



**AGENDA**  
**PLANNING AND ZONING ADVISORY BOARD MEETING**  
**VILLAGE HALL COUNCIL CHAMBERS**  
**226 CYPRESS LANE**  
**PALM SPRINGS, FL 33461**  
**FEBRUARY 9, 2021**  
**6:30 PM**

**1. CALL TO ORDER**

The meeting held in the Council Chambers at Village Hall was called to order by Chairman Johnnie Tieche at 6:30 p.m.

**2. ROLL CALL**

**BOARD MEMBERS**

*Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, James Mandigo, Peter Braun, Kim Gehrman and Larry Saingilus*

**STAFF**

*Assistant Village Manager Kimberly Glas-Castro, Planning, Zoning and Building Interim Director Iramis Cabrera, Village Attorney Susan Garrett and Deputy Village Clerk Jane R. Worth*

**2.1** Reorganization of the Planning and Zoning Board - Designating a New Chairman and Vice Chairman

**3. PLEDGE OF ALLEGIANCE**

**4. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA**

Village Assistant Manager Glas-Castro pulled Item #2.1.

**5. MINUTES**

**5.1 Approval of Planning and Zoning Board Meeting Minutes of July 14, 2020**  
[July 14, 2020 - Planning and Zoning Board Minutes](#)

Approve

A motion to accept the minutes was made by Mr. Lashells and seconded by Mr. Braun. Motion carried. 5 - 0

Motion: Richard Hughes	Second: Peter Braun	Vote: Motion Approve: 5 - 0
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**5.2 Approval of Planning and Zoning Board Meeting Minutes of November 10, 2020**  
[November 10, 2020 - Planning and Zoning Board Minutes](#)

Approve

A motion to accept the minutes was made by Mr. Lashells and seconded by Mr. Braun. Motion carried. 5 - 0

Motion: Ralph Lashells	Second: James Mandigo	Vote: Motion Approve: 5 - 0
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**6. PUBLIC HEARING 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**

**7. QUASI JUDICIAL PUBLIC HEARINGS**

- 7.1 Resolution No. 2021-02 - Site Development Plan Amendment - The Oaks II Mixed Use Planned Development Site Plan (SPR21-01) - 1212 South Congress Avenue  
[Res. No. 2021-02 Site Development Plan Amendment 1212 S. Congress Avenue \(SPR21-01\).docx](#)  
[Exhibit "A" Staff Report](#)  
[Project Narrative and Justification Statement](#)  
[Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters Warranty Deed](#)  
[Aerial Map and Location Map](#)  
[Color Site Plan and Color Rendering](#)

Interim Director Cabrera informed the Board the agent for Congress Oak Development II was requesting a Site Development Plan approval for the construction of a mixed-use development for the property located at 1212 S. Congress Avenue.

The applicant is requesting a site development plan amendment to facilitate the construction of a 48,556 square feet mixed use planned development project. The proposed amendment includes an increase of 11 beds and approximately 1000 square feet to the previous approved site plan for a total of 72-beds and 48,556 square foot Assisted Living Facility (ALF)

with 3,174 square feet of commercial space that is designed to serve the ALF residents and the public.

The applicant is changing the model from a combination of Independent and Memory Care to all Assisted Living and Memory Care to better serve the community needs of 2020. The square footage per unit decreased due to the elimination of the independent living units therefore creating the opportunity for more beds.

Additionally, the applicant proposed the following changes:

- New memory care courtyard
- Enlarged dumpster enclosure
- Elimination of loading zone
- Minor changes by dog area (the dog area is modified so that egress from the stair and first floor does not travel through the enclosed dog area)

The applicant is requesting a waiver to provide relief from Section 34-982(4) to allow an assisted living facility to be located 100' from a child day care facility rather than 1500' minimum required.

Ms. Rebecca Miller, agent for the Applicant Congress Oaks. One of the first things Ms. Miller wanted to say prior the presentation was that the Village has very good people representing them. They have been proactive and helpful and responsive. Leaders showing the path to a Palm Springs newbie. Ms. Miller has worked with many municipalities and this Staff was exceptional.

Ms. Miller stated the only reason they have come before the Board was the increase to the beds. There were very minimal changes that were being made to the site. She introduced Mr. Kevin Donahue, Architect, for any technical answers on the site. Market trends has changed and memory care is one of the most in demand types of assisted living. Ms. Miller continued to explain the changes that were presented to the Board. Ms. Miller stated there was more space inside the building for the residents that would be living there. The net bed increase was the major reason they were before the Board. She mentioned a Memory Care Garden for those living there, so they would have something that would relax their minds and have a good experience while being there. Ms. Miller stated they were ready to go and the start dates were pushed more in the future, they wanted to make sure they had all their permits and documentation ready.

The Board asked for information on the following:

1. What was the increased number of beds, what were the sizes of the beds and where did that space come from. Mr. Kevin Donahue, with Donahue Architect, stated the bed increase was eleven (11), there were one (1) and two (2) bedroom spaces. They were both five hundred seventy five square feet (575). There used to be a very large intake section

on the main floor, in order to receive deliveries, 4,000 sq. ft. That now has been enclosed, and there is more space inside for the residents.

2. What was the condition of the patients and is there a cure for the memory care? Mr. Donovan stated there forty-nine (49) units, nine (9) that are assisted living, the rest is memory care. Mr. Donovan stated as demands change over time, there might be more assisted living, it all depends how the census changes over time. Ms. Miller stated for the licensure perspective, they can not be bedridden. The residents need to be able to get out of bed if there is a reason to evacuate. Its a really nice place for the residents to have stimulation, and a comfortable place to live. She said if the Board went in to visit, they would see the goodness and services provided to the residents.
3. Why was the decision made that the project was reversed for more memory care? Ms. Miller stated the market warranted the decision. When the first proposal was brought forward, the market called for more assisted living, that is why it is 80% assisted, 20% memory care.

The Board continued discussing the amenities that would be offered, services the residents/patients would receive. Security, generators, dumpsters and fencing for the property.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2021-02, including the 42 conditions, was made by Mr. Lashells and seconded by Mr. Mandigo. Motion carried 4-1

Approved

Motion: Ralph Lashells	Second: Richard Hughes	Vote: Motion Passed: 5 - 0
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## 8. ACTIONS AND REPORTS

Assistant Village Manager Glas-Castro informed every one of the following:

1. February 13, 2021 - Watch A Truck - public is also invited to bring any shredding, which there was no limit to the amount, as there will be a Shred A Truck also
2. Thursday, March 4, 2021 - CRA Employee and Consultants will have a Stakeholders Meeting  
- Open House - Board Members welcome to come
3. Thursday, March 18, 2021 - 1:30 PM - Stakeholders Meeting for Transportation Mobility Study  
- Board Members are welcome to come

Board Member Larry Saingilus stated in 2019, the Board approved the antenna to be built behind the storage unit on Lake Worth Road. He said there was also supposed to be a cover on that antenna. Interim Director Cabrera stated they would reach out to them. He also mentioned the bus stop where the new car wash was built on 10th Avenue North, it was supposed to be upgraded. Interim Director Cabrera stated they did get the permit and will be working on it.

Chairman Tieche stated there needs to be remarking done on the exit of the parking lot of the Greenwood Shopping Center off Congress. Assistant Village Manager Glas-Castro stated the property Regency Property Management would be contacted.

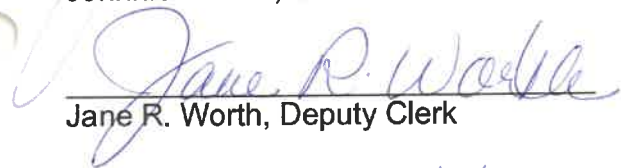
**9. ADJOURNMENT**

Hearing no further business, Chairman Tieche adjourned the meeting at 7:20 PM

**10. NEXT MEETING - TUESDAY, MARCH 9, 2021 @ 6:30 PM**

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that 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 in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.

  
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Johnnie Tieche, Chairman

  
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Jane R. Worth, Deputy Clerk

Approved by Board 3/9/2021  
(Date)

