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

Ralph Lashells, Chairman	Peter Braun, Board Member
Richard Hughes, Vice-Chairman	Kim Gehrman, Board Member
Ralph Wiles, Board Member	Brenda Browning, Sr. Alternate

ADMINISTRATION

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

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Persons who need an accommodation to attend or participate in this meeting should contact the office of the Village Clerk at (561) 584-8200 at least three (3) business days before the event to request such assistance.

CALL TO ORDER

The meeting was called to order at 6:31 pm by Chairman Ralph Lashells.

ROLL CALL

Present: Chairman Ralph Lashells, Vice-Chairman Richard Hughes, Board Member Ralph Wiles, Junior Alternate Board Member Brian Ruscher

Absent: Peter Braun, Kimberly Gehrman, Brenda Browning, Christian Melendez,

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

1. **NOTE: CLERK TO ASCERTAIN IF THERE ARE ANY *EX PARTE* COMMUNICATIONS TO BE DISCLOSED DURING QUASI JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY.**
   Staff: Jane Worth, Deputy Village Clerk

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

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

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA
None

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

   Chairman Lashells asked for a motion to approve the February 10, 2026, minutes. A motion to approve was made by Mr. Hughes and seconded by Mr. Ruscher. Motion carried 4-0.

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **<u>Ordinance No. 2026-04 - Small Scale Land Use Amendment and Rezoning — Banyan Palm Beach (f.k.a. The Retreat) — 4020 Lake Worth Road:</u> 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

<u>SUMMARY:</u> Mr. Jeffrey C. Lynee, agent for the applicants, is 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.

The proposed small-scale land use change would be from Commercial and Commercial General to Mixed-Use, respectively. The property is less than 50 acres in size (3.17 acres) and is planned as a special residential facility.

The applicants are currently requesting Site Plan and Special Exception Use Amendments to increase the number of approved beds from 88 to 128 beds. The proposed site plan is presented (within this item) for informational purposes only (no action is required at this time).

<u>Note</u>: The Village does not typically place conditions of approval on future land use map changes. The legislative decision regarding the appropriateness of the land use map and zoning amendments is approved on the second and final reading. The proposed site plan is subject to future Village Council review via a separate resolution.

The proposed request was submitted through the PBC Intergovernmental Plan Amendment Review Committee (IPARC) for intergovernmental review, and no comments were received.

<u>Note:</u> IPARC is designated to provide coordination of proposed plan amendments, cooperation between affected local governments and service providers, and provide opportunities to resolve potential disputes only within the plan amendment.

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

Director Cabrera introduced the item and stated that the applicants are requesting a small-scale land use amendment and rezoning of 3.17 acres to facilitate the use of the property as a special residential facility.

Mr. Jeffrey C. Lynee, agent for the applicants, is 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. Mr. Lynee also discussed that the applicants are currently requesting Site Plan and Special Exception Use Amendments to increase the number of approved beds from 88 to 128 beds. The proposed site plan is presented (within this item) for informational purposes only (no action is required at this time).

Mr. George Gentile of 2GHO stated that the proposed small-scale land use amendment would change the property's designation from Commercial and Commercial General to Mixed-Use. He noted that the subject property consists of approximately 3.17 acres, which is less than 50 acres in size, and is proposed for use as a special residential facility. Mr. Gentile explained that residents would be transported to and from the facility and would not be driving. He further stated that the interior site plan has not changed and that the proposal is consistent with the Land Development Code.

The Board raised several questions regarding the proposed facility and its operation, including whether there were plans to increase the number of beds in the future; whether residents would be court-appointed; whether residents would be permitted to leave the facility on their own; how residents' stays would be financed; whether residents would be employed outside the facility or allowed to leave independently; and what criteria were used to determine the proposed number of beds. A lengthy discussion ensued.

Ms. Michelle Parks of Banyan Treatment Centers confirmed that the facility does not accept court-ordered or court-assigned residents. She explained that all prospective residents must complete the admissions process and meet established eligibility criteria. Ms. Parks further stated that the facility employs various client-retention measures and maintains 24-hour security and staff coverage.

Chairman Lashells asked for comments from the Board and the public. Hearing none, Chairman Lashells asked for a motion of Ordinance No. 2026-04. A motion to recommend approval was made by Mr. Ruscher, including the conditions of approval as recommended by staff and seconded by Mr. Braun. Motion carried 3-1 — Vice Chairman Hughes opposed.

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 expenditures to the village.

4. **<u>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:</u> 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 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

<u>SUMMARY:</u> Mr Jeffrey C. Lynee, agent for the applicants, is requesting a Site Plan Amendment (SPR26-04) and Special Exception Use Amendment (PSSE26-04) to allow the use of the property as a special residential facility (SRF) and increase the number of approved beds from 88 to 128.

<u>Note:</u> The property received site plan approval and special exception use in 2013 for the construction of a total of 53,073 square feet CLF Type II Drug & Rehab Facility to include medical offices, 65-bed, and 7 multifamily residential units within the same property as a congregate living facility. This original approval was amended on February 12, 2026, to increase the number of beds from 65 to 88 and to revise the type of clinical treatment provided, from substance use disorder to Mental Health Care.

The current special exception approval for the site is limited to 88 beds, and it 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.

<u>Note</u>: Under the site's current land use and zoning designation, there are no applicable land development regulations governing use as a congregate living facility or for determining the maximum number of beds permitted by density.

To achieve the desired expansion from 88 to 128 beds, the applicant is requesting to amend the future land use map, the zoning designation, the site plan, and special exception use to comply with the Village's current code of ordinances. Amendments to the existing approved project are as follows:

Request	Existing	Proposed
Future Land Use	Commercial — 10.6 du/acre	Mixed-Use — 15.5 du/acre

Zoning	Commercial General	Mixed-Use (MU)
Use	Congregate Living Facility (CLF) — 88 beds	Special Residential Facility — 128 beds
Waiver (50' setback from any property line)	North - 19.78' & 21.05' East - 7.45' West - 25'	North - 19.78' & 21.05' East - 7.45' West - 25'

Note: The amendments to the future land use and zoning designations are considered under a separate ordinance before the consideration of this item.

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 to accommodate an increase of forty (40) 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 among the client population to be 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, persons with co-occurring disorders of both Substance Use Disorder and Mental Health may be treated onsite on a case-by-case basis.

The 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 overall staff during waking hours is 1:15. The overall need for staff has been evaluated, and it has been determined that 50 staff members on the greatest shift is sufficient for the increase in beds.

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

Director Cabrera stated there were no additional comments after the applicant's presentation.

Mr. Jeffrey Lynee stated that the applicant agreed with all conditions included in the staff report.

Chairman Lashells called for comments or questions from the public and the Board. Hearing none, Chairman Lashells requested a motion to recommend approval of SPR26-04 and PSSE26-04 to the Village Council. Mr. Ruscher

moved to recommend approval, and seconded by Mr. Wiles. The motion carried by a vote of 3-1, with Vice Chairman Hughes voting in opposition.

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 expenditures to the village.

6. **PZ&B No. Order 2026-03 - Side Setback Variance (PSV26-11) - Wawa Gas Station — 1771 South Congress Avenue:** **Motion to recommend approval to Village Council for 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: Christian Melendez Berrios, PZ&B Technician

SUMMARY: 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.

Note: Currently, the property is proposed to be improved with public electric vehicle charging stations (EV) and an associated elevated canopy structure to serve vehicles actively charging on site. An administrative site plan amendment is being requested to enable the applicant to perform these improvements.

As part of the site plan amendment requested, the applicant is requesting a variance, which is subject to the Planning & Zoning Board's consideration:

1. PSV26-11 - Request to allow a 10' side setback (5' less) — provides relief from **Section 34-826 (7)** that restricts the minimum side setback to 15'.

The proposed canopy includes a total of five (5) columns, of which only two (2) columns encroach onto the required south yard setback. The proposed canopy column encroaches approximately 3 feet into the required setback, with the associated column foundation encroaching approximately 5 feet. These encroachments are minimal solely to the structural support elements of the canopy; no enclosed structures, parking spaces, or circulation areas are proposed within the setback area.

Planning and Zoning Staff recommends conditional approval of the requested setback variance for the proposed canopy as depicted on the proposed site plan to facilitate the proposed improvements for the property.

Director Cabrera presented the item. She explained that the applicant, WAWA, is requesting Variance PSV26-11 to permit a reduction in the required side setback from 15 feet to 10 feet for a 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. Director Cabrera further noted that a Site Plan Amendment is being processed administratively; however, the administrative approval of the Site Plan Amendment is contingent on the approval of the variance.

Ms. Rebecca Stookley, representing WAWA and Kimley-Horne, informed the Board about the background of WAWA and the request for the variance. The variance is for a canopy, for charging stations for electric vehicles. She stated the columns for the canopy encroach onto the setback by approximately 2.5 feet. Ms. Stookley read a justification letter to the Board.

Chairman Lashells asked for comments from the Board and the public. Hearing none, Chairman Lashells asked for a motion for Planning and Zoning Board Order No. 2026-03 - Side Setback Variance (PSV26-11). A motion to recommend approval was made by Mr. Ruscher and seconded by Mr. Wiles. Motion carried 4-0.

<u>FISCAL IMPACT:</u>
The proposed variance does not have a fiscal impact on the Village.

7. **<u>Site Plan Amendment (SPR26-05) and Special Exception Use (PSSE26-05) — 4210 Lake Worth Road — Ministerio Internacional Jesus El Salvador Lake Worth:</u> 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: Christian Melendez Berrios, PZ&B Technician

<u>SUMMARY</u>: 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.

<u>Note:</u> The 4.25-acre property was annexed into the village in 2014 as a developed parcel with a total of 40,240 square feet of building area within two (2) commercial structures.

The project will occupy an existing commercial tenant space and is not proposing any exterior modifications or changes to the site layout. The place of worship will have a maximum of 150 seats and will operate primarily during evenings and weekends, minimizing any potential impact on traffic and parking demand within the commercial plaza. The church's hours of operation will be limited to Thursday at 7:30 pm and Sundays at 5:00 pm.

The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

The Planning, Zoning & Building Staff does not object to the applicant's request and recommends conditional approval.

Director Cabrera stated that a representative of Ministerio Internacional de Jesús El Salvador Lake Worth was present. The applicant is requesting approval for a 5,500-square-foot place of worship within an existing tenant space located in the Commercial General Shopping Center at 4210 Lake Worth Road. The proposed place of worship will accommodate a maximum of 150 seats and will operate primarily during evening hours and on weekends. Planning, Zoning, and Building staff have reviewed the request, do not object to the proposal, and recommend conditional approval.

Ms. Darlene, representative for the church, presented a PowerPoint presentation to the Board and staff. She provided an overview of the proposed operation, including the days and hours of services, parking accommodation, fire and life safety procedures, and the size of the congregation.

The Board thanked Ms. Darlene for the presentation and asked if there would be any school on the premises.

Chairman Lashells asked for comments from the Board and the public. Hearing none, Chairman Lashells asked for a motion. A motion to recommend approval of SPR26-05 and PSSE26-05 was made by Mr. Ruscher and seconded by Mr. Wiles. Motion carried 4-0.

<u>FISCAL IMPACT:</u>
The proposed request does not have any immediate fiscal impact on the Village since the church is tax-exempt.

OTHER BUSINESS

ADJOURNMENT
Hearing no further business, Chairman Lashells adjourned the meeting at 7:26 PM, and stated the next meeting would be June 9, 2026 @ 6:30 PM.

NEXT MEETING
TUESDAY, JUNE 9, 2026, IN THE VILLAGE COUNCIL CHAMBERS.

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 **May 12, 2026**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **June 9, 2026.**

Jane R. Worth
Jane R. Worth, Deputy Village Clerk

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