VILLAGE COUNCIL MEETING MINUTES
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE, PALM SPRINGS, FLORIDA 33461
JUNE 11, 2026, AT 6:30 PM

CALL TO ORDER
Mayor Bev Smith called the Village Council Regular Meeting to order at 6:46 PM *(Immediately following the LPA Meeting)*

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 Rolanda Silva, as Sergeant-In-Arms, Police Lieutenant Michelle Vasquez, 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, Finance Director Mara Frederiksen, Utilities Project Manager Andrew Klausner, Utilities Project Coordinators Scott Simon and Andre Santan.

INVOCATION
Village Manager Bornstein led the Invocation.

PLEDGE OF ALLEGIANCE
The Village Council led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA
The Village Manager, Mr. Bornstein, noted the following changes to the agenda: Item #2 - Approve Amendment No.1 to the Construction Manager at Risk (CMAR) Agreement with Kaufman Lynn Construction – Establishment of Guaranteed Maximum Price (GMP) — Utilities Operations Building Project (Task Order No. 331) - an updated agreement with minor changes which the staff can identify when the item is presented. Item #9 — (Quasi-Judicial Hearing) Proposed Resolution No. 2026-12 - Sign Variance (PSV26-12 and PSV26-13 - Sqeeky's Car Wash - 3263 Lake Worth Road). The applicant requested that this item be withdrawn. Lastly, Item #10 — Proposed Resolution No. 2026-13 — Special Exception Use Amendment (PSSE26-03) with a Waiver - Court Club — 1591 Kirk Road — there is a correction to the Proposed Resolution.

Council Member Waller made a motion for the approval of the amended agenda, and Mayor Pro Tem Tieche seconded. The motion passed unanimously.

CONSENT AGENDA

1. **Approve May 14, 2026, Village Council Regular Meeting Minutes: Motion for the approval of the May 14, 2026, Village Council Regular Meeting Minutes.**
   Staff: Kimberly Wynn, Village Clerk

End of Consent Agenda....
Mayor Smith opened the meeting to public comments on the Consent agenda. There were none.

Council Member Ready made a motion to approve the Consent agenda as presented, and Vice Mayor Waller seconded the motion. The motion carried unanimously.

PRESENTATIONS

Palm Beach County Battalion Chief Ronald Martinez presented an update to the Council, noting that this is an El Niño year. He referenced 1992—the last comparable storm season—when Hurricane Andrew struck the area. Fire Rescue issued reminders on hurricane preparedness and hosted community education sessions to help residents stay aware and ready.

Chief Martinez also highlighted a well-attended community gathering for the World Cup soccer games, particularly noting the strong turnout for the Mexico match on opening day.

Chief Martinez reported that Fire Rescue responded to 383 calls last month, with 70% classified under medical emergencies. He noted that response times remain strong and provided updates on safety enhancements to emergency-response vehicle systems, especially the 'glance preemption' system. He confirmed Fire Rescue's participation in the upcoming July 4th event and concluded by reminding residents to stay hydrated amid high temperatures.

Mayor Smith invited the public and Council to comment or ask questions. The discussion included details about the pre-emption signal, which improves emergency vehicle traffic movement by adjusting traffic lights to minimize bottlenecks. An exception applies when the pedestrian crosswalk is active, with a focus on pedestrian safety during emergencies. Mayor Smith also mentioned that the police department can override the system, as their authority always takes precedence.

REGULAR AGENDA

2. **<u>Approve Amendment No.1 to the Construction Manager at Risk (CMAR) Agreement with</u> <u>Kaufman Lynn Construction – Establishment of Guaranteed Maximum Price (GMP) -</u> <u>Utilities Operations Building Project (Task Order No. 331):</u> Motion for the approval of Amendment No. 1 to the CMAR Agreement with Kaufman Lynn Construction to establish the Guaranteed Maximum Price (GMP) and authorize the transition from pre-construction services into the construction phase of the project for the Utilities Operation Building Project. Funding is available from the Utilities Fund.**
Staff. Jimmy Johnson, Utilities Director

<u>SUMMARY</u>: The Utilities Department is requesting the approval of Amendment No.1 to the existing Construction Manager at Risk (CMAR) Agreement for the Utilities Operations Building Project to establish the Guaranteed Maximum Price (GMP) pursuant to Section 7.2 of the Agreement and authorize the transition from pre-construction services into the construction phase of the project.

On January 15, 2026, the Village Council approved the Construction Manager at Risk Agreement for the Utilities Operations Building Project – Kaufman Lynn Construction Inc., for the pre-construction services of the Utilities Operations Building (TO No. 331).

The pre-construction phase included coordination with the Architect, Engineer, and Project Management teams for constructability reviews, project scheduling, cost estimating, value engineering evaluations, and development of the Guaranteed Maximum Price proposal.

The CMAR has completed the pre-construction phase and associated services for the design development and preparation of the GMP proposal as outlined in Section 7.1 of the Agreement.

Section 7.2 of the Agreement provides that, upon acceptance of the GMP by the Village Council, the Contract shall be amended to establish the final GMP amount for construction services and authorize monthly payments associated with the Cost of the Work and Construction Manager's Fee as outlined in the Agreement.

This amendment to the existing CMAR Agreement will:

- Establish the final Guaranteed Maximum Price (GMP) for the Utilities Operations Building Project in the amount of **<u>$13,573,062.00</u>**
- Authorize the Construction Manager at Risk – Kaufman Lynn Construction Inc. to proceed with the construction phase of the project pursuant to Section 7.2 of the Agreement.
- Incorporate the finalized GMP proposal, construction schedule, allowances, contingencies, Direct Owner Purchase (DOP) procedures for applicable tax savings, and associated contract documents into the Agreement.
- Establish a construction duration of 12-14 months.

The Contract for Construction Manager at Risk Services with Kaufman Lynn Construction, Inc. provides for a direct purchase program in which the Village will purchase certain construction materials included in the GMP for the Utilities Operations Building to utilize our tax-exempt status and receive sales tax savings (savings currently estimated at $103,517.00, 1% of the building's construction cost). The Contract includes a direct purchase process in which Kaufman Lynn will vet (through a competitive process) and recommend vendors to the Village. These construction materials include, but are not limited to, the generator and switchgear, fuel system components, doors and windows, concrete, and structural steel components. If accepted, the Village will issue a Purchase Order to the vendor to acquire the item or materials.

Staff are seeking Council authorization to waive the standard purchasing process for acquisitions necessary for the Utilities Operations Building construction effort as best interest acquisitions. The individual expenses are expected to be over $50,000.00, which is the threshold for Council approval set by the Purchasing Policy.

NOTE: The GMP amount does not include certain owner-procured project-related costs, including but not limited to

- furniture, fixtures and equipment (FF&E) – Approximately $180,000.00
- Builder’s Risk insurance – Approximately $95,000.00
- Owners’ Representative Services — Approximately $230,000
- Temporary Facilities & Warehouse Storage — Approximately $87,000
- Other owner-purchased items are associated with the overall completion of the project.

Village Staff recommends approval of the amendment to the existing CMAR Agreement establishing the Guaranteed Maximum Price pursuant to Section 7.2 of the Agreement and authorizing the Construction Manager, Kaufman Lynn Construction Inc., to proceed with construction services for the Utilities Operations Building Project. Additionally, staff are seeking Council authorization to waive the standard purchasing process for acquisitions necessary for the Utilities Operations Building construction effort as best interest acquisitions.

Fiscal Impact: The final Guaranteed Maximum Price (GMP) for construction services is **$13,573,062.00.** Funding for the project has been allocated within the Utilities Capital Improvement Program budget for the Utilities Operations Building Project over the next few fiscal years.

The Village will receive sales tax savings by direct purchasing construction materials and items needed for the Utilities Operations Building. Based on the preliminary construction costs, the sales tax savings are estimated at $103,517.00.

Dr. Johnson introduced the item and requested Village Council approval for Amendment #1 to the Construction Manager at Risk agreement with Kaufman Lynn Construction for the Utilities Operations Building Project. He explained that the amendment sets the Guaranteed Maximum Price (GMP) for construction at $13,573,062, advances the project to the construction phase, incorporates the GMP proposal and schedule, and establishes an estimated construction duration of 12 to 14 months.

The contract features a direct purchase program, enabling the Village to buy major construction materials directly and realize an estimated $103,517 in sales tax savings. Dr. Johnson noted that staff requested a waiver of the standard purchasing process for these direct purchases, citing their competitive vetting and benefit to the project. The GMP covers construction services but excludes owner-provided costs such as furniture, fixtures, insurance, and temporary facilities, which will be managed separately.

Mayor Smith invited Council comments. Council Member Ready inquired about a $90,000 de-mucking line item, which was clarified as essential site preparation based on geotechnical findings. The Council discussed project timing, the construction schedule, and logistics for relocating a fuel tank.

Mayor Smith opened the floor for public comments, but no speakers addressed the item.

Council Member Ready moved to approve Amendment #1 to the CMAR agreement with Kaufman Lynn Construction, seconded by Mayor Pro Tem Tieche. The motion carried unanimously.

Kaufman Lynn Construction then delivered a presentation. Senior Vice President Michael Malcolm thanked the Village for its trust and outlined the project scope, design renderings, logistics, and schedule. The preliminary schedule anticipates completion within 12 to 14 months of commencement. Additional technical details about building systems, site logistics, and color schemes were discussed. Council and staff expressed appreciation for the long-awaited project and confidence in the project management team. The discussion also included potential for a nature mural, consistency of aesthetics with other municipal buildings, and recognition of the project's significance to the Village.

3. **Provide Direction Regarding the Village's Strategic Plan**

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: A strategic plan serves as a roadmap for an organization. It establishes long-term direction, priorities, and measurable goals that are all used in operational decision-making and resource allocation. A strategic plan is not a business plan. It focuses on needs or gaps in service that necessitate deliberate focus in order to carry the organization towards its Vision.

Based on Village Council input on priorities (during 1-on-1 meetings in February), six (6) goal areas are proposed, which are further described in the working draft of the Strategic Plan:

1. Celebrate Residential Neighborhoods
2. Facilitate Redevelopment and Economic Growth
3. Foster Culture of Engagement and Participation
4. Efficient, Effective and Empathetic Service Delivery
5. Community Policing to Strengthen Community Trust
6. Enhance Literacy (and Improve School Grades)

The Management Team has collectively crafted Strategic Objectives for each goal or Focus Area, as well as Key Results, which measure the big picture that the Village Council will be focusing on versus day-to-day activities that individual departments might monitor and measure as Key Performance Indicators.

Staff is seeking Village Council input on the working draft so that we may finalize the strategic objectives and key results into a final document to bring back for approval.

Fiscal Impact: The adopted Strategic Plan will guide Village operations, as supported by the annual budget.

Mrs. Glas-Castro introduced this item. She discussed strategic planning and the direction for the upcoming years with the Village Council. This marks the first collective council discussion on the strategic plan and its objectives. Village Manager Bornstein, with the management team, has initiated a culture of continuous improvement. The draft strategic plan was developed through one-on-one conversations with council members and management's SWOT analysis. The Council recognized ongoing legislative threats and the importance of continuously updating the plan.

Mrs. Glas-Castro discussed the Vision Statement. She explained the current vision: "To create a flourishing community that's a great place to call home." Council affirmed that the vision remains relevant for the next 10–20 years, acknowledging new challenges, particularly economics. There is emphasis on the plan as a dynamic, continuously updated document.

The Strategic Goals outline six priority goals that were reviewed: a. Celebrate Residential Neighborhoods – Preserve historic village, enhance Village core, protect quality of life. b. Redevelopment and Economic Growth – Revitalize aging commercial centers, expand the job base, and foster placemaking. c. Foster Engagement and Participation – Strengthen communication, encourage feedback, maintain transparency. d. Efficient, Effective, and Empathetic Service Delivery – Ensure high-quality, timely, and compassionate services for residents and internal departments. e.

Strengthen Community Policing – Promote safety, support, and connection between residents and police. f. Enhance Literacy – Build partnerships to promote early learning and access to resources for children.

She reviewed suggestions to improve the city website's user-friendliness. Recommendation to include internal departments as recipients of efficient service delivery. Update language to focus on roadway safety improvements and internal customer service.

Mrs. Glas-Castro discussed strategic objectives and metrics. She explained that each goal is supported by 3–6 objectives, to be implemented and tracked by relevant departments. The departments will set their own key performance indicators (KPIsPIs) in addition to council-level metrics. The Council agreed to begin with proposed metrics, with flexibility to adjust as needed.

The next steps are to finalize the strategic plan, which will be presented for formal adoption at the July 23, 2026, Village Council Meeting. Progress reports will be provided to the Council, with opportunities for ongoing updates and revisions.

The Village Manager, Mr. Bornstein, complimented Mrs. Glas-Castro and recognized her exceptional ownership, dedication, and effort in leading the team through the process. She not only managed the process but also became an examiner and learned and taught staff members about conflict resolution. Her work was cited as evidence of progress and alignment between frontline staff and the council's vision. In furtherance, he noted the importance of connecting alignment from frontline staff to council vision was emphasized. The process supports clarity in direction, resourcing, and following council guidance. Mrs. Glas-Castro's efforts were credited with helping the team achieve these outcomes. He praised her as an excellent, intelligent employee and an effective gatekeeper. Her report was specifically appreciated for its quality and impact.

PUBLIC COMMENT

PUBLIC HEARINGS

4. **<u>(Second Reading) Proposed Ordinance No. 2026-01 — Add 5 Year DROP General Employee Pension Plan:</u> Motion to approve proposed Ordinance No. 2026-01 to amend Ordinance No. 2017-26, Section 46, providing for the creation of a Deferred Retirement Option Program to the General Employee Pension Plan. *(STAFF REQUEST THIS ITEM BE POSTPONED TO THE JULY 7, 2026, COUNCIL MEETING TO ALLOW ADDITIONAL TIME FOR REVIEW)***
   Staff: Kimberly Wynn, Village Clerk

5. **<u>(Second Reading) Proposed Ordinance No. 2026-03 - Compensation for the Mayor and Members of the Village Council:</u> Motion to approve Proposed Ordinance No. 2026-03, authorizing an annual compensation increase for the Mayor and Village Council.**
   Staff: Kimberly Wynn, Village Clerk

   <u>SUMMARY:</u> Ordinance No. 97-05 established the annual compensation for the Mayor and Members of the Village Council, effective March 11, 1997. The ordinance established annual compensation consisting of a salary of $4,200 for the Mayor and $3,600 for each Council Member, along with annual expense allowances of $2,400 for the Mayor and $1,800 for each Council Member.

   Since 1997, these compensation levels have not been adjusted and no longer reflect the responsibilities associated with serving in elected office or the compensation provided by comparable municipalities. The proposed ordinance increases the mayor's annual salary to $10,000 and each Council Member's annual salary to $9,400. In addition, the annual expense allowance would increase to $5,000 for the Mayor and $4,400 for each Council Member.

   <u>Note:</u> Following First Reading, a minor amendment was made to clarify the annual adjustment of the expense allowance. The ordinance now provides that the expense allocation for the Mayor and each Council Member shall be adjusted annually based on the Consumer Price Index (CPI), utilizing data published by the U.S. Bureau of Labor Statistics for the Southern Urban Region, All Urban Consumers. Annual adjustments will be calculated using CPI data available each March and applied at the end of April beginning in 2030. No changes were made to the proposed salary amounts approved at First Reading.

   This change is administrative in nature and does not alter the proposed salary amounts or the effective date of the ordinance.

   The Village Council approved Ordinance No. 2026-03 on the First Reading at their May 14, 2026, meeting. Ordinance No. 2026-03 is presented to Council for the Second and Final Reading for approval.

   <u>Fiscal Impact:</u> Current Annual Cost (4 Council members at $5,400 and 1 Mayor at $6,600) = $28,200. Proposed Changes (4 Council members at $13,800 and 1 Mayor at $15,000) = $70,200. This would result in an annual increase of $42,000.

The Village Clerk, Ms. Wynn, read the statement of advertisement into the record. The Village Attorney, Ms. Salman, read the caption title into the record. Ms. Frederiksen presented Ordinance No. 2026-03. She explained that this is the second reading for the classification and compensation study for the Mayor and Council. She stated that the only amendment since the first reading was the addition of an annual compensation increase for council members to prevent long periods without adjustments. The annual adjustment will begin in 2030 and will be based on the Consumer Price Index to keep compensation aligned with market trends.

The meeting opened for Council discussion; there was none. The public was given the opportunity to comment. There were no public comments.

The Village Manager, Mr. Bornstein, clarified that staff initiated this proposal, not the Council or the Mayor, and that the changes will not take effect until 2029 and will apply to future terms, not the current Council.

Council Member Ready motioned to approve Ordinance No. 2026-03. Mayor Pro Tem Tieche seconded. There was a roll call vote as follows: Vice Mayor Waller - Yes; Mayor Pro Tem Tieche - Yes; Council Member Ready - Yes; and Mayor Smith - Yes. The motion passed 4-0.

6. **<u>Proposed Resolution No. 2026-15 - Preliminary Garbage Non Ad-Valorem Assessment</u> <u>Rates - FY 2027:</u> Motion for the approval of Resolution No. 2026-15; adopting the preliminary non-ad valorem assessment roll for Fiscal Year 2026-2027 to provide a uniform method for collecting the non-ad valorem assessment for garbage, trash and recyclables collection services and related services on the Palm Beach County Tax Notices.**
   Staff: Kimberly Wynn, Village Clerk

   <u>SUMMARY:</u> The Village Council is requested to approve Resolution No. 2026-15 establishing the preliminary Non-Ad Valorem Assessment rates for residential garbage, trash, and recycling services for Fiscal Year 2026-2027. These assessments are collected through the annual Palm Beach County property tax bill and help fund the Village's residential solid waste program.

   The proposed annual assessment rates are:

Residential Type	Assessment
Single-Family Home	$225
Multi-Family Unit	$140
Mobile Home	$140

The Village has collected residential solid waste assessments through the Palm Beach County Non-Ad Valorem Assessment Program since 2008. Approval of this resolution is required annually to continue the program and place the assessment on the annual tax bill. The proposed rates are based on the cost of providing garbage, trash, and recycling services to Village residents.

Fiscal Impact: The projected total annual revenue that the Village would assess is expected to be approximately $1,605,250 (which is at a 96% collection rate).

Public Works Director Mr. Lofaso presented a preliminary proposal for the 2027 garbage assessment rates to the Village Council. He recommended either maintaining the current rates or considering an increase, with more detailed information to be provided at a future meeting. The Village Council commended the waste management team for their consistently excellent performance. The discussion also addressed holiday garbage collection schedules. Mr. Lofaso clarified that, according to the contract, Thanksgiving and Christmas are the only holidays without garbage collection, and no changes to this policy are anticipated. The Council requested ongoing communication to remind residents of the holiday collection schedule, given frequent resident inquiries. Public comment was invited on this item, but none were received.

Village Attorney Ms. Salman read the title of the resolution into the record. The Village Council also requested that staff revisit the assessment rates with additional information at an upcoming meeting.

Mayor Pro Tem Tieche moved to approve Resolution No. 2026-15, seconded by Vice Mayor Waller. The motion passed unanimously.

7. **Proposed Resolution No. 2026-16 - Preliminary Stormwater Non Ad-Valorem Assessment Rates — FY 2027: Motion for the approval of Resolution No. 2026-16, setting the Preliminary Stormwater Non Ad-Valorem assessment rates for FY27 for stormwater management assessments for each parcel within the area benefited, other than the non-assessed property.**
   Staff: Kimberly Wynn, Village Clerk

   SUMMARY: The proposed Resolution sets the preliminary Non Ad-Valorem assessment roll rates for the Fiscal Year 2027 and provides a uniform method for collecting this assessment for the stormwater management services within the Village on the Palm Beach County Tax Notices.

The proposed rates for FY 26-27 will be the same as last year:

	Annual Rate
Single Family Residential Condominiums	$48
Multifamily	$48
Commercial (Under 2 ESU's)	$48
Commercial (2 to 4.99)	$96
Commercial (5 to 9.99 ESU's)	$180
Commercial (10 ESU's and above)	$240

The Village Council originally established the uniform method for collecting and funding the Village's stormwater management services and projects in July 2016 (Resolution No. 2016-51). The approved Resolution included all parcels within the incorporated municipal boundaries of the Village of Palm Springs at that time, as well as all parcels subsequently annexed into the Village.
The proposed fees and all related data will be submitted to the PBC Property Appraiser's Office and the PBC Information Systems Services department, which provides billing services for the Village.

Fiscal Impact: The proposed FY 2027 rates are the same as last year's rates.

Mr. Lofaso presented Resolution No. 2026-16. He explained that the current stormwater rates only cover operational costs, totaling approximately $550,000, resulting in a break-even situation for the fund. A rate study for the stormwater fund is underway, and its findings will inform decisions on whether to maintain or increase rates. Presently, capital improvement projects are not funded by current rates; larger projects rely on grants, which may not always be available in the future. The city is proactively seeking grants and will revisit funding options once the rate study is complete.

Concerns were raised about aging stormwater infrastructure, particularly deteriorating corrugated metal pipes at connections to the Lake Worth Drainage District and canal systems. The city is televising and inspecting these lines, creating an inventory, and deciding on repairs. Several smaller-scale repair projects are underway, and the city's drainage system is performing well with minimal flooding. Completed projects, such as improvements on 2nd Avenue N, have addressed recurring flooding issues. The only significant failures are in specific, limited locations, and the system remains effective as long as the South Florida Water Management District (SFWMD) canals are unblocked.

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

Council Member Ready made a motion to approve Resolution No. 2026-16, and Mayor Pro Tem Tieche seconded. The motion passed unanimously.

8. ***(Quasi-Judicial Hearing)*** **Proposed Resolution No. 2026-14 - 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," 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

   SUMMARY: 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.

   Note: 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 Board considered this item during their May 12, 2026, meeting and recommended approval.

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

Fiscal Impact: The proposed request does not have any immediate fiscal impact on the Village since the church is tax-exempt.

The Village Clerk, Ms. Wynn, swore in the applicants and read the statement of advertisement. Mayor Smith asked the Council to disclose their ex parte communication. Council Member Ready stated that he attended the Planning and Zoning Board meeting as a resident.

Ms. Cabrera advised that the meeting concerned the proposal for a new place of worship at 4210 Lakewood Road. She advised there were no exterior modifications or changes to the site layout proposed. All activities will be within the interior space. The maximum occupancy is 150 members. Services will operate primarily during evenings and weekends, minimizing the impact on traffic and parking. The location offers over 100 parking spaces and advanced transportation options for members without personal transport. Safety compliance measures have been taken: emergency exits, fire extinguishers, clear egress pathways, and ADA considerations (with possible arrangements for wheelchair access). The interior includes three bathrooms for males, one for females, and a separate children's bathroom. All services and activities will be conducted indoors; no outside activities are planned.

The church's mission is to provide a safe, family-oriented environment focused on community outreach, youth engagement, and spiritual service. There were no objections from the Planning, Zoning, and Building staff; a recommendation for approval was given. Council members inquired about ADA compliance, service durations (approximately 2-2.5 hours per session), current membership (100-120 members), and restroom facilities. Public comment was invited. The main pastor was present, with a translator assisting during the discussion.

9. **(Quasi-Judicial Hearing) Proposed Resolution No. 2026-12 - Sign Variance (PSV26-12 and PSV26-13) — Squeeky's Car Wash — 3263 Lake Worth Road:** **Motion to approve Sign Variance Applications PSV26-12 and PSV26-13 for Squeeky's Car Wash, located at 3263 Lake Worth Road, to allow an electronic changeable monument sign with multiple colors and varying static messages, subject to conditions of approval.** ***(THE APPLICANT REQUESTED THAT THIS ITEM BE WITHDRAWN)***
   Staff: Iramis Cabrera, PZB Director

10. **Proposed Resolution No. 2026-13 - Special Exception Use Amendment (PSSE26-03) with a Waiver — Court Club - 1591 Kirk Road:** **Motion to approve 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

<u>SUMMARY</u>: Schmidt Nichols, agent for John Lewis, MGR, 1591 Kirk Road Partners LLC ("Applicant"), is requesting approval of a Special Exception Use Amendment (**PSSE26-03**) and concurrently requesting a waiver to allow the restaurant with the bar to operate as an ancillary use within the previously approved Court Club, which operates as a privately owned membership club, within the residential multifamily property located at 1591 Kirk Road.

The property received site plan approval on March 18, 2025, to develop a 17,683 square foot recreational facility consisting of a tennis-racquet club with 14 courts for tennis, pickleball, paddleball, and approximately 10,000 square feet of a clubhouse building.

The Applicant seeks to amend the previously approved Special Exception Use to clarify that the facility will operate as a privately-owned membership club, with a restaurant and a bar as ancillary components to the principal recreational use.

As part of the proposed amendment, the applicant is requesting a waiver to allow alcohol sales within 500' of a public school. Section 34-830, Distance between Establishments that Sell Alcoholic Beverages, applies to properties within the CG zoning district. Business operations, including restaurants that serve alcohol, are typically not allowed in the RM zoning district. The applicant is approved for a private Racquet club, a permissible use within the RM district, with an accessory clubhouse and restaurant. In the spirit of the intent of the Code, staff is processing a waiver on the distance separation requirement that would typically be required for a commercial operation for the sale of alcohol within the clubhouse and restaurant.

The requested waiver is limited solely to the ancillary food and beverage component and does not alter the approved recreational use or its overall operational intensity. The proposed clarification and associated waiver are consistent with the intent of the original approval and do not introduce any new or more intensive use of the property.

This application does not propose any modifications to the previously approved site plan. Rather, the request is limited to clarifying the operational characteristics of the approved use and addressing code requirements necessary to facilitate a liquor license.

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

Planning, Zoning, and Building staff do not object to the applicant's request and recommend conditional approval.

Fiscal Impact: The proposed development will enhance the village's assessed property valuation.

The Village Clerk, Ms. Wynn, swore in the applicants. The Village Attorney, Ms. Salman, read the title of the caption to the record.

Ms. Cabrera explained that the applicant, 1591 Kirkwood Partners LLC, requested an amendment to a previously approved special exception use for the development of a recreational facility (tennis racquet club with 14 courts and a 10,000 sq. ft. clubhouse). The amendment seeks to allow a restaurant with a bar as an accessory use, including a waiver for alcohol sales within 500 feet of a public school.

There was a presentation by Jordan Sperling from Nichols Schmidt on behalf of the applicant 1591 Kirkwood Partners, LLC. Mr. Sperling clarified that the request is for an operational clarification only—no new development, expansion, or changes to the approved site plan or programming. The accessory dining and beverage area has always been part of the plan, now being clarified for the record. The club will remain a private, membership-based facility. Food and beverage service is incidental and not open to the public. Hours of operation: 7:00 AM–11:00 PM Monday–Saturday; noon opening on Sundays.

Mayor Smith opened the meeting to public comment.

1. **The HOA President of Forest Lakes expressed concerns about late alcohol service hours, noise, and potential disturbance to the neighboring community, especially given its proximity to a school and residences. Questions were raised regarding staff training for alcohol service and oversight of member behavior.**

The applicant responded that alcohol service will primarily be inside the restaurant area; some exceptions for poolside or court-side drinks. Staff will be present at all times, and there are procedures to handle disturbances. The club is designed for higher-end, relaxed recreation for members and guests only.

Mayor Smith offered the Council further discussion. The Council members raised concerns about traffic during school dismissal hours and the importance of staff vigilance to protect children crossing the

street. Membership numbers are currently around 50 interested parties; fees to be determined. The west-side fence is being redone as a chain-link fence for security. The applicant committed to minimizing noise and being a responsible neighbor.

The Village staff recommended conditional approval of the waiver and amendment. The Planning and Zoning Board previously recommended approval (5-0 vote). It was explained that the club is anticipated to be a high-end, private facility focused on fitness and recreation. There are no changes to land use or principal uses are proposed. The Council requested that the applicant ensure staff training on alcohol service and member conduct. Court Club to coordinate traffic management during school dismissal hours. Ongoing communication with neighboring communities regarding noise and security.

Council Member Ready made a motion to approve Resolution No. 2026-13, and Mayor Pro Tem Tieche seconded. The motion passed unanimously.

11. ***<u>(First Reading/ Quasi-Judicial Hearing)</u>* <u>Proposed 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. 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 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. 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, 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.

Note: 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 Board considered this item during their May 12, 202 meeting and recommended approval.

The Local Planning Agency (LPA) will consider this item during its June 11, 2026, meeting, and their recommendation will be shared with the Village Council before consideration.

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 that would result in increased expenditures to the Village.

The Village Clerk, Ms. Wynn, read the statement of advertisement to the record. Mayor Smith asked the Council to disclose any ex parte communication. The Council announced they each received an email from Mr. Daniel Gentile, the agent of the applicant. The Village Attorney, Ms. Salman read the title of the caption to the record

Mr. Gentile noted that the presentation was given during the Local Planning Agency Meeting earlier in the evening. There is a request for a Small-Scale Land Use Amendment and Rezoning of 3.17 acres to facilitate the use of the property as a special residential facility. The proposed change would amend the land use from Commercial and Commercial General to Mixed-Use. The property, under 50 acres, is planned for a special residential facility. Applicants are currently seeking Site Plan and Special Exception Use Amendments to increase the approved number of beds from 88 to 128. The site plan was presented for informational purposes; no action was required at this time. The Village does not typically place conditions on land use map changes. Legislative decisions on the land use and zoning amendments are finalized after a second reading. The site plan will be reviewed by the Village Council under a separate resolution in the future. The request

was submitted through the PBC Intergovernmental Plan Amendment Review Committee (IPARC) for intergovernmental review. No comments were received from IPARC.

The meeting was open to public comment and further Council discussion. There was none.

Vice Mayor Waller made a motion to approve Ordinance No. 2026-04, and Mayor Pro Tem Waller seconded. The motion passed unanimously.

ACTIONS AND REPORTS

There were no actions or reports.

VILLAGE MANAGER COMMENTS

The Village Manager, Mr. Bornstein, discussed the ballot question. He noted the inaccuracies and inappropriate language in the ballot question that led to a lawsuit. He emphasized the importance of starting a conversation regarding these issues.

VILLAGE COUNCIL COMMENTS

Council Member Ready wished a happy Father's Day to all the gentlemen in the audience and to the families celebrating. He also extended greetings for Juneteenth, noting it is the second time the holiday is being celebrated in the Village. An announcement was made about the upcoming Fourth of July event, a new council booth will be available. Each member will be present for half an hour and community members are encouraged to visit.

The Council acknowledged Dr. Johnson's department, who assisted a resident with a sewer problem. The residents appreciated their efforts. Dr. Johnson's crew treated them to tacos for the inconvenience. Positive comments were made about the police chief and his officers, recognizing their good work and positive attitudes in the community.

The Council is looking forward to the Fourth of July and handing out popsicles. Commendation was given for the improvements on Alameda Drive, especially to the new sidewalk. The Council announced upcoming events. They were invited to Regal Palms. Although some members will be out of town, Police Chief SIlva and Parks and Recreation Administrative Assistant, Lisa Turner, will attend on behalf of the Village Council June 13, 2026. The Village is noted to be looking beautiful with all the recent improvements. There is anticipation for the installation of new multi-color lights at the main entrance.

ADJOURNMENT

Hearing no further business, Mayor Smith adjourned the meeting at 8:02 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 **June 11, 2026**. The minutes were formally approved and adopted by the Village Council on **July 7, 2026.**

Kimberly M. Wynn,
Village Clerk

NEXT REGULAR MEETING:
TUESDAY, JULY 7, 2026, AT 6:30 PM
(IMMEDIATELY FOLLOWING THE CRA SPECIAL MEETING)