

**VILLAGE OF PALM SPRINGS  
MINUTES OF MEETING  
LAND DEVELOPMENT BOARD  
MAY 10, 2016  
6:30 PM**

**CALL TO ORDER**

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

**ROLL CALL**

Members present: Vice Chairman John Tieche, Ralph Lashells, Dawn Cox, and James Mandigo

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: Chairman Ronald Wong, Richard Hughes and Peter Braun

**ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**

Director Glas-Castro stated there would be a couple items under Other Business. The January minutes would be the only minutes to approve. The remainder will come at a later date.

**APPROVAL OF MINUTES**

1. Approval of Minutes from January 12, 2016
2. Approval of Minutes from February 9, 2016
3. Approval of Minutes from March 8, 2016
4. Approval of Minutes from April 12, 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

5. Ordinance No. - 2016-09 – Amendment to Chapter 10 “Buildings and Building Regulations”, Article I “In General”, to add a new Section 10-30, “Foreclosed, Vacant and Unimproved Property Registration Program”, providing for Registration of Vacant, Abandoned and Foreclosed properties.

Director Glas-Castro stated the ordinance addressed foreclosed properties. The section of registration of vacant properties had been removed due to many conflicts and issues. The provisions for this ordinance, most other Cities did back in 2009. There is a feeling of another round of foreclosures coming. The bank and/or mortgagee would have to register with us who

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the property manager would be so the Village could contact them. It would be processed through the Land Development Department.

The Board asked:

- 1) What determined that a property was in foreclosure? Director Glas-Castro stated the Village would not know until there was an issue. Because so many Cities have a registration program, calls from banks do come in and ask if there they need to register the property.
- 2) What happens when a homeowner bails, it could actually take up until a year for a bank to actually foreclose. Director Glas-Castro said it would become a Code Enforcement Case, and if the Village had to immediately take care of the property, it would be put on the Nuisance Abatement list and that would have to be paid as it was considered like a tax bill. Unfortunately many Code Case fines are not enforceable and are wiped out. Attorney Shutt stated when the bank finally takes ownership of a foreclosed property, the Code Officers due try to and site the bank to make them liable for the violations and fines. A discussion continued regarding foreclosures and procedures.

Gary Ready, 3118 Meadow Road, asked if a Utility bill be included if they had not hooked up to the water and sewer. Attorney Shutt stated a fine amount from a Code Enforcement Case, would fall by the wayside. The Village of Palm Springs does not have any outstanding revenue bonds for water and sewer; those liens for connection charges and water bills, would go to the top.

The Board was concerned if this was going to make more leg work for the Code Officers and the Village. Director Glas-Castro stated the plan was to make it less.

Vice Chairman Tieche 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. Mandigo. Motion carried 4 – 0.

6. Ordinance No. 2016-10 - Amendment to Chapter 74 "Traffic And Vehicles", Article I "In General", to repeal Section 74-1, "Traffic Engineer" in its entirety, and to adopt a new Section 74-1, "Traffic Engineer".

Director Glas-Castro stated the main intent was to modify Chapter 74, where it designates the Public Safety Director as the Traffic Engineer. It was mixing both parking and traffic into that section, and were responsibilities of a professional traffic engineer. Section 43-687 has new amendments added. It also adopted standards for a Village study, and not relying on the County standard. There were many variations that needed to be applicable in a Village standard. The County standards have been eliminated. There were two sections of the code that were being modified; the traffic impact study and the traffic engineer.

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The following questions or suggestions were made by the Board:

- To include the Police and/or Fire Department when it comes to the vehicular circulation – turning radius
- Who would bear the cost if there were more improvements made? Director Glas-Castro stated it would be a condition of approval of the applicant, what the applicant's arrangement was with the landlord. The Village would oversee it as part of the construction of the project.

Gary Ready, 3118 Meadow Road, Chili's Speedway have already done their modifications, there are new projects coming up such as WAWA'S and Palm Springs Apartments. The Palm Springs Apartments have a road coming off of Forest Avenue going into the swale area, hope there won't be an exit off there. They were also dumping fill off of Reo, would all the people be affected by the new rules. Director Glas-Castro stated Reo would fall under the new rules. The two new WAWA's have already gone through the traffic review process and have satisfied the traffic requirements.

The Board asked why the Village Manager would make the decision for a traffic engineer, it seemed like most of that would go through Land Development. Director Glas-Castro stated it would more likely have to do with which department might need the professional traffic engineer, they would present it to the Manager.

Vice Chairman Tieche 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 4 – 0.

## **OTHER BUSINESS**

Director Glas-Castro stated many cities were developing a standard for wraps around utility boxes, which make them more aesthetic instead of just a box. Mr. Lashells stated the Outlet Malls in West Palm Beach had them with more of a vegetation look which were definitely more decorative. Director Glas-Castro wanted to know if the Board would like to suggest something to the Council, make them part of the overall plan to blend with whatever type of development that is being constructed. The Board was definitely interested in this concept and wanted to move forward with implementing it.

Director Glas-Castro informed that Board on July 15, 2016, there would be an Officials training program, put together by the American Planners Association. The Village would be hosting it and would also pay for their registration fee. It was an all-day event from approximately 8:30 AM – 4:30 PM.

Mr. Tieche stated that there seemed to be a problem with the deciphering of the parking ordinance. Mostly the trailers, plus it talked about boats and camping trailers. If there were a way to review it, it would help Code Enforcement. Director-Glas Castro stated it could be put on the next agenda and the Board could make suggestions. Staff would give an interpretation to help them along and it could be brought before Council.

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**ADJOURNMENT**

**NEXT LAND DEVELOPMENT BOARD MEETING  
JUNE 14, 2016 AT 6:30 P.M.**

Respectfully submitted,

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Deputy Clerk

Approved by Board \_\_\_\_\_  
(Date)

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