



**MEETING MINUTES
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
JANUARY 13, 2026
6:30 PM**

Ralph Lashells, Chairman
Richard Hughes, Vice-Chairman
Ralph Wiles, Board Member
Brian Ruscher, 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 6:30 PM by Chairman Ralph Lashells.

ROLL CALL

Present: Chairman Ralph Lashells, Board Member Ralph Wiles, Board Member Kimberly Gehrman, Junior Alternate Board Member Brian Ruscher

Absent: Vice-Chairman Richard Hughes, Board Member Peter Braun, Senior Alternate Brenda Browning

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

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

There were no additions, deletions, or modifications to the agenda.

APPROVAL OF MINUTES

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

2. PZ&B Order 2025-05 - Parking Variance Request (PSV2025-11) — Walmart Neighborhood Market — 4316 Forest Hill Boulevard, Unit 4400: Motion to recommend approval of an application submitted by Jacquie Pedevillano, agent for the applicant, Walmart Stores East, is requesting a variance relief from Section 34-1329 (5)(c) to provide a total of 15 parking spaces dedicated to online pickup only, leaving the shopping center with a deficit of 9 regular parking spaces.

Staff: Iramis Cabrera, PZB Director

SUMMARY: Jacquie Pedevillano, agent for the applicant, Walmart Stores East, is requesting a variance relief from Section 34-1329 (5)(c) to provide a total of fifteen 15 parking spaces dedicated to online pickup only, leaving the shopping center with a deficit of nine (9) regular parking spaces. The variance consists of converting 9 regular parking spaces into online pickup-only parking spaces for a total of fifteenth (15) online pickup-only parking spaces.

Note: The subject property is located within the Commercial Renewal (CR) zoning district. Village code Section 34-1329 (5)(c) requires one parking space for every 200 square feet of gross floor of the shopping center.

The Planning and Zoning Staff reviewed the application and determined that the proposed variance could create conflicts with surrounding businesses. On September 22, 2025, the Planning, Zoning, and Building Director approved an Administrative Site Plan Amendment (AP25-00023), which modified the parking layout by converting six (6) standard parking spaces into OPD (Online Pickup Delivery) spaces. Adding nine (9) additional OPD spaces would further reduce the number of parking spaces available for regular customers, particularly since the parking area in front of Walmart is often fully occupied.

Staff does not support the applicant's request, finding that it is self-created and does not meet the criteria of Section 34-603(b)(1)(b), which specifically states "the special conditions and circumstances do not result from the actions of the applicant."

As part of the review process, staff conducted a site visit to evaluate the current operations of the online pickup parking queue. The primary goals were to observe the average number of cars in the online pickup queue and the waiting time for customers to be served. The observations were documented at various times throughout the day and on different days. Below is a summary of the data collected:

Time period (am & pm)	Average Cars in Queue during the period	Average Wait Time (Minutes)
8:15 am - 10:00 pm	4	5 average per pick up
11:00 am -12:55 pm	4	5 average per pick up
11:00 am - 12:00 pm	1	5 average per pick up
1:00 pm - 2:30 pm	2	5 average per pick up
2:30 pm - 4:30 pm	6	5 average per pick up
4:00 pm - 6:00 pm	10	3-5 average per pick up
6:00 pm - 8:00 pm	8	3-5 average per pick up

****Key Insights: ****

- The average number of cars in the online pickup queue ranges from ****2 to 6 cars**** for between ****1 and 2 hours****, showing that the online pickup delivery area was never always utilized.
- Customers generally experience a waiting time of approximately ****4 to 5 minutes**** from the moment they park until they receive their orders.
- The peak observation noted a maximum of ****6 cars**** in the queue over a span of two hours.
- A significant number of online pickup parking spots were occupied by shoppers who opted to enter the store due to the limited availability of regular parking spaces. Additionally, some employees were utilizing these designated online pickup spots.

Based on observations mentioned above, the staff believes there is no immediate need to add more online pickup delivery parking spots. Increasing these spaces could potentially restrict regular customers from finding adequate parking, which may impact their ability to shop at Walmart.

Should the Planning & Zoning Board desire to recommend approval of the variance requested, Staff recommends that said motion include the conditions stated in the staff report.

Planning, Zoning, and Building (PZ&B) Planner Christian Melendez introduced the parking variance requested by Walmart Neighborhood Market — located at 4316 Forest Hill Boulevard, Unit 4400. Staff does not support the additional nine (9) Pick-Up parking spaces that were requested.

Mr. Wesley Hevia, attorney with LSN Law, P.A., 3800 N.E. 1st Avenue, Miami, Florida, presented the request for nine (9) additional Online Pickup Delivery (OPD) parking spaces. Mr. Hevia provided a PowerPoint presentation and advised

the Board that Walmart plans to complete interior and exterior renovations at select stores, including this location, later this year.

Mr. Bill Pfeffer, Regional Manager, Southeast District, Bowman Consulting, explained the total number of parking spaces in the shopping plaza and the number leased by Walmart. Mr. Pfeffer clarified that the Online Pickup Delivery parking spaces are not monitored and are available to all patrons.

Mr. Leon Thomas, Store Manager, stated that he has been at the store for approximately 13 days and was brought in to evaluate the services provided to customers and community residents. Mr. Thomas noted that the planned Walmart renovations will provide more benefits to the community. A discussion ensued regarding the traffic report included in the agenda packet and the parking spaces.

Village Attorney Goddeau asked why the entire parking lot was not signed, noting that the parking spaces would not be actively monitored. Mr. Phifer stated he appreciated the suggestion but explained that doing so could require customers to park farther from the store, resulting in employees walking through the parking lot with large grocery orders, which would defeat the purpose of locating Online Pickup Delivery spaces near the store entrance for customer convenience. PZ&B Director Cabrera added that staff observed parking lot conditions on seven occasions and noted that, on several of those occasions, only three vehicles occupied the designated ODP spaces.

Chairman Lashells stated that this was a public hearing and invited public comments. Hearing none, Chairman Lashells asked for a motion for PZ&B Order 2025-05 - Parking Variance Request (PSV2025-11). A motion to approve was made by Mr. Ruscher and seconded by Mr. Wiles. The motion carried, 4–0. Mr. Ruscher withdrew his motion. Ms. Gehrman made a motion for 10 spaces and requested that the "reserved" be taken off the signs, 5 spaces on one side and 5 on the other. Mr. Wiles made a 2nd for approval. Motion carried 4-0

FISCAL IMPACT:

The proposed variance does not have a fiscal impact on the Village.

- 3. 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 recommend approval of 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 from 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 at that time for a CLF / Cluster Development. 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 from 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 the overall footprint, massing, or external appearance of the structure. There is no distinction amongst the client population to be treated, but for 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, persons 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 per day. The staff-to-resident ratio for clinicians is 1:10, and overall staff during waking hours is 1:15.

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

Planning, Zoning & Building (PZ&B) Planner Christian Melendez introduced the Site Development Plan Amendment (SPR26-01) and Special Exception Use Amendment (PSSE26-01) for the property located at 4020 Lake Worth Road. The applicant, BCP Florida Holdings, LLC, is requesting to increase the number of approved beds from 65 to 88 and, concurrently, to revise the type of clinical treatment provided for substance-use disorders in Mental Health Care. Staff recommends conditional approval, consistent with the previously approved site development plan under Resolution No. 2023-49.

Mr. Jeffrey Lynn, U.S. Highway, North Palm Beach, Attorney for the Applicant, gave a history of the facility known as the Retreat. Mr. George Gentile, principal of 2GHO Architects and Planners, presented a PowerPoint that covered landscape plans and lighting. Mr. Gentile stated they would be happy to answer any questions from the Board.

The Board requested that the applicant address the proposed increase in bed count, available amenities, and the typical length of stay for patients at the Retreat. Ms. Michelle Parks responded to questions from the Board and staff.

Mr. Robert Bogdenoff, representing families who own property near the facility and along Lake Worth Road, expressed concern regarding the proposed increase from a 66-bed to an 88-bed facility. He questioned whether the maximum of 100 parking spaces would adequately accommodate the anticipated increase in residents and staff. Mr. Gentile responded that in-care residents do not drive, will be transported, and the maximum staff number is 38, and stated that the parking provided would be more than sufficient.

Chairman Lashells requested a motion for the Site Development Plan Amendment (SPR26-01) and Special Exception Use Amendment (PSSE26-01). A motion to approve the conditions that were mentioned by staff was made by Mr. Ruscher and seconded by Ms. Gehrman. The motion carried, 5–0.

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 to the village.

OTHER BUSINESS

None


ADJOURNMENT

Hearing no further business, Chairman Lashells adjourned the meeting at 8:03 PM.

NEXT MEETING TUESDAY, FEBRUARY 10, 2026 @ 6:30 PM

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.

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Planning and Zoning Advisory Board Meeting held on January 13, 2026. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on February 10, 2026.


Jane R. Worth
Deputy Village Clerk