

**VILLAGE OF PALM SPRINGS
MINUTES OF MEETING
LAND DEVELOPMENT BOARD
JANUARY 12, 2016
6:30 PM**

CALL TO ORDER

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

ROLL CALL

Members present: Chairman Ronald Wong, Vice Chairman John Tieche, Ralph Lashells, Richard Hughes, Dawn Cox, Peter Braun and James Mandigo

Staff in attendance: Land Development Director Kim Glas-Castro, Land Development Planner Susan Mubeezi, Village Attorney Brian Shutt and Deputy Village Clerk Jane Worth

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

1. Approval of Minutes from December 8, 2015

A motion to accept the minutes was made by Mr. Hughes and seconded by Ms. Cox. Motion carried 5-0

ORDER OF BUSINESS

PUBLIC HEARINGS

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

There were no Ex Parte Communications from the Board. Deputy Clerk Worth swore in: Brian Shutt, Kim Glas Castro, Iramis Cabrera and Vijay Kumar

1. **Resolution No. 2016-05** - Approval for the Preliminary Plat for WAWA gas station, submitted by Bonnie Miskel, agent for the owner, which will unify five (5) parcels and reflect vacated easements, located at 3950 S. Congress Avenue.

Director Glas Castro stated the application was for the preliminary plat for the WAWA gas station. The project aggregated five (5) parcels. The parcels have been assembled. There was a utility easement that had been released by the City of Lake Worth. It is consistent with the approved Site Plan. An abutting owner had an issue with an encroachment and WAWA adjusted the boundary of the project. The Village surveyor finds the plat in compliance with FL. ST. 177.

Chairman Wong asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval, was made by Mr. Lashells and seconded by Ms. Cox. Motion carried 5-0

2. **Resolution No. 2016-10** - An application submitted by American Engineers & Contractors, agent for the owners, Legend Plaza ("Applicant"), for a Site Plan Amendment (SPR16-01) on the property located at 1696 South Military Trail, and concurrently requesting a Special Exception Use (PSSE-16-01) for a 2,141 square foot restaurant. The proposal divides the existing building into three tenant spaces and includes the construction of a cross-access easement with the property to the south.

Land Development Planner Iramis Cabrera informed the Board the property was annexed into the Village in 2008. Since 2015 the property had been abandoned. She stated there would be a cross access easement to the south. Staff recommended approval.

Mr. Vijay stated he had owned the property to the south of 1696 South Military Trail. He was requesting to have the propane tank business accepted by the Board for the business that he would be starting at Plaza. Director Glas Castro stated the propane tank was not part of the application and suggested it not be discussed. Mr. Vijay moved on to the bus stop, and wanted to know if it could be moved to the north side so it would not block the entrances and exits.

The Board asked Director Glas Castro if Mr. Vijay should take it up with Palm Tran. Director Glas Castro stated the bus stop was in the center of the property and was not near an entrance, it was to the north of the entrance driveway. The Village was recommending a condition of approval that the easement be granted. If Mr. Vijay wanted to move the location of the bus stop he would need to address it with Palm Tran.

The Board could recommend removal of a parking space so it would prevent an issue of backing into another automobile.

Chairman Wong asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval including all conditions attached and removal of one space southwest most parking stall on the south side of the ingress/egress driveway, which would be Condition #30, was made by Ms. Cox and seconded by Mr. Tieche. Motion carried 5-0

3. **Resolution No. 2016-04** - Interlocal agreement with Palm Beach County, Municipalities in Palm Beach County and the School District of Palm Beach County, pursuant to section 163.01, Florida Statutes, Et Seq., for the purpose of establishing school concurrency.

Director Glas Castro informed the Board the Village had been part of a County wide Interlocal agreement that had expired in 2011. Every municipality should have some form of coordinated school planning. A committee was now recommending that all residential projects would be reviewed by school board staff to see if there would be an impact on capacity. It would be a recommendation and on an advisory capacity. A report would be produced known as SCAD, School Capacity Availability Determination. Coordinating school planning is required by State. Staff recommends entering into the Interlocal agreement and not try to establish our own system or policies with the School Board.

Chairman Wong asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval, was made by Ms. Cox and seconded by Mr. Lashells. Motion carried 5-0

4. Workshop Discussion: Congress Avenue Corridor (Central Sub-Area)

Director Glas Castro stated Staff had been working on the data collection for the Central Sub-Area, which extends from Forest Hill Boulevard to 2nd Avenue North. She stated this was the component of the hometown. There have been three (3) stakeholder interviews and there were more scheduled. One of the major components that had been discussed was the area looked tired, it needed a facelift. There was a need for restaurants for community services. There is a need for better visibility and/or signage. If traffic flowed slower, there would be time to see the signs. Staff has started putting together the strengths, weaknesses, opportunities and threats. They would appreciate the Board’s input also, which could be presented to the Village Council.

Gary Ready, 3118 Meadow Road, stated the biggest hurdle was where the Storage building was located south of 10th Avenue on Congress Avenue. He said across the street from that, the streets such as French and Buckley and that area, to go in and clean that area up and it would help also with the aesthetics of the Village. He also asked if the Village owned any land along the corridor that a park could be developed into a park.

Director Glas Castro stated the only property owned by the Village would be along Congress, near Greenbrier, an entry feature. That’s not to say that landscaping could not be conducted possibly in a wider pattern.

There was a lengthy discussion between the Board and Staff.

ADJOURNMENT

Hearing no other business, Chairman Wong adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Deputy Village Clerk

Approved by Board _____
(Date)

Chairman