

**VILLAGE OF PALM SPRINGS
MINUTES OF MEETING
LAND DEVELOPMENT BOARD
APRIL 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, James Mandigo and Peter Braun

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

Absent: Dawn Cox

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Director Glas-Castro introduced the new Village Clerk, Susan Caljean and the Assistant to the Village Manager, Brent Morgan

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. Deputy Village Clerk Worth swore in Attorney Shutt, Land Development Director Glas-Castro, Planner Cabrera,

1. Approval for the Preliminary Plat of Evans Place, submitted by Norman Hernandez, owner of the property, to subdivide the property into two separate residential lots, located at 1020 Evans Drive.

Planner Cabrera stated the Preliminary Plat was submitted by Norman Hernandez, the owner of the property, and it was being subdivided into two (2) separate lots. Staff approved an Administrative Variance for the lot width, which was required to be 65 ft. wide, and they would only be 62.5 ft..

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Director Glas-Castro informed the Board that the Village had owned the property at one point and sold it. The Village amended the RS district requirements to reduce the minimum lot width in consideration that the property and others like it in the area would be eligible to be subdivided with an Administrative variance.

The Board inquired as to how the Village owned the property. Planner Cabrera stated there were many violations against the property and the Village acquired it through foreclosure. The Board asked why the Village did not subdivide it. Director Glas-Castro did not have that answer.

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

2. **Ordinance No. 2016-06 - Amendment** to Chapter 1, “General Provisions”, Section 1-2, “Definitions and Rules of Construction”, to clarify definitions as a result of Floodplain Management; and amending Chapter 10, “Buildings and Building Regulations”, Article II, “Florida Building Code”, Section 10-32, “Technical Amendments” to adopt Technical Amendments to the Florida Building Code as a result of Floodplain Management requirements; and repealing Article II “Flood Damage Prevention” within Chapter 34, “Land Development”, in its entirety, and to adopt a new Article II “Floodplain Management” within Chapter 34, “Land Development” to adopt flood hazard maps, to designate a Floodplain Administrator, to adopt procedures and criteria for development in flood hazard areas, and for other purposes.

Director Glas-Castro stated this was an amendment to the Flood Plain code. The changes to the Florida Building Code encompassed Floodplain Management Regulations to be in compliance with the Florida Building Code. All jurisdictions were required to adopt an ordinance that was drafted by a company that was hired by the State. FEMA had already adopted the model ordinance. This draft had been reviewed twice by State consultants. In Section 34-32 paragraph 3, referred to the Flood Zone Maps dated 1998. Director Glas-Castro was trying to hold off until the new maps had been released. She thought that would have been in February, now it has been projected to September 2016. She also stated that Article 2 within Chapter 34 had been repealed in its entirety and a new Article 2 Floodplain Management would be adopted. In the late 80’s everyone amended the Flood Plains elevations, all the jurisdictions mirrored each other, as the same model ordinance at that time also.

The Board had the following questions and/or suggestions:

- Were the strikeouts done by the State as it was reviewed? Director Glas-Castro stated they changed definitions. In the Village Code, there was a definition section that is applicable throughout the code of ordinances. They make our definitions the same as found in Section 1-2 with the Florida building code. Further in the ordinance there are definitions that were unique or only used the in the Floodplain Management regulations so they were just kept in Chapter 34. The strike outs were used elsewhere in the code so their meaning needed to be preserved.
- When a permit was issued, it is reviewed per these requirements, and they have to

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build within 180 days after being reviewed. Director Glas-Castro stated the permits issued were only valid for 6 months, and an extension could be granted for 3 months. With the new flood zone maps, there are fewer homes within the special flood zone area.

Gary Ready, 3118 Meadow, asked since it dated all the way back to 1988, a lot of cities that were annexed were under for example West Palm Beach, what was on record then, would that be the same that we have on record now. Director Glas-Castro stated the County was slowly issuing their records on the properties that we've annexed. Based on the new flood maps, Fred Snyder mapped the building footprints for all parcels that were entirely or partially to a special flood area. Staff then asked the County for the elevation certificates. The County did not have any records at all for 175 lots.

The Board asked if someone built a home and it was in a flood zone area, would that homeowner be compelled to make sure the addition met code. Director Glas-Castro stated if they did improvement on the existing portion of the house, and those improvements exceeded 50% of the structures value, then they would need to bring it into compliance or seek a variance with the Construction Board of Appeals.

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

OTHER BUSINESS

Director Glas-Castro gave an update on the following construction projects:

WAWA was working out the impact fee credits – permit ws ready to be issued on Lake Worth and Congress.

Forest Hill WAWA was ready for their demolition permit.

Chili's was progressing, Pier 1 had been demolished.

The lot where Ben's Steak House on Congress had been located, and was ready for an in line shopping center.

The Marathon was stalled due to right-of-way dedication to State and County.

Burger King was stalled, they need to provide a lift station.

McDonald's at Forest Hill and Congress had many issues. There were circulation, traffic, variance issues and many more.

Pulti Homes was looking at the Tonset property.

ADJOURNMENT

Hearing no other business, Chairman Wong adjourned the meeting at 6:55 p.m.

**NEXT LAND DEVELOPMENT BOARD MEETING
MAY 10, 2016 AT 6:30 P.M.**

Respectfully submitted,

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Deputy Clerk

Approved by Board _____
(Date)
