

**VILLAGE OF PALM SPRINGS
MINUTES OF MEETING
LAND DEVELOPMENT BOARD
MARCH 8, 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 Johnnie Tieche, Ralph Lashells, Richard Hughes, Dawn Cox, Peter Braun and James Mandigo

Staff in attendance: Director of Land Development Kim Glas-Castro, Land Development Planner Iramis Cabrera, Village Attorney Brian Shutt and Interim Village Clerk Jane Worth

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Director Glas-Castro stated the minutes would be on the next agenda in March. Also, James Mandigo would be a voting member as Peter Braun was running late.

1. **Approval of Minutes from January 12, 2016**
2. **Approval of Minutes from February 9, 2016**

ORDER OF BUSINESS

PUBLIC HEARINGS

REGULAR AGENDA

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. Interim Village Clerk swore in Attorney Shutt, Land Development Director Glas-Castro, Planner Cabrera, Larry Zabik and Ray Foster

3. **Resolution No. 2016-27** - Approval for the Preliminary Plat of Wawa Gas Station, submitted by George Balaban, agent for the owner, which will unify three (3), located at 1771 S. Congress Avenue.

Director Glas-Castro informed the Board Council approved the Site Plan in February, 2016. Permits should be issued next month, so the construction on WAWA would begin. The Village surveyor found the Preliminary Plat to be consistent with Florida Statutes for platting.

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The Board did ask if the Amigos restaurant would be moving into the Friendly's location in the Greenwood shopping center. Director Glas-Castro stated they would be moving in a space closer to Publix and CR Chicks.

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

4. **Resolution No. 2016-27** - An application submitted by Zabik and Associates, Inc. agent for the owners, Village of Valor, LTD, requesting a Site Plan Amendment to the existing Site Plan (SPR15-04), which was originally approved by Resolution No. 2015-14, with conditions and grant for three (3) waivers; to eliminate the clubhouse and pool and proposing a splash pad and playground area instead; as part of a Residential Planned Development, located on a parcel on the north side of 2nd Avenue North and on the west side of E4 Canal.

Planner Cabrera informed the Board the previous Site Plan had been approved on March 12, 2015, for construction of a residential planned development consisting of 48 multi-family rental units to serve Veterans that need assistance assimilating back into mainstream society. The Applicant proposes modifications to eliminate the Clubhouse and pool. In place of these amenities, the applicant is proposing a splash pad, playground area and play lawn as part of the common amenities. The reason for the modifications per the applicant, better suited and safer for the age of children that will occupy the Palm Springs portion of the site. Planner Cabrera also informed the Board of the change with the townhouse and apartment layouts. There will be 2 townhouses eliminated from 20 to 18, the apartments will be increased from 28 units to 30 units.

Mr. Larry Zabik, with Zabik and Associates, Inc., and Mr. Ray Foster, Managing Partner of the Development were available for any questions that might need to be answered from the Board or Staff.

The Board did ask as to why there were so many changes from the previous submittal of the Site Plan. Mr. Zabik stated due to the doubling up of clubhouses and pools, economically it was not feasible. The increase in bedrooms for the apartments went from 64 to 76 total bedrooms. The building size would be the same. The townhomes would have a building in-between them. The number of townhomes have decreased and the apartments have increased. Parking stalls have not changed. Director Glas-Castro stated they had agreed to restrict tenants to two (2) cars per unit in consideration for the parking reduction they had requested. The Board was concerned with the fact that there was no parking for the vans that would be used for transportation for the Veterans. Concern by the Board, in regard to getting from the Palm Springs location to the Lake Worth location, and the traffic problem. Mr. Zabik stated there would be a sidewalk on 2nd Avenue from one development to the other.

The following questions were asked from the Board:

- 1) Were the Veteran's set up with long term leases and would the other individuals leasing be able to use the amenities? Mr. Zabik stated it was a traditional rental

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community with long term leases. The amenities were offered to everyone living there.

Director Glas-Castro stated there was no development order requirement that tied the two projects together. They could sell off the Palm Springs development and it would be a stand-alone rental community. It was suggested that a condition of approval be required that would tie the two properties together if ever a sale was to take place.

- 2) As a residential development property, was there a minimum amount of recreational amenities that was required based on the number of units and was it being met with the change. Planner Cabrera stated that was based on the size of the lot, 35% was the lot, they needed 25% of the same.
- 3) If the project were ever sold to be an ownership instead of rental, how would it be guaranteed there would be no more than 2 cars. Mr. Zabik stated Condition #8 covered that. The Board questioned Village Attorney Shutt if it was too late to change the parking requirements. Attorney Shutt stated there could be another condition added since they changed from one (1) bedrooms to (2) bedrooms which could alter the number of cars.
- 4) The Board questioned if this was exclusive to Veteran's. Mr. Zabik stated they could not legally turn other renters away. They would give preference to Veteran's, but because this was being put together by Non-Profit it could not be exclusively a Veteran's, that was the reason it had to legally be open to the public also.

Gary Ready, 3118 Meadow Road, since they are doing away with the clubhouse and pool on the east side, that means people have to walk out onto 2nd Avenue and what would the distance be calculated at. Mr. Zabik stated it was approximately 300-500 feet. The plan was to include access as residents past the canal going eastward. First amenity would be a fishing dock on the canal.

The Board, Staff, Mr. Zabik and Mr. Foster continued on a lengthy discussion regarding costs of rooms, Veteran's and the Veteran's Association, services, vouchers and the security that would be on the property.

Director Glas-Castro stated this was a minor amendment and it was not an increase in units, and the Board would be the final authority on approval. Attorney Shutt also recommended subject to staff approval an appropriate agreement or condition be fashioned tying the 2 sides together. Since most of the amenities were on the east side, the condition would state the developments would not be sold off separately.

Chairman Wong asked the public or the Board for any additional comments. Hearing none, a motion for approval, including the above condition of an agreement that the properties would not be sold separately, was made by Mr. Mandigo and seconded by Mr. Tieche. Motion carried 4 – 1; Mr. Hughes opposed.

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OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chairman Wong adjourned the meeting at 7:15 p.m.

**NEXT LAND DEVELOPMENT BOARD MEETING
APRIL 12, 2016 AT 6:30 P.M.**

Respectfully submitted,

Deputy Clerk

Approved by Board _____
(Date)
