



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
MAY 12, 2026
6:30 PM

Ralph Lashells, Chairman
Richard Hughes, Vice-Chairman
Ralph Wiles, Board Member
Brenda Browning, Jr. Alternate

Peter Braun, Board Member
Kim Gehrman, Board Member
Brian Ruscher, Sr. Alternate

ADMINISTRATION

PZB Director Iramis Cabrera
PZB Planner Christian Melendez

Deputy Village Clerk Jane R. Worth
Village Attorney Christy Goddeau

If a person decides to appeal any decision made by this Board with respect to any matter considered at this meeting, they will need a record of the proceeding, and for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CALL TO ORDER

ROLL CALL

Chairman Ralph Lashells
Vice Chairman Richard Hughes
Ralph Wiles
Peter Braun
Kim Gehrman
Brian Ruscher, Sr. Alternate
Brenda Browning, Jr. Alternate

PZ&B Director, Iramis Cabrera
PZ&B Planner, Christian Melendez
Village Attorney Christy Goddeau
Deputy Village Clerk Jane R. Worth

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.

ADDITIONS, DELETIONS, OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

- 2. **Approval of February 10, 2026, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve the February 10, 2026, minutes from the Planning and Zoning Advisory Board meeting.
Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

- 3. **Ordinance No. 2026-04 - Small Scale Land Use Amendment and Rezoning — Banyan Palm Beach (f.k.a. The Retreat) — 4020 Lake Worth Road:** Motion to recommend approval to the Village Council for 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 applicants are requesting a small-scale land use amendment and rezoning on 3.17 acres to facilitate the use of the property as a special residential facility.
Staff: Iramis Cabrera, PZB Director

- 4. **Site Development Plan Amendment (SPR26-04) and Special Exception Use Amendment (PSSE26-04) — 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 (SPR26-04) and concurrently requests a Special Exception Use (PSSE26-04) to allow the use of the property as a special residential facility and increase the number of approved beds from 88 to 128.
Staff: Iramis Cabrera, PZB Director

- 5. **Special Exception Use Amendment (PSSE26-03) with a Waiver — Court Club - 1591 Kirk Road:** Motion to recommend for approval an application submitted by Schmidt Nichols, acting as the agent for John Lewis, MGR, representing 1591 Kirk

Road Partners LLC (“Applicant”). The application seeks approval, with a waiver, from the Village Council to allow the restaurant with the bar, as an ancillary use within the approved recreational facility located at 1591 Kirk Road.

Staff: Iramis Cabrera, PZB Director

6. **Side Setback Variance (PSV26-11) — Wawa Gas Station — 1771 South Congress Avenue:** Motion to approve an application submitted by Austing Bouchard, agent for VCC Palm Springs LLC (“Owner and Applicant”), is requesting Variance relief (PSV26-11) to allow a reduction in the side setback from the required 15’ setback to 10’ setback for the proposed EV charging station canopy located on the south side of the property at 1771 South Congress Avenue within the existing WAWA gas station site.

Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

7. **Site Plan Amendment (SPR26-05) and Special Exception Use (PSSE26-05) — 4210 Lake Worth Road — Ministerio Internacional Jesus El Salvador Lake Worth:** Motion to approve an application submitted by Walfren Paredes, agent for Ministerio Internacional Jesus El Salvador Lake Worth “Tenant and Applicant,” is requesting a Site Plan Amendment (SPR26-05) and Special Exception Use (PSSE26-05) to allow a 5,500 square feet place of worship within a tenant bay in the existing Commercial General shopping center property located at 4210 Lake Worth Road

Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

OTHER BUSINESS

ADJOURNMENT

THE NEXT PLANNING AND ZONING ADVISORY BOARD MEETING IS SCHEDULED FOR TUESDAY, JUNE 9, 2026, IN THE VILLAGE COUNCIL CHAMBERS.

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

The Village of Palm Springs values diversity and welcomes input from all interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration of the needs of all its communities and when those communities are involved in the decision-making process. The Village does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the Village will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, or family status.

II. Persons with Disabilities:

Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA) and related federal and state laws and regulations forbid discrimination against those who have disabilities. These laws require federal-aid recipients and other government entities to take affirmative steps to reasonably accommodate those with disabilities and ensure that their needs are equitably represented.

The Village will make every effort to ensure that its facilities, programs, services, and activities are accessible to those with disabilities. The Village will also make every effort to ensure that its advisory committees, public involvement activities and all other programs, services and activities include representation by communities with disabilities and disability service groups.

The Village encourages the public to report any facility, program, service, or activity that appears inaccessible to those who are disabled. Also, the Village will provide reasonable accommodation to individuals with disabilities who wish to participate in public involvement events or who require special assistance to access facilities, programs, services, or activities. Because providing reasonable accommodation may require outside assistance, the Village asks that requests be made at least three (3) business days prior to the need for accommodation. Questions, concerns, comments, or requests for accommodation should be made to the Village ADA Officer:

Name: Ashley Saingilus
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: asaingilus@vpsfl.org
Phone: (561)584-8200 Ext. 8421

III. Complaint Procedures:

The Village has established a discrimination complaint procedure and will take prompt and reasonable action to investigate and eliminate discrimination when found. Any person who believes that he or she has been subjected to discrimination based upon race, color, national origin, sex, religion, age, disability or family status in any Village program, service or activity may file a complaint with the Village Title VI/Nondiscrimination Coordinator:

Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: jpiedra@vpsfl.org
Phone: (561)584-8200 Ext. 8422