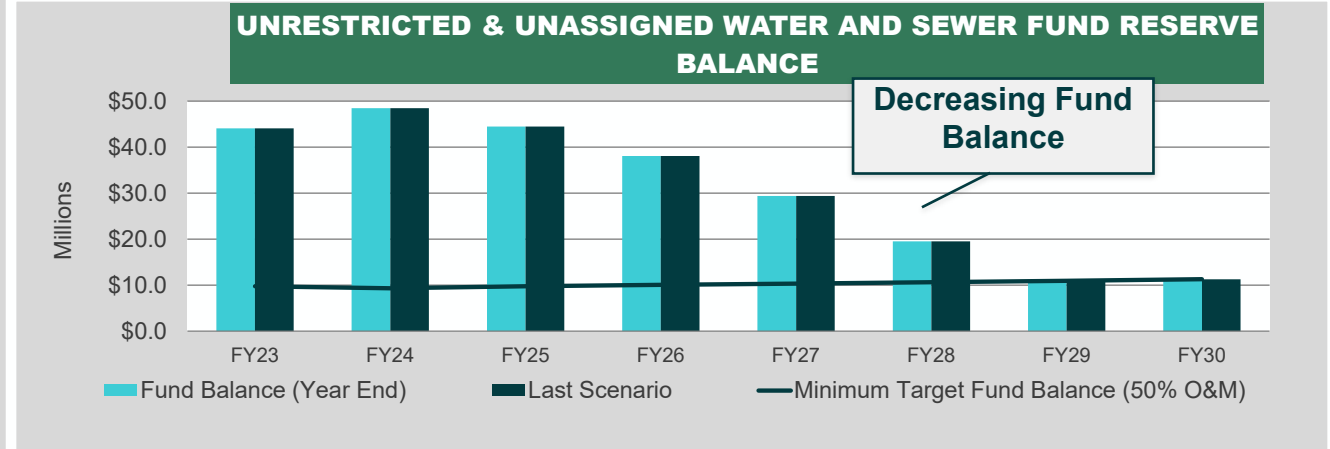
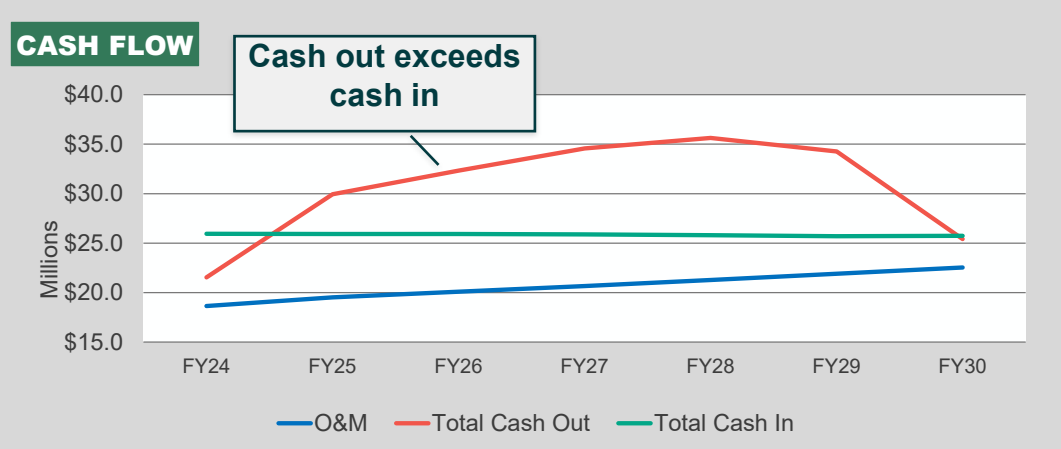
Financial Sustainability Analysis

Presentation of Updated Water and Sewer Plan

February 12, 2026



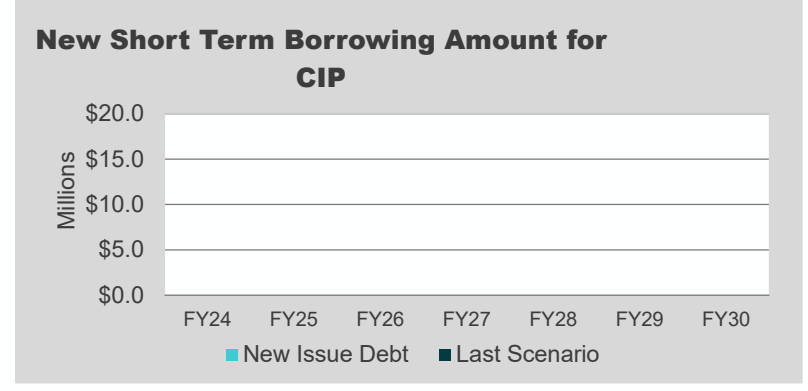
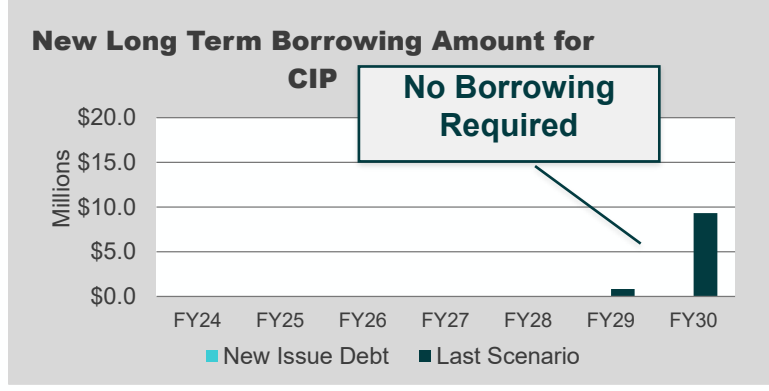
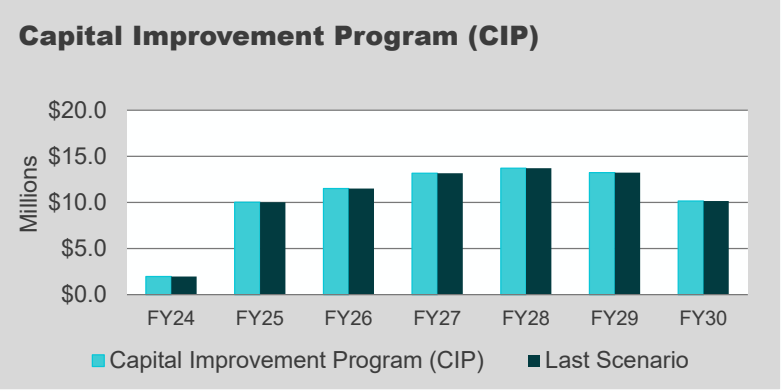
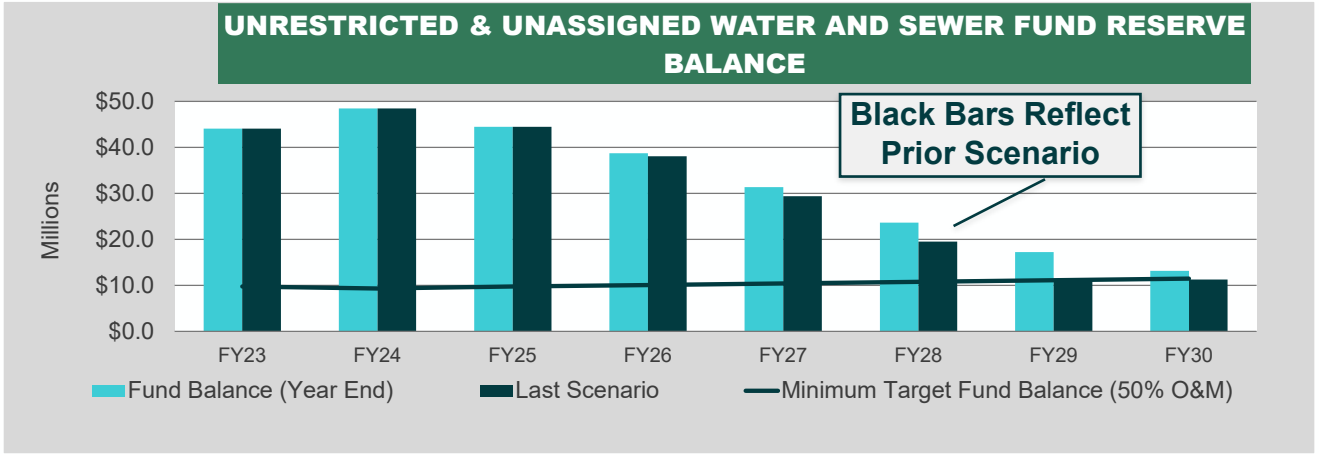
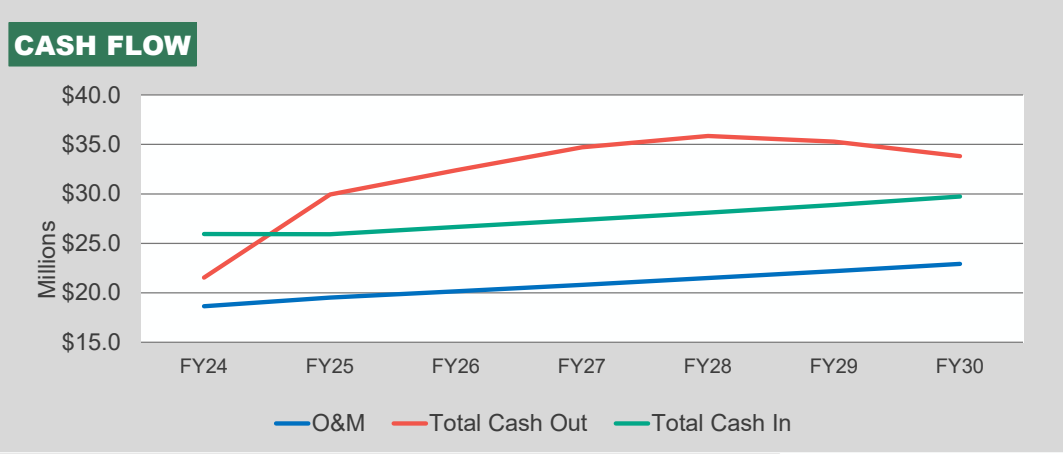
Water and Sewer Fund Status-Quo



- The Status Quo assumes no rate increases throughout the projection period.
- Negative cash flow (upper left graph) is reflected in decreases in the fund balance in each year through FY29 (upper right graph).
- Total cash out (upper left graph) drops drastically in FY 2030 due to debt funding being introduced that year and amortizing costs.
- The Capital Improvement Program (CIP) is shown in the lower left graph for each year.
- Fund balance falls to the minimum target in FY 2029 requiring borrowing in FY 2029 and FY 2030 (bottom right graph).



Water and Sewer Fund - 3% Annual Rate Increases

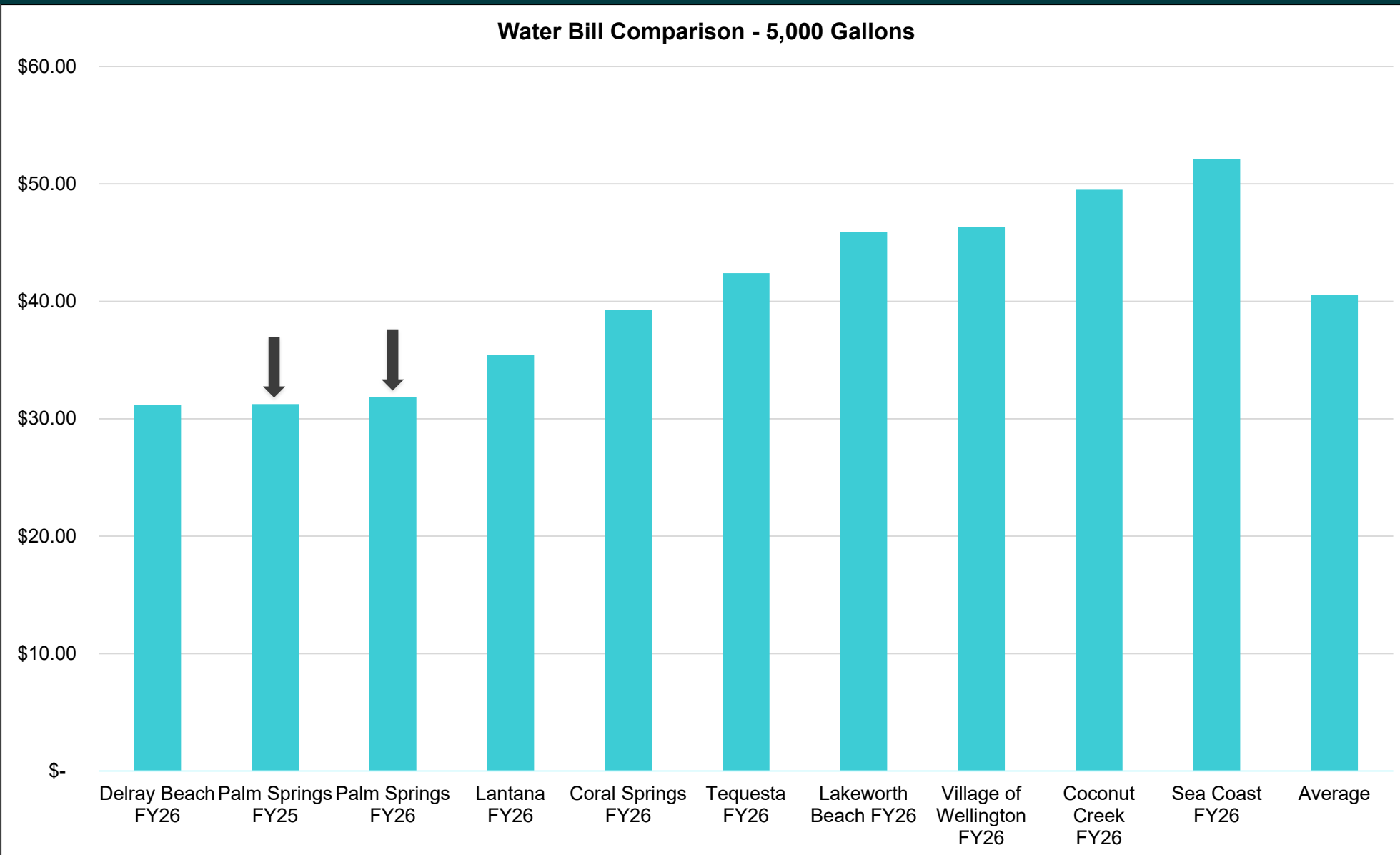


- This scenario assumes 3.0% across-the-board rate increases for water and sewer in FY 2026 – FY 2030 to cover inflationary costs.
- Negative cash flow (upper left graph) is reflected in decreases in the fund balance in each year through FY29 (upper right graph).
- Fund balance is drawn down but never falls below minimum (upper right graph).
- The Capital Improvement Program (CIP) is shown in the lower left graph for each year.
- The two lower right graphs shows that the CIP can be funded with cash in all years without the need for borrowing.



Water Comparative Rates Survey

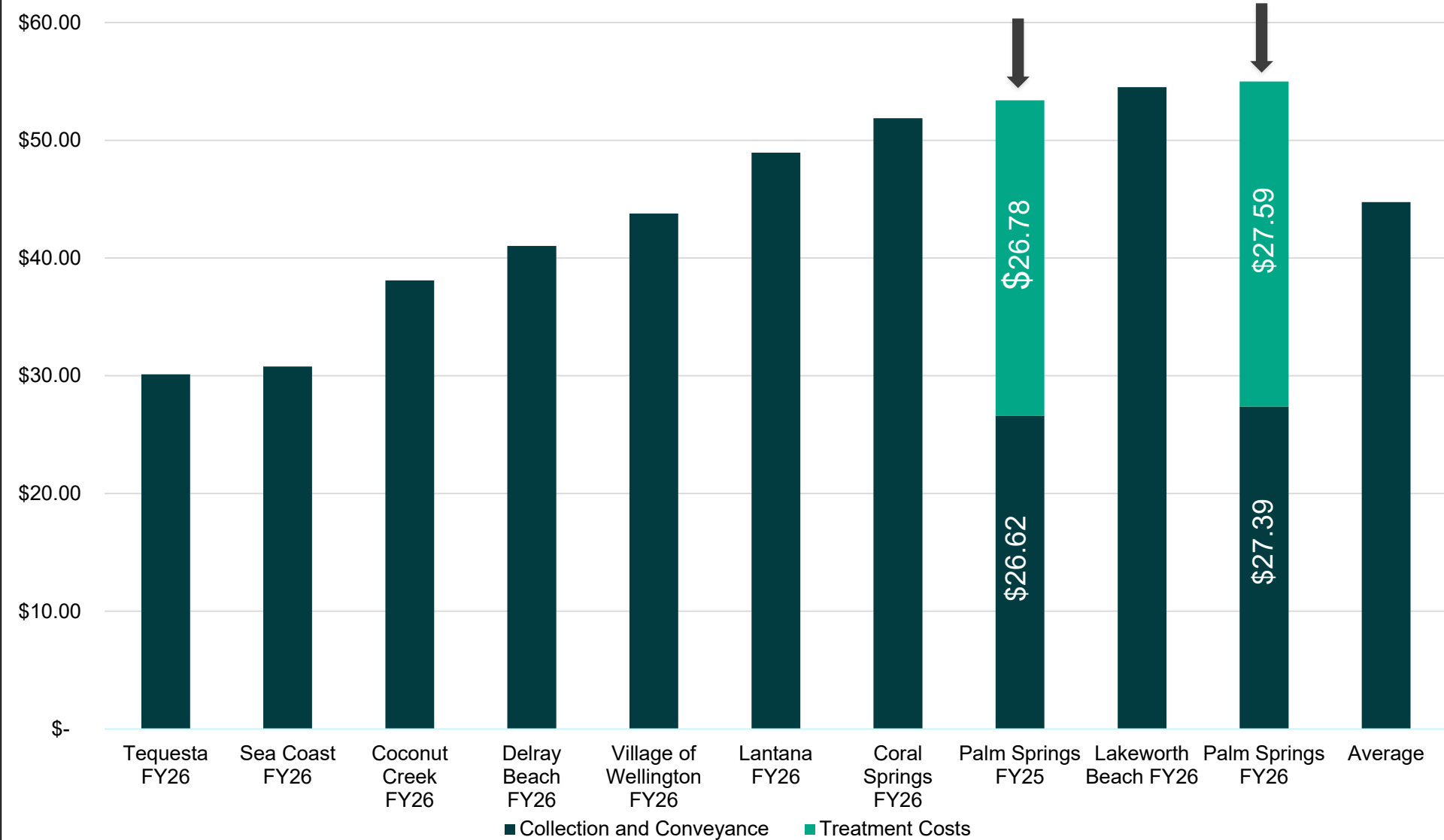
Water Bill Comparison - 5,000 Gallons



- Assumes 5,000 gallons (or 6,684 ccf) per month for typical residential customer.
- Assumes 3% rate increase for Palm Springs FY26.

Sewer Comparative Rates Survey

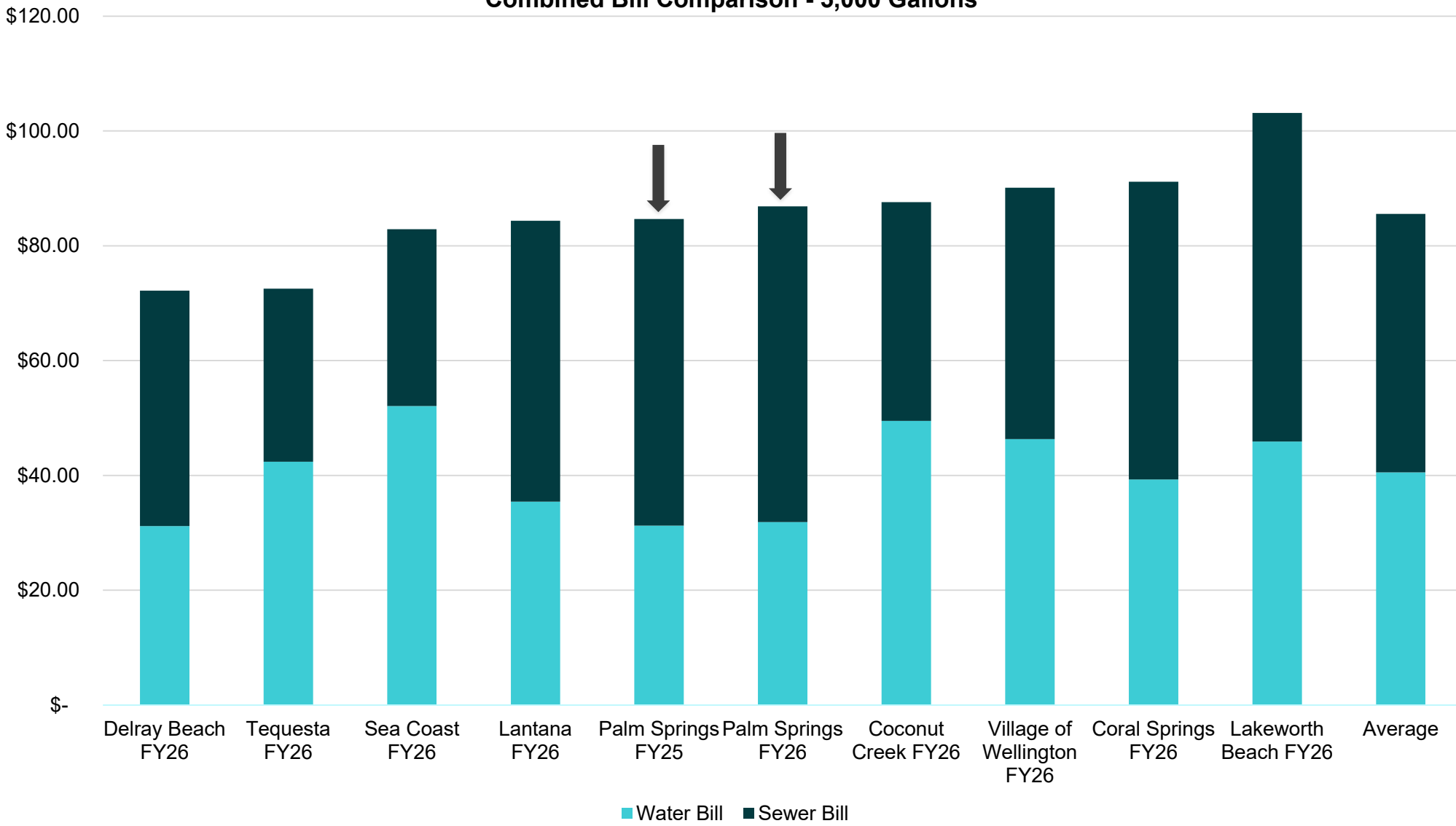
Sewer Bill Comparison - 5,000 Gallons



- Assumes 5,000 gallons (or 6,684 ccf) per month for typical residential customer.
- Assumes 3% rate increase for Palm Springs FY26.
- Note: The Village is only responsible for collection and conveyance. All treatment is contracted to The Town of Lakeworth Beach and Palm Beach County, which is shown in green.

Combined Comparative Rates Survey

Combined Bill Comparison - 5,000 Gallons



- Assumes 5,000 gallons (or 6,684 ccf) per month for typical residential customer.
- Assumes 3% rate increase for Water and Sewer for Palm Springs FY 26.

Major Assumptions in the Water and Sewer Fund Model

- O&M budgets are assumed to be executed at approximately 98%.
- Capital spending is planned to be executed at approximately 80%
- No borrowing is assumed during the forecast period – all capital spending is assumed to be cash funded.
- 3.0% rate increases are assumed for water and sewer in FY 2026 – FY 2030.
- Growth in water and sewer accounts and usage is estimated to be 0.5% per year.
- Most operating expenses inflated at 3.0%.

Forecast Summary – Water and Sewer

	FY24 Current FY24 Budget	FY25 Prelim FY25 Budget	FY26 Projected	FY27 Projected	FY28 Projected	FY29 Projected	FY30 Projected
1 Revenue:							
2 Total Revenue	\$24,623,963	\$24,761,185	\$25,617,003	\$26,502,612	\$27,419,055	\$28,367,408	\$29,348,787
3 Expenditures:							
4 Total Expenses	\$21,535,720	\$29,940,662	\$32,390,498	\$34,721,306	\$35,856,632	\$35,277,522	\$33,812,154
5 Net Income before Impact Fees	\$3,088,243	-\$5,179,477	-\$6,773,495	-\$8,218,694	-\$8,437,577	-\$6,910,114	-\$4,463,368
6 Fund Balance (Beginning Year)	\$44,054,557	\$48,463,496	\$44,445,380	\$38,711,343	\$31,368,650	\$23,618,411	\$17,218,761
7 Plus: Transfers In	\$164,220	\$0	\$0	\$0	\$0	\$0	\$0
8 Plus: Net Income before Impact Fees	3,088,243	-5,179,477	-6,773,495	-8,218,694	-8,437,577	-6,910,114	-4,463,368
9 Plus: Interest Earnings @ 2.50%	1,156,476	1,161,361	1,039,459	876,000	687,338	510,465	379,420
10 Fund Balance (Year End)	\$48,463,496	\$44,445,380	\$38,711,343	\$31,368,650	\$23,618,411	\$17,218,761	\$13,134,813
11 Target Fund Balance (Year End)	\$9,316,110	\$9,756,554	\$10,075,992	\$10,406,055	\$10,747,100	\$11,099,500	\$11,463,639

(1) Assumes growth in water and sewer accounts and water and sewer volumetric usage. Also includes any forecasted rate increases.

(2) All operating expenses are estimated to be executed at 98% of projected budgeted expenses .

(3) All capital expenses in the CIP are escalated at 3% per year to reflect projected increases in the cost of capital projects.

(3) All capital expenses in the CIP are estimated to be executed at 80%.

Q&A



Thank you!

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Banyan Palm Beach

Site Plan Amendment and Special Exception Use Amendment



Village Council
February 12, 2026

Banyan Palm Beach
Village of Palm Springs

Request

- Site Plan amendment to increase the number of approved beds from 65 to 88 beds; no changes are proposed to the exterior of the existing buildings or any increase in square footage; and**
- Special Exception Use amendment to allow the increase in the number of approved beds from 65 to 88 beds; revised the type of clinical treatment provided from Substance Use Disorder treatment to Mental Health Care.**



PARKING

	<u>EXISTING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
❖ USE – CLF TYPE III			
❖ 1 PER 4 PATIENTS (88 BEDS)	32	22	32
❖ 1 PER EMPLOYEE – GREATEST SHIFT	40	40	40
(9,979 S.F. OF THE AVAILABLE OFFICE SPACE)			
❖ 1 PER 200 S.F. OF OFFICE SPACE (3,301 S.F)	<u>20</u>	<u>17</u>	<u>20</u>
❖ TOTAL SPACES:	102	79	102

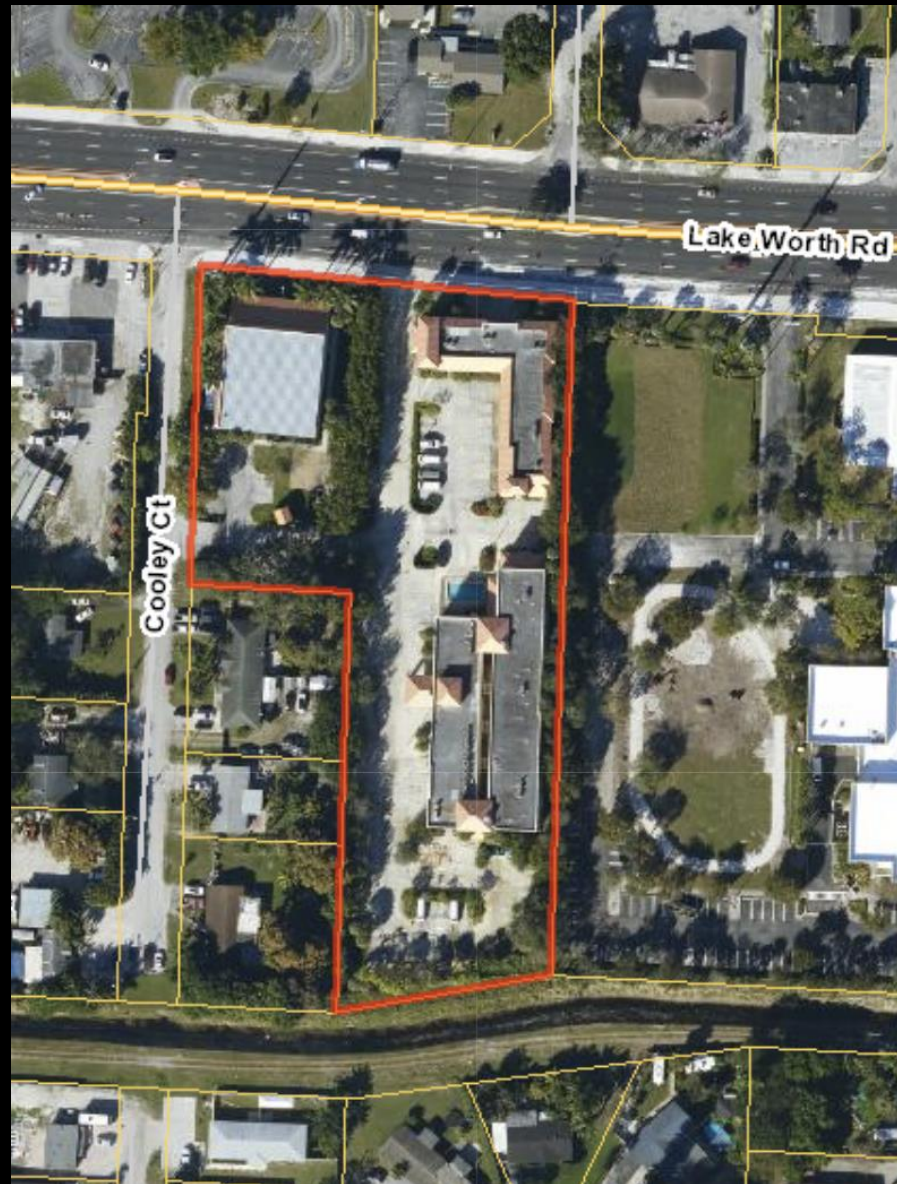
PROPOSED CONDITIONS OF APPROVALS

#7. These clients/patients would be brought to the property via high occupancy vehicle/transport van from banyan’s sober living recovery residences in palm beach county, rather than driving their own vehicles, causing a reduction in parking demand required.

#8. No individual patient parking at the property shall be authorized.

#11. The applicant/operator of the clf shall prohibit tenants/residents from parking personal vehicles at the facility, or the plans shall be revised to provide additional parking. Parking reduction methods shall be utilized, which might include the use of a shuttle vans, staggering of providers/guest visits, carpooling of employees or other effective means of limiting the number of vehicles parked at the facility.

Property Location



*Banyan Palm Beach
Village of Palm Springs*

Site Plan



Photograph



Site Data

Total Site Area:	3.17 ac. / 137,895.28 s.f)
Future Land Use Designation:	Commercial
Zoning District:	General Commercial (CG)
Existing Uses:	CLF Type III (DCF)
Proposed Uses:	CLF Type III (AHCA)

History of Site

- ❖ January 29, 2009 - Site originally approved in Palm Beach County for a rezoning and a requested use to allow a Congregate Living Facility Type III;
- ❖ Resolution 2013-45: **Annexation** - The property was **voluntarily annexed** into the Village of Palm Springs on September 12, 2013 and designated with the Land Development as Commercial General zoning districts and future land use Commercial. At the time of the annexation there was an **annexation agreement to develop the property as an adult congregate living facility with medical/professional offices (CFL)**
- ❖ Resolution 2013-49: **Site Plan and Special Exception Use** - on October 10, 2013, the Village Council approved a Site Plan for the construction of a two-story 13,280 square foot medical/professional office building and a three-story 39,793 square foot **CFL Type III Drug & Rehab Facility to include 65 beds** on the first and second floor and 7 multi-family housing units on the third floor.
- ❖ Resolution 2015-23: **Site Plan Amendment** - on April 9, 2015, the Village Council approved a Site Plan Amendment for the previously approved planned development project known as The Retreat, to add .81 acres of land, located at 4140 Lake Worth Road, for the **construction of an 8,800-gymnasium building**, a swimming pool adjacent to the residential building, and related improvements.

Conclusion

- ❖ Seeking approval of a Site Plan and Special Exception Use Amendment to increase the number of beds and the change to the clinical type.



Thank You!