



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
JANUARY 14, 2020
6:30 PM

1. CALL TO ORDER

The meeting held in the Council Chambers at Village Hall was called to order by Chairman Johnnie Tiech at 6:30 PM

2. ROLL CALL

Members present: Chairman - Johnnie Tieche, Vice Chairman – Richard Hughes, Ralph Lashells, James Mandigo and Larry Saingilus

Absent: Kimberly Gehrman and Peter Braun

Staff: Attorney Brian Shutt, Director of Planning, Zoning and Building, Kimberly Glas-Castro, Planner of Planning, Zoning and Building, Iramis Cabrera and Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Johnnie Tieche

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

5. MINUTES

6. PUBLIC HEARINGS

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.

There were no ex parte communications. Deputy Clerk Worth swore in Attorney Brian Shutt, Director Kim Glas-Castro, Planner Iramis Cabrera, Sarah Glauber and

6.1 Ordinance No. 2020-02 - Voluntary Annexation - 2623 10th Avenue North and 900 Lynnwood Drive

Ord No. 2020-02 - Voluntary Annex Only 2623 10th Avenue North and 900 Lynnwood Drive.doc
Exhibit A - Parcel Spreadsheet
Voluntary Annexation Applications
Palm Beach County Annexation Information Sheet
Palm Beach County Letter Confirming County's Annexation Review
Process Aerial Location Map

Approve

Director Glas-Castro informed the Mr. Nelson Tiburcio, property owner and applicant was requesting voluntary annexation. The subject property was located within the Village's future annexation area.

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| Motion: Richard Hughes | Second: Ralph Lashells | Vote: Motion Passed: 4 - 0 |
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7. QUASI JUDICIAL PUBLIC HEARINGS

7.1 Ordinance No. 2020-03 - Land Use and Rezoning (Small-Scale) - 2623 10th Avenue North and 900 Lynnwood Drive

Ord No. 2020-03 Land Use Amendment and Rezoning - 2623 10th Avenue North and 900 Lynnwood Drive.doc

Exhibit A - Parcel Spreadsheet

Proposed Annexation Letter from Palm Beach County - 2623 10th Avenue North and 900 Lynnwood Drive

Aerial Location, Future Land Use and Zoning Maps

Approve

Director Glas-Castro informed the Board the property owner would be presenting in the future a development of possible townhouses on the property.

There was no further discussion on the item.

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| Motion: Ralph Lashells | Second: Larry Saingilus | Vote: Motion Passed: 4 - 0 |
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7.2 Planning & Zoning Board Order No.2020-01 - Minor Site Plan SPR 20-01- Ashyla Property - 2949 2nd Avenue North

Exhibit "A" - PZB Staff Report

Project Narrative

Site Plan, Landscape Plans, Engineering Plans and Approval

Letter Property Photos

Aerial and Location Maps

Planning & Zoning Board Order 2019-01.pdf

Approve

Planner Iramis Cabrera informed the Board the owner and applicant were requesting a minor site plan to re-establish the commercial use of the existing Commercial General property to be used by Comcast Cable as a contractor's distribution center which is a permitted use.

Ms. Sarah Glauber from Modern Custom Design, LLC, agent for Ashyla Properties, LLC, informed the Board of the eight (8) upgrades that would be upgraded to the property. There would also be an easement approximately 22' by 17', required by Palm Beach County Utility Department. Mr. Jeffrey Houghtaling, landscape engineer with JBD Design, Inc., informed the Board of the different native plants that would be used such as, cabbage palms, silver buttonwoods, and an entry statement with a hedge across the front.

The Board and Ms. Glauber discussed what type of warehouse for Comcast it would be. There would not be any outside equipment storage, if there was it would be screened from the public.

Ms. Joy Moral - property owner on Bellevue Avenue - stated her property was east of this location. She wanted to know if there would be traffic coming and going from there to use Bellevue Avenue as she has a rental unit and is concerned. Director Glas-Castro stated the hours of operation were standard, which were 7 AM - 11 PM. Ms. Glauber stated traffic should not continue all night long. She will confirm with Comcast. Ms. Moral stated she had her doubts regarding the flow of the traffic.

Two conditions of approval were made in addition to conditions, of the sidewalk to be added in front and no outdoor storage.

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| Motion: Ralph Lashells | Second: Richard Hughes | Vote: Motion Passed: 4 - 0 |
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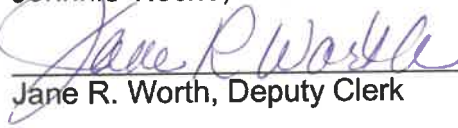
8. ACTIONS AND REPORTS

9. ADJOURNMENT

Hearing no further business, Mr. Tieche adjourned the meeting at 6:58 PM



Johnnie Tieche, Chairman



Jane R. Worth, Deputy Clerk

Approved by Board 5-12-2020
(Date)



**NEXT MEETING
FEBRUARY 11, 2020**

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.