



**PLANNING AND ZONING ADVISORY BOARD MEETING MINUTES
COUNCIL CHAMBERS, 226 CYPRESS LANE
VILLAGE OF PALM SPRINGS, FLORIDA
APRIL 12, 2022, AT 6:30 PM**

CALL TO ORDER

The meeting was called to order by Chairman Johnnie Tieche at 6:31 PM.

ROLL CALL

Chairman Johnnie Tieche
Vice Chairman Richard Hughes
Ralph Lashells
Peter Braun
Kim Gehrman
Larry Saingilus, Sr. Alternate
Vacant, Jr. Alternate

PZ&B Director, Iramis Cabrera
PZ&B Planner, Rogelio Gonzalez
Village Attorney Susan Garrett
Deputy Village Clerk Jane R. Worth

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Johnnie Tieche.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

None

APPROVAL OF MINUTES

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

1. Planning & Zoning Board Order 2022-03 - Minimum Landscape Buffer width Variance (PSV22-04)- Burger King - 1760 South Military Trail
Staff: Rogelio Perez Gonzalez, Planner

PZ&B Planner Rogelio Perez informed the Board that Mr. Josh Nichols of Schmidt Nichols Landscape Architecture and Urban Planning, agent for the

owner, J Wells Hoffman LCC, is requesting a Site Plan Amendment (SPR22-08) for the Commercial General property located at 1760 South Military Trail. The applicant proposes to reconfigure the landscape buffer along the front (western) portion of the property due to right-of-way condemnation by the Florida Department of Transportation (FDOT).

FDOT proposes to make intersection improvements to State Road 809 (South Military Trail) and State Road 882 (Forest Hill Boulevard), which necessitates widening both roadways with the approach and departure from the intersection. The widening project resulted in the State taking 461 square feet along the entire length of the property's western frontage. The taking will impact the property, causing a loss of width in the planting area adjacent to the right-of-way.

Currently, the 1.6-acre property is being developed with a 2,991 square-foot restaurant building, seventy-nine (79) parking spaces, and a drive-thru facility, and there are no plans to modify these improvements.

The applicant proposes reducing the width of the landscape buffer as a remedial action for the loss of the property and to minimize the negative impact. The proposed plan will re-accommodate the right-of-way landscape buffer.

As part of the proposed Site Plan Amendment, the applicant is requesting one variance (PSV22-04) which is the subject of a separate agenda item.

The Planning, Zoning & Building Staff does not object to the applicant's request and recommends conditional approval to facilitate the reconfiguration of the landscape buffer because of the state condemnation.

Mr. Josh Nichols, Schmidt/Nichols agent for the owner, Burger King, stated if the variance was not approved then two (2) feet would have to be taken out of the drive aisle. The landscaping would be put back in the place where it would be removed. Mr. Nichols also had question#13 - concrete to be replaced by FDOT, not the customer. Director Cabrera said this was a standard condition, and there would be a new sidewalk proposed by FDOT.

Mr. Peter Braun asked if there would be any improvements made to the landscaping. Mr. Nichols stated there would be some new trees added that would be planted. Mr. Nichols also mentioned that the bus stop would also be relocated.

Mr. Richard Hughes stated that compared to the original Texaco gas station that was there years ago, this Burger King has made a major improvement. He thanked Mr. Nichols.

Chairman Tieche asked the public or the Board for any additional comments on Item No. 1, Planning and Zoning Board Order 2022-03. Hearing none, a motion

to recommend approval of Planning and Zoning Board Order 2022-03 was made by Mr. Hughes and seconded by Mr. Braun. The motion carried, 5-0.

2. Resolution No. 2022-19 - Site Plan Amendment - Burger King - 1760 South Military Trail (*Quasi-Judicial Hearing*)
Staff: Rogelio Perez Gonzalez, Planner

The Board heard the presentation for Item #2 along with Item #1.

Village Attorney Susan Garrett clarified to the Board that the attached conditions to the Resolution approving the Site Plan and not the variance. Attorney Garrett said that the Board could vote on the Resolution as presented.


Chairman Tieche asked the public or the Board for any additional comments on Item No. 2, Resolution No. 2022-19. Hearing none, a motion to recommend approval of Resolution No. 2022-19 was made by Mrs. Gehrman and seconded by Mr. Hughes. The motion carried, 5-0.

OTHER BUSINESS

ADJOURNMENT

Chairman Tieche adjourned the meeting at 6:43 PM.

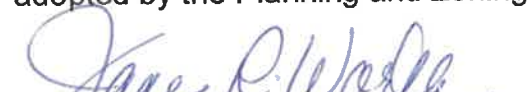
ATTEST:



Johnnie Tieche, Chairman



The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Planning and Zoning Board Meeting held on April 12, 2022. Which minutes were formally approved and adopted by the Planning and Zoning Board on May 10, 2022.



Jane R. Worth, Deputy Village Clerk

NEXT REGULAR MEETING: TUESDAY, MAY 10, 2022, @ 6:30 PM

If a person decides to appeal any decision made by this Council concerning any matter considered at this meeting, he will need a record of the proceeding, and 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 to attend or participate in this meeting should contact the Village Clerk at (561) 584-3200 at least 3 business days before the meeting to request such assistance.