



**PLANNING AND ZONING ADVISORY BOARD MEETING
MINUTES, COUNCIL CHAMBERS
226 CYPRESS LANE
VILLAGE OF PALM SPRINGS, FLORIDA
JANUARY 11, 2022, AT 6:30 PM**

CALL TO ORDER

The meeting was called to order by Chairman Johnnie Tieche at 6:34 PM.

ROLL CALL

Chairman Johnnie Tieche
Vice Chairman Richard Hughes
Ralph Lashells
Peter Braun
Kim Gehrman
Larry Saingilus, Sr. Alternate
Vacancy, Jr. Alternate

PZ&B Director, Iramis Cabrera
PZ&B Planner, Rojelio Gonzalez
Village Attorney Susan Garrett
Deputy Village Clerk Jane R. Worth

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Johnnie Tieche.

ADDITIONS, DELETIONS, OR MODIFICATIONS TO THE AGENDA

Assistant Village Manager Kim Glas-Castro stated that workshop Item No. 3, would not be discussed tonight under Actions and Reports. There will be a joint meeting between the Board and Village Council on Thursday, February 10, 2022, and there will be a Facilitator for that meeting. Assistant Village Manager Glas-Castro also mentioned in Item No. 1, that there is a typo in the Planning and Zoning Board Order. There should be a minimum of seven (7) feet in width versus nine (9) feet.

APPROVAL OF MINUTES

PUBLIC HEARINGS

1. Planning & Zoning Board Order 2022-01 - Minimum Landscape Buffer Width Variance (PSV22-01) - 7-Eleven - 1730 South Military Trail
Staff: Iramis Cabrera, PZB Director

Assistant Village Manager Kimberly Glas-Castro informed the Board that the Florida Department of Transportation (FDOT) proposes to make intersection improvements to State Road 809 (South Military Trail) and State Road 882 (Forest Hill Boulevard), which necessitates widening both roadways along with the approach and departure from the intersection. The widening project resulted in the state taking 2,271 square feet along the entire length of the property's western and southern frontage. The taking will impact the property, causing the loss of a right-of-way landscape buffer.

Assistant Village Manager Kimberly Glas-Castro stated the property owner would mediate the loss with additional landscaping. Assistant Village Manager Kimberly Glas-Castro said the applicant has also submitted a site plan and the second item on the agenda is to adjust the landscape buffer at the corner clip. They are proposing plantings right at the corner to mitigate what is lost. The applicant is present, the agent for the owner for any questions/comments from the Board or Staff.

Mr. Paul Mazillo, agent for the owner, 7-Eleven Inc., explained the two areas, one on Forest Hill Boulevard, which is five feet (5), and seven feet (7) on Military Trail. The corner went as low as four feet (4) after the widening of the road had taken the sidewalk. Mr. Mazillo described the proposed landscaping, and a strip of concrete is being moved to make it a seven-foot (7) buffer. There will be a culvert installed. The culvert on the western portion is being changed from a grate to a manhole. Mr. Mazillo also stated the handicapped sidewalk will be reconnected.

The Board asked for clarification on where the culvert would be installed. Mr. Mazillo stated it would be on the property. Mr. Mazillo also mentioned the bus stop would be relocated somewhere along the front, but not on the 7-Eleven property. The Board also mentioned if the bus stop is on the corner and people are running to get on the bus, that stops almost at the right-hand turn lane to get onto Military Trail, that might cause a problem. Mr. Mazillo stated he would mention informally that Palm Tran stated the bus stop would be moving to the other side of Military Trail (west side) due to the stopping right on the corner of Military Trail.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Planning & Zoning Board Order 2022-01 was made by Mr. LaShells and seconded by Mr. Braun.
The motion carried, 5-0.

2. Resolution No. 2022-03 - Site Development Plan Amendment - 7-Eleven - 1730 South Military Trail (Quasi-Judicial Hearing)
Staff: Iramis Cabrera, Planning, Zoning, and Building Director

The presentation for this item was done by Mr. Paul Mazillo, agent for the owner, 7-Eleven Inc.

Chairman Tieche asked the public or the Board for any additional comments on Item No. 2, Resolution No. 2022-02. Hearing none, a motion to recommend approval of Resolution No. 2022-02 was made by Mr. Hughes and seconded by Mrs. Gehrman. The motion carried, 5-0.

ACTIONS AND REPORTS

3. Discussion: Land Use, Density, and Intensity Considerations (*Staff Requested This Item be Postponed to a Joint Workshop on February 10, 2022*)
Staff: Iramis Cabrera, PZB Director

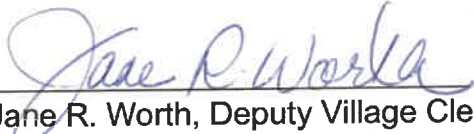
Village Manager Michael Bornstein wanted to follow up on the last time that he met the Board. Village Manager Bornstein stated a workshop with the Mayor and Council, along with the Planning and Zoning Board is in the works and they are looking forward to getting together. There is a gentleman that will be the Moderator someone that is an expert in the field. It will be good to have the Council and all of you, so the goals and visions can be expressed between all. So, we know where the Village is headed and what everyone is looking for and thinking.

Village Manager Michael Bornstein thanked the Board for their time.

ADJOURNMENT

Chairman Tieche adjourned the meeting at 7:00 PM.

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Planning and Zoning Board Meeting held on January 11, 2022. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on May 10, 2022.


Jane R. Worth, Deputy Village Clerk



ATTEST:


Johnnie Tieche, Chairman

Planning and Zoning Advisory Board Meeting Minutes

**NEXT REGULAR MEETING:
TUESDAY, FEBRUARY 8, 2021 @ 6:30 PM**

If a person decides to appeal any decision made by this Board concerning any matter considered at this meeting, he will need a record of the proceeding, and for such purpose, he 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. Persons who need an accommodation to attend or participate in this meeting should contact the Village Clerk at (561) 584-8200 at least three (3) business days before the meeting to request such assistance.