



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
SEPTEMBER 9, 2025
6:30 PM

Johnnie Tieche, Chairman
Richard Hughes, Vice-Chairman
Ralph Lashells, Board Member
Ralph Wiles, Jr. Alternate

Peter Braun, Board Member
Kim Gehrman, Board Member
Brenda Browning, Sr Alternate

ADMINISTRATION

PZB Director Iramis Cabrera
PZB Planner Christian Melendez

Deputy Village Clerk Jane R. Worth
Village Attorney Christy Goddeau

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

CALL TO ORDER

ROLL CALL

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

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

NOTE: CLERK TO ASCERTAIN IF THERE ARE ANY *EX PARTE* COMMUNICATIONS TO BE DISCLOSED DURING QUASI JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

2. **Approval of August 12, 2025, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve the August 12, 2025, minutes from the Planning and Zoning Advisory Board Meeting.
Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

3. **Appointment of New Chairperson and Vice Chairperson:** Motion to appoint a New Chairperson and Vice Chairperson with the appointment of Mr. Johnnie Tieche to the Village Council as of August 21, 2025.
Staff: Jane Worth, Deputy Village Clerk

PUBLIC HEARINGS

4. **Commercial Planned Development Master Site Plan Amendment (SPR25-09) – Village Collection of Palm Springs - Northwest corner of 10th Avenue North & Florida Mango Road:** Motion to recommend approval of an application to the Village Council, from Inside Studio, on behalf of DC Hospitality Palm Springs LLC ("Applicant"), is requesting to modify the Commercial Planned Development Master Site Plan to eliminate one of the hotels previously approved within Tract 1, and construct in its place a Light Industrial building with a maximum of 31,352 square feet of floor area.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician
5. **Site Development Plan Amendment (SPR25-10) - 2645 10th Avenue North – Tract 1 of the Village Collection of Palm Springs Master Site Plan - Hotel & Light Industrial:** Motion to recommend approval to Village Council of an application submitted by Inside Studio, on behalf of DC Hospitality Palm Springs LLC ("Applicant"). Requesting approval for a Site Development Plan Amendment (SPR25-09) to eliminate one of the hotels previously approved within Tract 1, and allow the construction of a Light Industrial Building with a maximum of 31,352 square feet of floor area.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician
6. **Major Site Development Plan (SPR25-11) - Palm Springs Warehouse - 2862, 2888, and 2912 2nd Avenue North:** Motion to recommend approval to Village

Council for an application submitted by Schmidt Nichols, agent for the owners, DTNK 1, LLC, DTNK 2, LLC, and Noahkarly 1, LLC, ("Applicant"). The applicant is requesting a Major Site Development Plan (SPR25-11) with four (4) waivers to allow the development of the site with the construction of a total of 28,898 square feet warehouse facility with ancillary office space located at 2862, 2888, and 2819 2nd Avenue North.

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

OTHER BUSINESS

7. **2025 Planning and Zoning Board Update - Sunshine, Public Records, Ethics & Quasi-Judicial Matters:** Overview and Review of the Florida Sunshine Laws, Public Records, Ethics and Quasi-Judicial Matters Explained by Village Attorney Christy Goddeau

Staff: Christy Goddeau, Village Attorney

ADJOURNMENT

NEXT MEETING

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