



**MEETING MINUTES
LPA MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE □ PALM SPRINGS, FL 33461
JUNE 11, 2026, at 6:30 PM**

COUNCIL

- Mayor Bev Smith
- Vice Mayor Patti Waller
- Mayor Pro Tem Johnnie Tieche
- Council Member Gary Ready
- Council Member Kim Schmitz

ADMINISTRATION

- Village Manager Michael Bornstein
- Village Attorney Christy Goddeau
- Village Clerk Kimberly Wynn

If an individual wishes to challenge any decision made by the Council regarding any matter under consideration, they must have a copy of the proceedings. To do so, they may need to ensure that a complete and accurate record of the proceedings is available. This recording should include all testimonies and evidence that will form the basis of the appeal.

CALL TO ORDER

Mayor Smith called the Local Planning Agency (LPA) meeting to order at 6:30 PM.

ROLL CALL

Present: Mayor Bev Smith, Vice Mayor Patti Waller, Mayor Pro Tem Johnnie Tieche, and Council Member Gary M. Ready

Absent: Council Member Kim Schmitz

Also, present were Village Manager Michael Bornstein, Village Attorney Allyson Salman, Village Clerk Kimberly M. Wynn, Assistant Village Manager Kim Glas-Castro, Police Chief Rolondo Silva, as Sergeant-In-Arms, 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,

Utilities Project Manager Andrew Klausner, Utilities Project Coordinators Scott Solomon, and Andre Santan.

AGENDA

Public Hearing for amending the Comprehensive Land Use Plan by revising the Future Land Use Map and amending the Official Land Development District Zoning Map of the Village by amending and rezoning the following properties in the Village of Palm Springs:

1. (Quasi-Judicial Hearing) 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. Lynne, 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 of 3.17 acres to facilitate use of the property as a special residential facility.

Staff: Iramis Cabrera, PZB Director

SUMMARY: Mr. Jeffrey C. Lynne, 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. 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 a Site Plan and a Special Exception Use Amendment to increase the number of approved beds from 88 to 128. The proposed site plan is presented (within this item) for informational purposes only (no action is required at this time).

Note: The Village does not typically impose 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.

Note: IPARC is designated to coordinate proposed plan amendments, facilitate cooperation between affected local governments and service providers, and

provide opportunities to resolve potential disputes only within the plan amendment.

The Planning & Zoning Board considered this item during their May 12, 2026, meeting and recommended approval.

The Village Council will consider this item during its June 11, 2026, meeting.

If approved on the 1st reading, the proposed ordinance will be considered for the 2nd and final reading by the Village Council on July 9th, 2026.

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, resulting in increased expenditures for the Village.

Village Clerk Kimberly Wynn read the statement of advertisement. Planning, Zoning, and Building Director Iramis Cabrera delivered the staff presentation, explaining that the proposed land use change is from Commercial and Commercial General to Mixed-Use. The applicants are seeking amendments to the Site Plan and Special Exception Use to increase the number of approved beds from 88 to 128. The site plan was presented for informational purposes only; no action was required at this time. Typically, the Village does not impose conditions of approval on future land-use map changes. The request was submitted to the PBC Intergovernmental Plan Amendment Review Committee (IPARC) for review, and no comments were received.

Mr. Daniel Gentile stated that he represents the applicants. He requested a Small-Scale Land Use Amendment and Rezoning for a 3.17-acre property to facilitate use as a special residential facility. He gave a presentation and entered it into the record. The Council began with an expression of gratitude for the collaboration with Banyan Palm Beach and the positive outlook on working together in the area.

Mr. Gentile discussed the room configurations, noting that some rooms have four beds while others have different arrangements depending on the design. The facility is staffed 24/7 with caregivers, and there have been no changes from previous presentations. The applicants encouraged Council and staff to reach out with any questions prior to the final hearing.

Mayor Smith opened the meeting for Council discussion and public comment. There were no comments from the public comments.

The Council inquired about transportation for residents needing to go to other facilities. They were advised that residents are transported by local vans; no personal or emergency vehicles are used for patient transport. The Council was

given the opportunity to receive further clarification regarding the facility operations and logistics.

Council Member Ready moved to recommend approval to the Village Council of Ordinance No. 2026-04, and Mayor Pro Tem Tieche seconded. The motion passed unanimously.

ADJOURNMENT

Hearing no further business, Mayor Smith adjourned the Local Planning Agency meeting at 6:38 PM

Kimberly Wynn

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, Human Resources Director
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