MINUTES
PLANNING AND ZONING BOARD VILLAGE
HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461 JUNE 9, 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

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 6:32 PM by Chairman Ralph Lashells.

ROLL CALL

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

Absent: Board Member Kim Gehrman and Junior Alternate Board Member Brenda Browning

Staff 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: Jane Worth, Deputy Village Clerk

There were no ex parte communication disclosures reported by Board members.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Deputy Clerk Worth stated, for clarification, the continued from date on Items #2 and #3 was May 12, 2026, not May 14, 2026.

APPROVAL OF MINUTES

2. **Approval of May 12, 2026, Planning and Zoning Board Meeting Minutes: Motion to approve May 12, 2026, minutes from the Planning and Zoning Board meeting.**
Staff: Jane Worth, Deputy Village Clerk

Chairman Lashells asked for a motion to approve the minutes of May 12, 2026. A motion to approve was made by Mr. Ruscher and seconded by Mr. Hughes. The motion carried 5-0.

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. ***(THIS ITEM WAS CONTINUED FROM THE MAY 14, 2026, MEETING)*** **Planning & Zoning Board Order No. 2026-02 - Minimum Rear Setback Variance Request (PSV26-09) – EPLUMBINGFL Office Warehouse - 4300 Lake Worth Road: Motion for approval of an application submitted by Mr. Gabriel Bagnoli, agent for the applicant, agent for Cida Properties Inc. ("Owner"), is requesting a variance relief from Section 34-826.9 to allow a minimum rear setback of 20.2' instead of the 30' minimum required adjacent to residential.**
Staff: Iramis Cabrera, PZB Director

SUMMARY: Mr. Gabriel Bagnoli, agent for the owner, Cida Properties, Inc., is requesting a Site Development Plan Amendment and Special Exception use with one (1) Variance to allow the redevelopment of the property with the construction of an 8,428 square foot flex-space facility within a two-floor structure. One of the existing warehouse buildings will be demolished, and the other one will have minor renovations to incorporate a 166-square-foot waste room.

As part of the proposed site Plan, the applicant is requesting one (1) variance that is subject to the Planning and Zoning Board's consideration:

1. **PSV26-09** – Variance Relief from Sec. 34-826.9 — to allow a minimum rear setback of 20.2' instead of the 30' minimum required adjacent to residential.

The 0.73-acre project combines two individual properties, proposed to be unified into a single parcel, and is generally located at the southwest corner of Lake Worth Road and 42nd Way South.

The project proposed redeveloping the site with the construction of 3,330 square feet of warehouse space on the first floor and 4,022 square feet of office space on the second floor, for a total of 8,428 square feet of floor area. The existing 888 square foot warehouse will be renovated to include 166 square feet of waste room. Access to the site will be via a full-access driveway connection on 42nd Way South.

The proposed flex use is an innovative type of mixed-use project that offers flexibility to its occupants. The applicant suggests that the proposed building will provide the perfect location for businesses to serve the neighboring community, with warehouse space on the first floor and office space on the second floor for administrative needs, and it will accommodate a variety of uses. The warehouse areas will not be open to the public and will be for the exclusive use of the businesses on the property.

The Planning, Zoning & Building Staff conducted a review of the variance application and found the proposed variance to be generally consistent with the Land Development and zoning regulations, and recommended conditional approval.

Planning, Zoning, and Building Planner Christian Melendez said he would be presenting both Item #3 and Item #4 together. Planner Melendez stated that Mr. Gabriel Bagnoli, representing owner Cida Properties, Inc., is requesting a Site Development Plan Amendment, a Special Exception use, and one Variance to redevelop the property. The project involves constructing an 8,428-square-foot, two-story flex-space facility. To accommodate this new building, one existing warehouse will be demolished, while another will undergo minor renovations to add a 166-square-foot waste room. There will be two (2) properties combined. There is a request for variance relief from Sec. 34-826.9.

Mr. Patrick Soares, Project Architect, presented plans for a proposed two-story warehouse facility to be utilized by the property owner for a plumbing business. Mr. Soares noted that the site is currently occupied and operating under a multitude of existing property issues. The updated site design features a six-foot decorative fence with integrated landscaping along the eastern and northern boundaries, and an eight-foot concrete privacy fence along the rear perimeter. Visual renderings of the proposed development were provided for evaluation by the Board and the public.

The Board had questions, which Mr. Soares answered, along with a discussion about the proposed project.

Chairman Lashells requested comments from the Board and/or the public. Hearing none, Chairman Lashells asked for a motion to approve Planning and Zoning Board Order No. 2026-02 - Planning & Zoning Board Order No. 2026-02 - Minimum Rear Setback Variance Request (PSV26-09) – EPLUMBINGFL Office Warehouse. A motion to recommend approval was made by Mr. Hughes, subject to Staff conditions, and seconded by Mr. Braun. The motion carried 5-0.

<u>FISCAL IMPACT:</u>

The proposed development will enhance the village's assessed property valuation. Additionally, the new construction may positively affect neighboring properties.

4. **<u>(*THIS ITEM WAS CONTINUED FROM THE MAY 14, 2026, MEETING*) Site Development Plan Amendment (SPR26-03) and Special Exception Use (PSSE26-02) – EPLUMBINGFL Flex Space – 4300 Lake Worth Road:</u> Motion to recommend approval of a Site Plan Amendment (SPR26-03) and Special Exception (PSSE26-02) with one (1) variance to allow redevelopment of the property with the construction of an 8,428 square feet flex-space facility within a two-story structure. One existing warehouse building will be demolished, and the other one will have minor renovations to incorporate a 166-square-foot waste room.**
Staff: Iramis Cabrera, PZB Director

<u>SUMMARY</u>: Mr. Gabriel Bagnoli, agent for the owner, Cida Properties, Inc., is requesting a Site Development Plan Amendment and Special Exception use with one (1) Variance to allow the redevelopment of the property with the construction of an 8,428 square feet flex-space facility within a two-story structure. One of the existing warehouse buildings will be demolished, and the other one will have minor renovations to incorporate a 166-square-foot waste room.

The 0.73-acre project combines two individual properties, proposed to be unified into a single parcel, and is generally located at the southwest corner of Lake Worth Road and 42nd Way South.

The project proposed redeveloping the site with the construction of 3,330 square feet of warehouse space on the first floor and 4,[illegible]2 square feet of office space on the second floor, for a total of 8,428 square feet of floor area. The existing 888 square feet warehouse will be renovated to include 166 square feet of waste room and enhance the exterior façade to match the proposed new structure. Access to the site will be via a full-access driveway connection on 42nd Way South.

As part of the proposed Site Plan, the applicant is requesting one (1) variance:

1. **PSV26-09** - Request relief from Sec. 34-82[illegible].9 to allow a minimum rear setback of 20.2' instead of the 30' minimum required adjacent to a residential property.

<u>Note</u>: The requested variance is subject to the Planning & Zoning Board's consideration.

The proposed flex use is an innovative type of mixed-use project that offers flexibility to its occupants. The applicant suggests that the proposed building will provide the perfect location for businesses to serve the neighboring community, with warehouse space on the first floor and office space on the second floor for administrative needs, and it will accommodate a variety of uses. The warehouse areas will not be open to the public and will be for the exclusive use of the businesses on the property.

The Planning, Zoning & Building Staff have conducted a review of the application and found the proposed project to be generally consistent with the Land Development and zoning regulations and recommend conditional approval of the Site Development Plan, subject to the thirty-five (35) conditions stated in the staff report.

Mr. Patrick Soares presented this with Item #3. Mr. Soares reiterated that the blend works very well to have warehouse space on the bottom and office space

on the top. The aesthetics for this type of district complement it.

The Board agreed it was a great CRA project and mentioned that this was a project where Lake Worth Road was a principal arterial.

Chairman Lashells requested a motion to recommend approval of Site Plan Amendment (SPR26-03) and Special Exception Use (PSSE26-02). A motion to approve was made by Mr. Ruscher and seconded by Mr. Wiles. The motion carried 5–0.

<u>FISCAL IMPACT:</u>
The proposed development will enhance the village's assessed property valuation. Additionally, the new construction may have a positive effect on neighboring properties.

2. **<u>Site Plan Amendment (SPR26-06) and Special Exception Use (PSSE26-06) - Centro Familiar de Adoración, INC. - 4216 Lake Worth Road:</u> Motion to approve an application submitted by Sandra Puerta, agent for Centro Familiar de Adoracion, Inc., "Tenant" is requesting a Site Plan Amendment (SPR26-066) and Special Exception Use (PSSE26-06) to allow a 5,247 square feet place of assembly within a tenant bay in the existing Commercial General shopping center property located at 4216 Lake Worth Road.**

   Staff: Christian Melendez Berrios, PZ&B Technician

<u>SUMMARY</u>: An application submitted by Sandra Puerta, agent for Centro Familiar de Adoracion, Inc., "Tenant", requesting a Site Plan Amendment **(SPR26-06)** and Special Exception Use **(PSSE26-06)** to allow a 5,247 square feet place of assembly within a tenant bay in the existing Commercial General shopping center property located at 4216 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 204 seats. Services and programs are scheduled primarily during non-peak business hours, weekday evenings (6:00 pm - 9:00 pm) and Saturday evenings (4:00 pm - 10:00 pm), minimizing any potential impact on traffic and parking demand within the commercial plaza. There will be six (6) administrative offices, about 1,572 square feet, and a waiting area of 70 square feet.

<u>Note:</u> An application is being processed for a church in the same plaza, in unit 4210. The proposed church's hours of operation will be on Thursdays at 7:30 pm and on Sundays at 5:00 pm. According to both churches' hours of operation, there will be simultaneous operations on Thursdays between 7:30 pm and 9:00 pm. There will be a minimum of 118 parking spaces required during these hours.

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.

Planning, Zoning, and Building Planner Christian Melendez presented the item. Planner Melendez stated the applicant was requesting a site plan amendment for a 5,247 square feet place of assembly within a tenant bay in the existing Commercial General shopping center property located at 4216 Lake Worth Road. The place of worship will have a maximum of 204 seats. Services and programs are scheduled primarily during non-peak business hours, weekday evenings (6:00 pm - 9:00 pm) and Saturday evenings (4:00 pm - 10:00 pm), minimizing any potential impact on traffic and parking demand within the commercial plaza. There will be six (6) administrative offices, about 1,572 square feet, and a waiting area of 70 square feet.

Ms. Jordania Arias, agent for Centro Familiar de Adoracion, Inc., along with being a member of the establishment, and Ms. Sandra Puerta, Architect. Ms. Puerta stated they were present to request approval of the site plan amendment and special exception. There will be no exterior changes; the interior use will have to change. Ms. Arias not only wants this to be a place of worship, but also an environment for the entire village community, and to offer mentorship to the youth. She also stated they wanted to be able to connect and utilize the businesses within the same location. Also, to mentor people.

The Board asked if food would be served. Ms. Puerta said there would be no food. Also, what was the size of the membership? Ms. Puerta stated there were 50 members, and the capacity of the

Mr. Michael Jezinski, property owner, informed the Board that the tenant has occupied the property for 17 months. The tenant was thoroughly vetted before occupancy and has maintained an exemplary tenancy record.

Chairman Lashells requested comments from the Board and the public. Hearing none, Chairman Lashells asked for a motion to approve the Site Plan Amendment (SPR26-06) and Special Exception Use (PSE26-06). A motion to recommend approval was made by Mr. Wiles, subject to Staff conditions, and seconded by Mr. Ruscher. The motion carried 5-0.

FISCAL IMPACT:

The proposed request has no immediate fiscal impact on the Village, as the church is tax-exempt.

OTHER BUSINESS

Mr. Brian Ruscher wanted to make a note about the property tax amendment that is going forward. He stated the Village of Palm Springs website explains it very well.

ADJOURNMENT

Hearing no further business, Chairman Lashells adjourned the meeting at 7:01 PM.

NEXT MEETING
TUESDAY, JULY 14, 2026 @ 6:30 PM – 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 **June 9, 2026**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **August 11, 2026.**

Jane R. Worth
Jane R. Worth, Deputy 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